



COMCERT Building Certification Services

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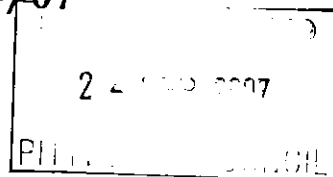
OCCUPATION CERTIFICATE N° 34/07

APPLICANT

Sean & Dita Nicholls
8 Ingleside Road
INGLESIDE NSW 2101

OWNER

Sean & Dita Nicholls
8 Ingleside Road
INGLESIDE NSW 2101



DEVELOPMENT APPLICATION or COMPLYING DEVELOPMENT CERTIFICATE (see Note 1)

Development Consent N° 618/03 & 618/03A

Date of Determination: 19/12/03 & 22/12/06

CONSTRUCTION CERTIFICATE

Certificate N° 04/8

Date of Issue: 18 February 2004

SUBJECT LAND

Lot No: 78, DP No: 11784, 8 Ingleside Rd, Ingleside

BUILDING DETAILS

Whole/Part of Building:

Whole

Building Code of Australia Class:

1a

Use:

Residential

New or Existing:

New

The building classification must be the same as that specified in the development consent or complying development certificate

ATTACHMENTS

Inspection Report Sheets for Final re inspection, Waterproofing & Stormwater, Frame, Slab/Sediment Control, Component Certificate from Pittwater Council x 17, Waterproofing, Glazing Certification, Toughened Glass Certification, Plumbing Certification, Smoke Detector Certification, Inspection Certificate from Appleyard Forrest x 2, Survey, Termite Certification.

DATE OF RECEIPT

24 January 2007

TYPE OF CERTIFICATE

Final Certificate

Approved - Date of Determination: 16 February 2007

RIGHT OF APPEAL

Under Section 109K where the certifying authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

FINAL CERTIFICATE

I, Greg Hough, certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E
- I have taken into consideration the health and safety of the occupants of the building
- A Development Consent/Complying Development Certificate is in force with respect to the building
- A Construction Certificate has been issued with respect to the plans and specifications for the building
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia
- Where required, a Final Fire Safety Certificate has been issued for the building or an Interim Fire Safety Certificate has been issued for the relevant part of the building (see Note 2)
- Where required, a report from the Commissioner of Fire Brigades has been considered

S:\M\meadowbank\8 Ingleside Road, Ingleside\OCCUPATION CERTIFICATE 34-07.doc



COMCERT Building Certification Services

PRINCIPAL CERTIFYING AUTHORITY

Greg Hough
Comcert Pty Ltd
Accreditation No: P0006
Accreditation Body: Dept of Planning
12/265-271 Pennant Hills Road, Thornleigh NSW 2120

Greg Hough
MANAGER
CERTIFICATION SERVICES

- Note 1** Before an Occupation Certificate may be issued, the certifying authority must be satisfied that:
- A development consent or a complying development certificate is in force with respect to the building, and
 - A construction certificate has been issued with respect to the plans and specifications for the building
- Note 2** A Final Fire Safety Certificate or Interim Fire Safety Certificate is not required for a Class 1a or Class 10 building
- Note 3** For the purposes of notifying a Council under Clause 79L(2)(1) of the Regulation of the determination of an application an accredited certifier must forward all sections of this form, including all attachments to the relevant Council where they have not been previously forwarded to Council



COMCERT Building Certification Services

INSPECTION REPORT SHEET

Client:

<u>Dita</u>	Date Inspection Booked	<u>8/1/07</u>
	Date Inspection Required	<u>9/1/07</u>
	CC/CDC No:	<u>04/8</u>
	Time of Inspection:	<u>between 2 + 4</u>

Address 8 Ingleside Rd, Ingleside
Proposal New Dwelling Type of Inspection Final Re-inspection
Inspection Booked By Dita
Phone No: 0410 315 940 Fax No: _____

Result

- ☒ The work was satisfactory
☐ Complete the works below and request a re-inspection
☐ Complete the works below and proceed with construction
☐ Contact us immediately prior to proceeding

Comment All works have now been
completed in accordance with the conditions
of consent and the plans issued
under the Construction Certificate

Action

- ☐ Component/installation certificate required from installer
☐ Engineers Certificate required
☐ Satisfactory to issue Compliance Certificate

Signed: [Signature] Name: Craig Hargh
Date: 9/1/07 Time: 2.30pm
DA No: N0618/03 Accreditation No: P0006

Accreditation Body: **DIPNR**

address: 12/265-271 pennant hills road, thornleigh postal address: po box 80 thornleigh 2120
telephone: 9481 7413 facsimile: 9481 7416

White - Comcert

Yellow - Client/Builder



COMCERT Building Certification Services

INSPECTION REPORT SHEET

Client:

<u>Head-on bar</u>	Date Inspection Booked	<u>12/8/04</u>
	Date Inspection Required	<u>19/8/04</u>
	CC/CDC No:	<u>04/8</u>
	Time of Inspection:	

Address 8 Inglestone Rd Inglestone
Proposal New Dwelling Type of Inspection waterproofing / SW
Inspection Booked By Dando
Phone No: _____ Fax No: _____

Result

- ☐ The work was satisfactory
- ☐ Complete the works below and request a re-inspection
- ☐ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comment

SW to detail
waterproofing, satisfactory

Action

- ☐ Component/installation certificate required from installer
- ☐ Engineers Certificate required
- ☐ Satisfactory to issue Compliance Certificate

Signed: _____

Name: Peter Geo

Date: _____

Time: 1.30

DA No: _____

N0618/02

Accreditation No: _____

P0038

Accreditation Body: **DIPNR**

address: 12/265-271 pennant hills road, thornleigh postal address: po box 80 thornleigh 2120
telephone: 9481 7413 facsimile: 9481 7416

White - Comcert

Yellow- Client/Builder



COMCERT Building Certification Services

INSPECTION REPORT SHEET

Client:

Meadowbank Homes	Date Inspection Booked 23/6/04
B2A, 2 Central Ave	Date Inspection Required 24/6/04 pm
Thornleigh 2120	CC/CDC No: 04/8

Address 8 Ingleside Rd, Ingleside

Proposal New Dwelling

Type of Inspection Frame

Inspection Booked By Zandro Phone _____

Result

- ☐ The work was satisfactory
- ☒ Complete the works below and request a re-inspection
- ☐ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comment

• Double joists over family/kitchen/dinning at 450 centres
• Engineers drags require at 225 centres
• Provide engineers certificate of change or amend floor framing

Action

- ☐ Component/installation certificate required from installer
- ☐ Engineers Certificate required
- ☐ Satisfactory to issue Compliance Certificate

Signed: P. A. Geer Name: Peter Geer

Date: 24/6/04 Time: 1.30

DA No: N0618/03 Accreditation No: P0038

Accreditation Body: DIPNR

address: 13/265-271 pennant hills road, thornleigh postal address: po box 80 thornleigh 2120
telephone: 9481 7413 facsimile: 9481 7416

White - Comcert

Yellow- Client

Blue- Builder

9/8/04 604



COMCERT Building Certification Services

INSPECTION REPORT SHEET

Date Inspection Booked _____ Date Inspection Required Tues. 16/3/4
Job N° _____ CC N° 04/08
Address 8 Ingleside Rd Ingleside
Proposal _____
Type of Inspection Slab / sediment control
Inspection Booked by _____ Phone _____

Result

- ☐ The work was satisfactory
- ☐ Complete the works below and request a re-inspection
- ☐ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comments

• Engineer on-site & advised everything OK.
• All other issues satisfactory
• Piers previously certified by engineer
• Key - OK to issue compliance cert
for sediment control & piers & slab

- ☐ Component/installation certificate required from installer
- ☐ Engineers Certificate required
- ☒ Satisfactory to issue Compliance Certificate

Signed: _____

Name: _____

Date: _____

address: 13/265-271 pennant hills road, thornleigh postal address: po box 80 thornleigh 2120
telephone: 9481 7413 facsimile: 9481 7416



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Bushland Management Strategy
BM-1

I Malcolm Bruce of Malcolm Bruce & Assoc
(Name) (Business)
at 5 Valley Rd. Hornsby 2007
(Mailing Address)

being a qualified and appropriately experienced bushland management consultant, my qualifications being:

BA (McQuarrie Uni) 1975 Vert. Zoology & Land Management
Cert Horticulture (Ryle) 1979 Arboriculture / Park Management

hereby certify that the bushland management strategy or plan has been completed in accordance with the details shown on the bushland management strategy or plan and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature

Date

18/11/06

PITTWATER COUNCIL

NV-1
Component Certificate
For
Native Vegetation Planting

Property 8 Ingleside Rd InglesideD/A No. N 06/8/03 CC No. 04/8I Malcolm Bruce of Malcolm Bruce and Associates
(Name) (Business)at 5 Valley Road, Hornsby 2077
(Mailing Address)

being a qualified and appropriately experienced bushland management
consultant, my qualifications being:

BA (MacQuarie University), Majors Biology and Landscape
Management
Certificate of Horticulture, Majors Arboriculture and Parks and Play
Ground Planning

hereby certify that local native vegetation only has been planted within the
creekline corridor or riparian zone consistent with:

1. Species listed in the Warriewood Valley Landscape Masterplan
2. Warriewood Valley Water Management Strategy and Specifications

and the relevant conditions of the Development Consent

Further, I am appropriately qualified and experienced to provide the
certification for this component of the project.

Signature Malcolm Bruce Date 18/1/2007



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Wet Areas
WA-1

I JEFFREY SAYLE of THE FIBREGLOSS WORKS
(Name) (Business)

at 61 WELLINGTON ST RIVERSTONE NSW 2765
(Mailing Address)

being an:

- ☒ accredited certifier
☐ licensed builder

my qualifications being:

FIBREGLOSS APPLICATOR
.....

hereby certify that the **shower floors and walls in wet areas** have been waterproofed in accordance with Part 3.8.1 "Wet Areas" of the Building Code of Australia Housing Provisions, AS 3740-1994 "Waterproofing of wet areas in residential buildings", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

* see attached certificate

The Fibreglass Works
A.B.N. 93 003 987 424

Factory:
61 Wellington St
Riverstone NSW 2765

PO Box 257
Riverstone NSW 2765

Telephone : (02) 9627 5500
Fax : (02) 9627 3659

GOLD LICENCE No.:-17790C
CSIRO TECHNICAL ASSESSMENT No.:- 170

30 June 2004

MEADOWBANK HOMES
UNIT B3A,
2 CENTRAL AVE
THORNLEIGH NSW 2120

SUBJECT: SHOWER TRAYS AND FLASHING

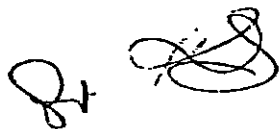
This is to confirm that The Fibreglass Works installed waterproofing to all internal wet areas as per:-

AUSTRALIAN STANDARDS 3740-1994 Standards as per THE FIBREFLASH
WATERPROOFING SYSTEM - CSIRO TECHNICAL ASSESSMENT 170.
A copy of this assessment is available upon request.

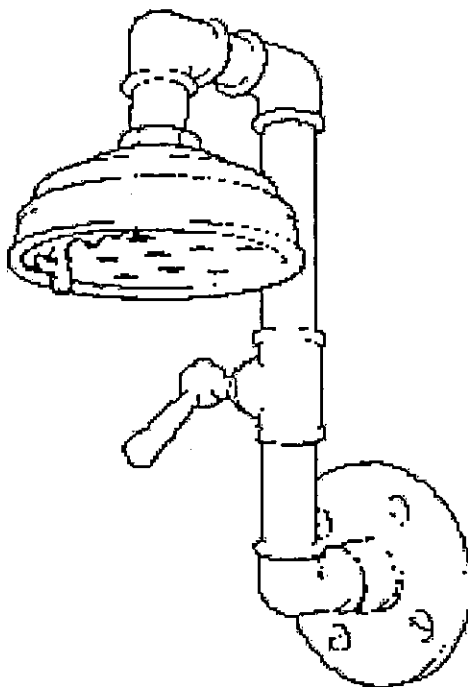
This work was carried out for MEADOWBANK HOMES on: 30/06/04
at 78[8] INGLESIDE ROAD INGLESIDE

Order No.
TFW Ref. 48617

Yours faithfully,
THE FIBREGLOSS WORKS



JEFFREY SAYLE
MANAGER





Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Wall, Roof Frames and Window Location
FM-1

I DENNIS RILEY of MEADOWS BANK HOMES
(Name) (Business)

at B3A, 2 CENTRAL AVE THORWORTH NSW 2120
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

Licensed Builder - Business Established 1959

hereby certify that the **timber/steel wall and roof frames** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature

Date 10/11/04



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

**Masonry Construction, Accessories &
Weatherproofing**

MC-1

I Dennis Riley of MEADOWS BANK HOMES
(Name) (Business)

at 33A, 2 CENTRAL RD THORNHILL
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

LICENSED BUILDER - BUSINESS ESTABLISHED 1959

hereby certify that the masonry construction (including articulation joints), masonry accessories (including wall ties, tie down systems and lintels) and weatherproofing of masonry (including damp proof courses, flashings and ventilation), have been designed and constructed in accordance with Part 3.3 "Masonry", Part 3.3.3 "Masonry Accessories" and Part 3.3.4 "Weatherproofing of Masonry" of the Building Code of Australia Housing Provisions, AS 3700-1998 "Masonry structures", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature [Signature]

Date 10/11/04



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Stair Construction
ST-1

I Dennis Riley of MERDOUBANE HOMES
(Name) (Business)

at B3A 2 CENTRAL AVENUE THORNEIGH NSW 2120
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

LICENSED BUILDER BUSINESS ESTABLISHED 1989

hereby certify that the **stairs** have been designed and constructed in accordance with Part 3.9.1 "Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed platforms, walkways, stairways and ladders", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature

Date 10/11/04



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

**Artificial Lighting and Mechanical
Ventilation**

LV-1

I Dennis Riley of MEADOWBANK HOMES
(Name) (Business)

at B3A 2 CENTRAL AVE THORNLEIGH
(Mailing Address)

being an:

☐ accredited certifier

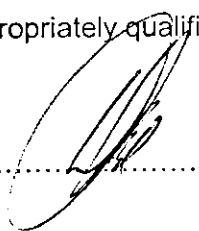
☒ licensed builder

my qualifications being:

LICENSED BUILDER. BUSINESS ESTABLISHED 1959
.....

hereby certify that the **artificial lighting and mechanical ventilation** has been provided to the sanitary compartment/bathroom/laundry in accordance with Part 3.8.4 "Light" and Part 3.8.5 "Ventilation" of the Building Code of Australia Housing Provisions, and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature 

Date 10/11/04



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Roof Cladding
RC-1

I Dennis Riley of MEADOWS BANK HOMES
(Name) (Business)

at 83A 2 CENTRAL AVE THORNTON NSW 2120
(Mailing Address)

being an:

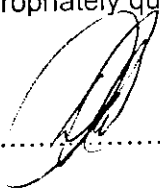
- ☐ accredited certifier
☒ licensed builder
☐ licensed roofer

my qualifications being:

LICENSED BUILDER. BUSINESS ESTABLISHED 1959
.....

hereby certify that the **roof cladding** has been installed, fixed and flashed in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature 

Date 10/11/04



Pittwater Council

Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Glazing

GL-1

I Phil O'LOAN of STEGBAR
(Name) (Business)

at PO Box 476 MORRISBANK NSW 1875
(Mailing Address)

being an:

- ☒ accredited certifier
☐ licensed builder
☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

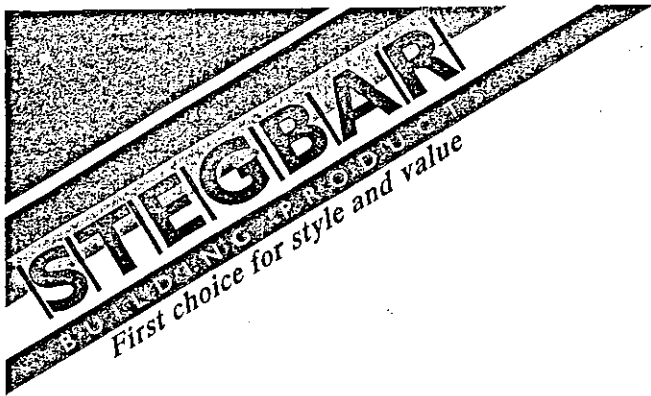
SHOWER SCREEN MANUFACTURE
.....
.....

hereby certify that the **glazing (including shower doors, shower screens, and bath enclosures where provided)**, has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings - Selection and Installation", AS 2047-1999 "Windows in buildings - Selection and Installation" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

X see attached certificate



A.C.N. 007 090 280
3 Moorebank Ave,
P.O. Box 476
Moorebank NSW 1875
Tel: (02) 8778 1111
Fax: (02) 8778 1100

Windows and Doors
Built-In Wardrobes
Showerscreens
Mirrors

Meadowbank Homes
Unit B 3A, 2 Central Ave
Thornleigh NSW 2120

RE: 8 Ingleside Road, Ingleside

Please be advised that Stegbar Showerscreens are glazed in accordance with AS 1288-1994 Section 5 HUMAN IMPACT SAFETY REQUIREMENTS (in particular Clause 5-12) SHOWER DOORS, SHOWERSCREENS AND BATH ENCLOSURED.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'P. O'Loan', is written over a light-colored background.

Phil O'Loan
Stegbar Pty Ltd
State Manager
Wardrobes & Showerscreens



3 November 2004

RE: 8 Ingleside Rd Ingleside

I hereby certify that toughened glass has been installed in all windows of the above job as per the attached window schedule from Trend windows


D Riley

Director



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Excavation and/or Filling
EX-1

I Simon Hogan of MEPSTEAD AND ASSOCIATES
(Name) (Business)

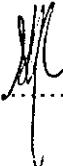
at Suite 10 / 4 Central Ave Thornleigh NSW 2120
(Mailing Address)

being registered surveyor, my qualifications being:

Surveyor
.....
.....

hereby certify that the **site excavation and/or filling (including around those trees nominated on the approved plan as being retained)** has been carried out in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 2/11/03



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Site Stormwater Management
SW-1

I P.J. Rispeu of
(Name) (Business)

at 20 PACIFIC AVE ETTALONG BEACH
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed plumber
☐ practising civil engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

Licensed Plumber and Drainage
.....
.....

hereby certify that the **stormwater disposal system** has been provided in accordance with Part 3.1.2 "Drainage" of the Building Code of Australia Housing Provisions, AS/NZS 3500.3.2-1998 "National Plumbing and Drainage Code - Stormwater drainage - Acceptable solutions", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

X see attached certificate

LICENSEE'S CERTIFICATE OF COMPLIANCE
- for Plumbing and Drainage Work

Owner's Cop
Serial No D 299977

Please supply requested information fully and neatly to ensure the prompt issue of the permit.

PROPERTY & OWNER DETAILS

House No	Lot No.	Street	Suburb
	78	Ingleside Rd	Ingleside Rd,
Municipality		Postcode	Nearest Cross Street
PITTWATER		2101	McLean Rd
Owner's Name	Full Address		
Mr & Mrs S. NICHOLLS	10178 Ingleside Rd INGLESIDE.		

LICENSEE'S DETAILS

Full Name	Address for Notices	Phone No.
T. J. RISPEN	30 Pacific Ave, Lightholme Beach	0402095799
Licence No.	Expiry Date	Contractors Authority No.
L. 4317	17.7.04	
		Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No.	Size of Pipework Main to Meter	Main Size-Size of Tee to be cut into Main	Size of Valve
		OR	
Reference No.	Size of Meter	Meter No.	Drilling Date/Time
Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:			
- Carry out work of Water supply - Install/Commission/Maintenance of Thermostatic Mixing Valve - Draw water from Water Authorities Supply, stand pipe or sell water so drawn - Install, alter disconnect or remove a meter connected to service pipe - Install, alter disconnect or remove a backflow prevention device			
		Fittings to be Connected	Number Existing
		Number Proposed	
		W.C.	
		Basin	
		Bath	
		Shower	
		Kitchen	
		Laundry	
		Other	

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected	Fittings to be Connected	Number Existing	Number Proposed
- Carry out work of sanitary plumbing/drainage - Carry out work of Stormwater drainage - Connection to Sewer - Connection to stormwater system			
	W.C.		2
	Basin		2
	Bath		
	Shower		1
	Kitchen		1
	Laundry		1
	Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Amount	Receipt No.	Building Fee	Receipt No.
29.9.03	\$ 118 -	3225358	\$ 2.0	
Authorising Officer	Office	Drainage No./Date		
Date of Commencement of Work	Estimated Date of Completion	Signature of Licensee		
26.2.04	30.1.9.04	(T. J. Rispén) 26.2.04		

1. In respect of authorised work carried out by me at the abovementioned property I certify that:

- (i) The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority;
- (ii) The work has been installed using only authorised pipes, fittings and fixtures;
- (iii) The completed work has been tested as required by the Local Authority and has passed such tests;
- (iv) In my opinion the work complies with the relevant Local authorities Act, Regulations, By-Laws and Codes of Practice.
- (v) Meter No. that was fixed.
- (vi) The work was completed on that was fixed.

2. If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector or any time specified by the Local Authority.

This copy is to be forwarded to the Owner/Agent within 2 working days of being completed.

Signature of Licensee *(T. J. Rispén)* 19.04



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Smoke Alarms
SA-1

I ROBERT HILL of HILL'S RADIO + ELECTRICAL
(Name) (Business)

at
(Mailing Address)

being a qualified electrician, my qualifications being:

LICENSED ELECTRICAL CONTRACTOR
.....

hereby certify that the smoke alarms have been located, installed and connected to the mains electrical supply in accordance with Part 3.7.2 "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786-1993 "Smoke Alarms", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

* see attached certificate

HILLS RADIO & ELECTRICAL

Licensed Electrical Contractors

4 Parry Street, Girraween, 2145

Phone/Fax: 9631 9018 ABN: 49 890 909 801

September 27, 2004

Pittwater Council
5 Vuko Place
WARRIEWOOD NSW 2102

Dear Sir/Madam

RE: 8 Ingleside Road, Ingleside

This is to certify that smoke alarms (with battery backup) have been installed in the above premises in accordance with Standards AS3786.

Yours truly.


Robert J Hill



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Footings/Slabs/Piers/Retaining Walls
FN-1

I, LEIGH APPELBYARD of APPELBYARD FOREST CONSULTING ENGINEERS
(Name) (Business)

at PO Box 140 GORDON NSW 2072
(Mailing Address)

being an:

- ☐ accredited certifier
☒ practising structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

CIVIL AND STRUCTURAL ENGINEER, ACCREDITED CERTIFIER

hereby certify that the **footings/slabs/piers/retaining walls/other** have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3.2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

See attached certificates

Inspection Certificate

Project No: 347048 Date: 16.3.04
Client/Owner: Nicholls Time: 11.20 am
Contractor: Meadowbank Homes Inspector: B Dobson

PO Box 140
Gordon NSW 2072 Australia

Project Description: Proposed Residence

Gosford
58-60 Hills Street
Gosford NSW 2250 Australia
Telephone: 02 4324 3499
Facsimile: 02 4324 2951

This is to certify that an inspector from the above office has attended your site at
Lot 78 Ingleside Road, Ingleside and has inspected the following:

Section: Waffle Raft; Bondek Slab

Castle Hill
Unit 35, 7 Anella Avenue
Castle Hill NSW 2154 Australia
Telephone: 02 9634 6311
Facsimile: 02 9634 6544

Items/Areas Inspected

a) Subgrade	☐	
b) Sub Base	☒	- Satisfactory
c) Vapour Barrier Membrane	☒	
d) Pier Spacing and Depth	☐	
e) Pier Diameter	☐	
f) Pier Reinforcement	☐	
g) Edge Beam Size	☒	- Satisfactory
h) Edge Beam Reinforcement	☒	
i) Ground Floor Slab Thickness	☒	
j) Ground Floor Slab Reinforcement	☒	
k) Suspended Slab (level G) Thickness	☒	
l) Suspended Slab (level G) Reinforcement	☒	
m) Strip Footing Size	☐	
n) Strip Footing Reinforcement	☐	
o) Retaining Wall Footings	☐	
p) Retaining Wall Reinforcement	☐	
q) Pool Shell Reinforcement	☐	
r) Pole Holes	☐	
s) Curtain Wall	☐	
t) Pad Footings	☐	
u) Detention Tank Base Reinforcement	☐	
v) Detention Tank Lid	☐	

Bowral
Suite 1, 407-409 Bong Bong Street
Bowral NSW 2576 Australia
Telephone: 02 4862 1507
Facsimile: 02 4862 1568

International
Telephone: + (612) 4324 3499
Facsimile: + (612) 4324 2951

Email
postmaster@appleyardforrest.com.au

Website
www.appleyardforrest.com.au

General Comments:

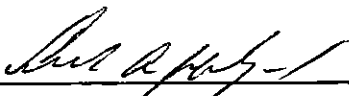
This certificate is issued on the assumption that good construction practice will be observed prior to placement of concrete; eg. piers to be cleaned, dewatered and any deleterious material removed from pier bases and slab area.

As a consequence of this inspection, we certify that items "b, c, g, h, i, j, k, l" have been checked and found to comply with the design requirements set out on the drawings identified hereunder.

These design requirements have been established in order to ensure that the completed building or structure will meet the appropriate Objective, Functional Statement, and Performance Requirement required by clauses B1.1, B1.2 and B1.3 of BCA96.

Appleyard Forrest Consulting Engineers Pty Ltd Drawing No(s):

347048/S4/B &
Site Instruction Dated 1 March 2004


L D Appleyard MIEAust NPER-3 Accredited Certifier
(Civil and Structural)

Date 17 March, 2004



Appleyard Forrest
Consulting Engineers Pty Ltd
ACN 002 610 522

PO Box 140
Gordon NSW 2072 Australia

Gosford
58-60 Hills Street
Gosford NSW 2250 Australia
Telephone: 02 4324 3499
Facsimile: 02 4324 2951

Castle Hill
Unit 35, 7 Anella Avenue
Castle Hill NSW 2154 Australia
Telephone: 02 9634 6311
Facsimile: 02 9634 6544

Bowral
Suite 1, 407-409 Bong Bong Street
Bowral NSW 2576 Australia
Telephone: 02 48621507
Facsimile: 02 48621568

International
Telephone: + (612) 4324 3499
Facsimile: + (612) 4324 2951

Email
postmaster@appleyardforrest.com.au

Website
www.appleyardforrest.com.au

Inspection Certificate

Project No: 347048 Date: 19.2.04
Client/Owner: Nicholls Time: 11.15 am
Contractor: Meadowbank Homes Inspector: R Radovancevic

Project Description: Proposed Residence

This is to certify that an inspector from the above office has attended your site at Lot 78 Ingleside Road, Ingleside and has inspected the following:

Section: Bucket Piers; Strip Footings

Items/Areas Inspected

- | | | |
|--|-------------------------------------|------------------|
| a) Subgrade | ☒ | } - Satisfactory |
| b) Sub Base | ☐ | |
| c) Vapour Barrier Membrane | ☐ | |
| d) Pier Spacing and Depth | ☒ | } - Satisfactory |
| e) Pier Diameter | ☒ | |
| f) Pier Reinforcement | ☐ | |
| g) Edge Beam Size | ☐ | } - Satisfactory |
| h) Edge Beam Reinforcement | ☐ | |
| i) Ground Floor Slab Thickness | ☐ | |
| j) Ground Floor Slab Reinforcement | ☐ | |
| k) Suspended Slab (level) Thickness | ☐ | |
| l) Suspended Slab (level) Reinforcement | ☐ | |
| m) Strip Footing Size | ☒ | |
| n) Strip Footing Reinforcement | ☒ | |
| o) Retaining Wall Footings | ☐ | |
| p) Retaining Wall Reinforcement | ☐ | |
| q) Pool Shell Reinforcement | ☐ | } - Satisfactory |
| r) Pole Holes | ☐ | |
| s) Curtain Wall | ☐ | |
| t) Pad Footings | ☐ | |
| u) Detention Tank Base Reinforcement | ☐ | } - Satisfactory |
| v) Detention Tank Lid | ☐ | |

General Comments:

This certificate is issued on the assumption that good construction practice will be observed prior to placement of concrete; eg. piers to be cleaned, dewatered and any deleterious material removed from pier bases and slab area.

As a consequence of this inspection, we certify that items "a, d, e, m, n" have been checked and found to comply with the design requirements set out on the drawings identified hereunder.

These design requirements have been established in order to ensure that the completed building or structure will meet the appropriate Objective, Functional Statement, and Performance Requirement required by clauses B1.1, B1.2 and B1.3 of BCA96.

Appleyard Forrest Consulting Engineers Pty Ltd Drawing No(s): 347048/S2/B → S5/B

L D Appleyard MIEAust NPER-3 Accredited Certifier
(Civil and Structural)

Date 1 March, 2004



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Roof Ridge Levels
RL-1

I SIMON HOGAN of MEPSTEAD AND ASSOCIATES
(Name) (Business)

at SUITE 10 4 CENTRAL AVE THOROUGH NSW 2120
(Mailing Address)

being a qualified surveyor, my qualifications being:

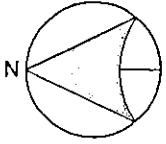
SURVEYOR
.....
.....

hereby certify that the **roof ridge levels** comply with the levels nominated on the approved plans or by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

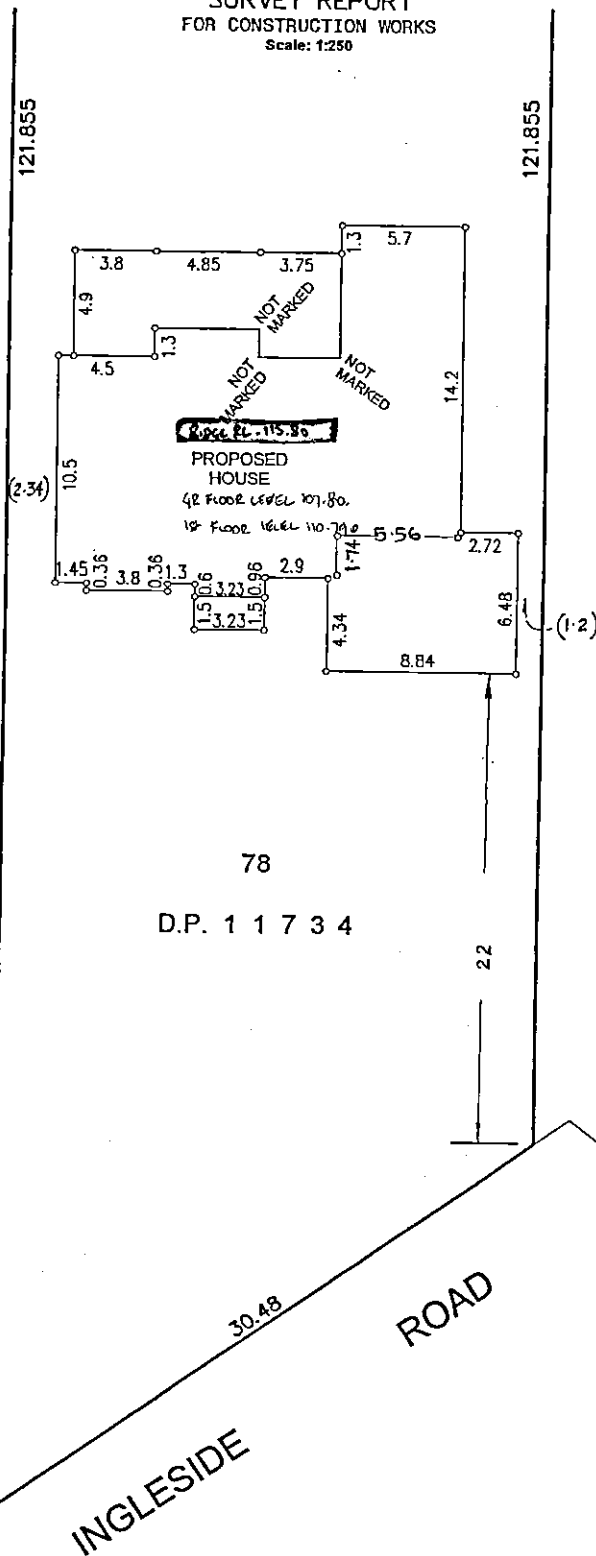
Signature Date

x see attached certificate



MEPSTEAD & ASSOCIATES PTY. LTD.

SURVEY REPORT
FOR CONSTRUCTION WORKS
Scale: 1:250



78

D.P. 11734

◦ DENOTES PIN IN CONCRETE SLAB OR FOOTING

NOTES

1. THE BUILDER MUST CHECK THE DIMENSIONS (OR SET OUT DIMENSIONS) OF THE PROPOSED BUILDING SHOWN ON THIS REPORT AND COMPARE THEM WITH THE APPROVED PLANS AND THE POSITIONS OF MARKS SHOULD BE VERIFIED AGAINST SUCH PLANS. FURTHER, THE BUILDER SHOULD AT ALL TIMES SATISFY HIMSELF AS TO THE ACCURACY OF THE MARKS PLACED, BY CHECKING THE DISTANCES BETWEEN THE MARKS PRIOR TO THE COMMENCEMENT OF WORK.
2. ALL DIMENSIONS ARE BASED ON DRAWING No. SITE PLAN C DATE: 6/2003 REVISION: ISSUE:

WORK COMPLETED: PIN-OUT PROPOSED HOUSE

SURVEYOR: SIMON HOGAN DATE: 23/2/4 REF: 3955

REGISTERED SURVEYOR
DATE: 24-02-04



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Subsequent Floor Levels
FL-2

I Simon Hogan of MEPSTEAD AND ASSOCIATES
(Name) (Business)

at Suite 10 4 Central Ave Thornleigh NSW 2120
(Mailing Address)

being a qualified surveyor, my qualifications being:

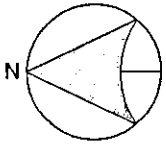
Surveyor
.....
.....

hereby certify that the **subsequent floor levels** comply with the levels nominated on the approved plans or by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

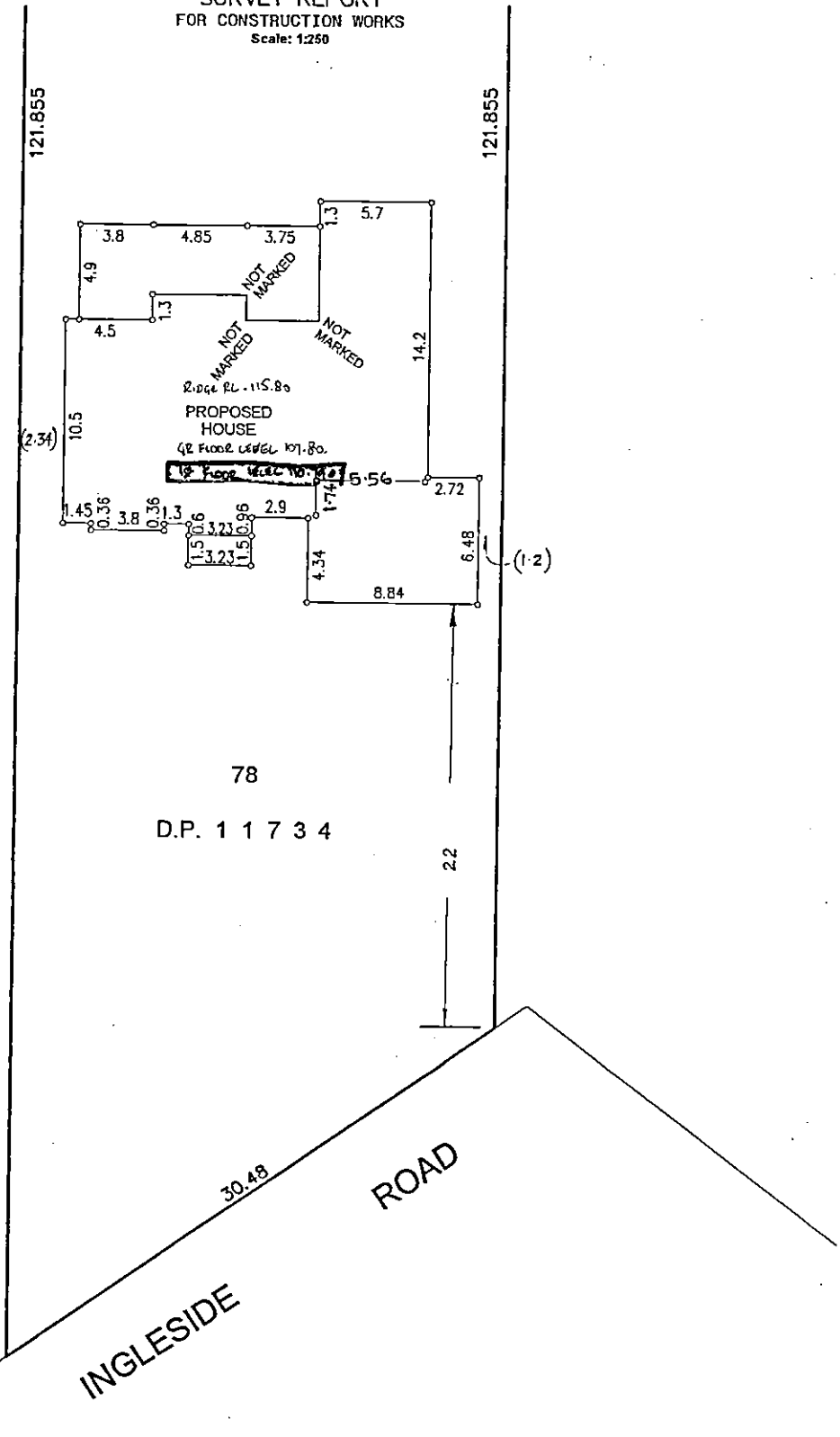
Signature Date

x See attached
certificate



MEPSTEAD & ASSOCIATES PTY. LTD.

SURVEY REPORT
FOR CONSTRUCTION WORKS
Scale: 1:250



◦ DENOTES PIN IN CONCRETE SLAB OR FOOTING

NOTES

1. THE BUILDER MUST CHECK THE DIMENSIONS (OR SET OUT DIMENSIONS) OF THE PROPOSED BUILDING SHOWN ON THIS REPORT AND COMPARE THEM WITH THE APPROVED PLANS AND THE POSITIONS OF MARKS SHOULD BE VERIFIED AGAINST SUCH PLANS. FURTHER, THE BUILDER SHOULD AT ALL TIMES SATISFY HIMSELF AS TO THE ACCURACY OF THE MARKS PLACED, BY CHECKING THE DISTANCES BETWEEN THE MARKS PRIOR TO THE COMMENCEMENT OF WORK.
2. ALL DIMENSIONS ARE BASED ON DRAWING No. SITE PLAN C DATE: 6/2003 REVISION: ISSUE:

WORK COMPLETED: PIN-OUT PROPOSED HOUSE

SURVEYOR: SIMON HOGAN DATE: 23/2/4 REF: 3955

REGISTERED SURVEYOR
DATE: 24-02-04



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Ground Floor Levels
FL-1

I Simon Hogan of MEPSTEAD AND ASSOCIATES
(Name) (Business)

at Suite 10 4 Central Ave Thornleigh NSW 2120
(Mailing Address)

being a qualified surveyor, my qualifications being:

Surveyor
.....
.....

hereby certify that the **ground floor levels** comply with the levels nominated on the approved plans or by any condition of Development Consent.

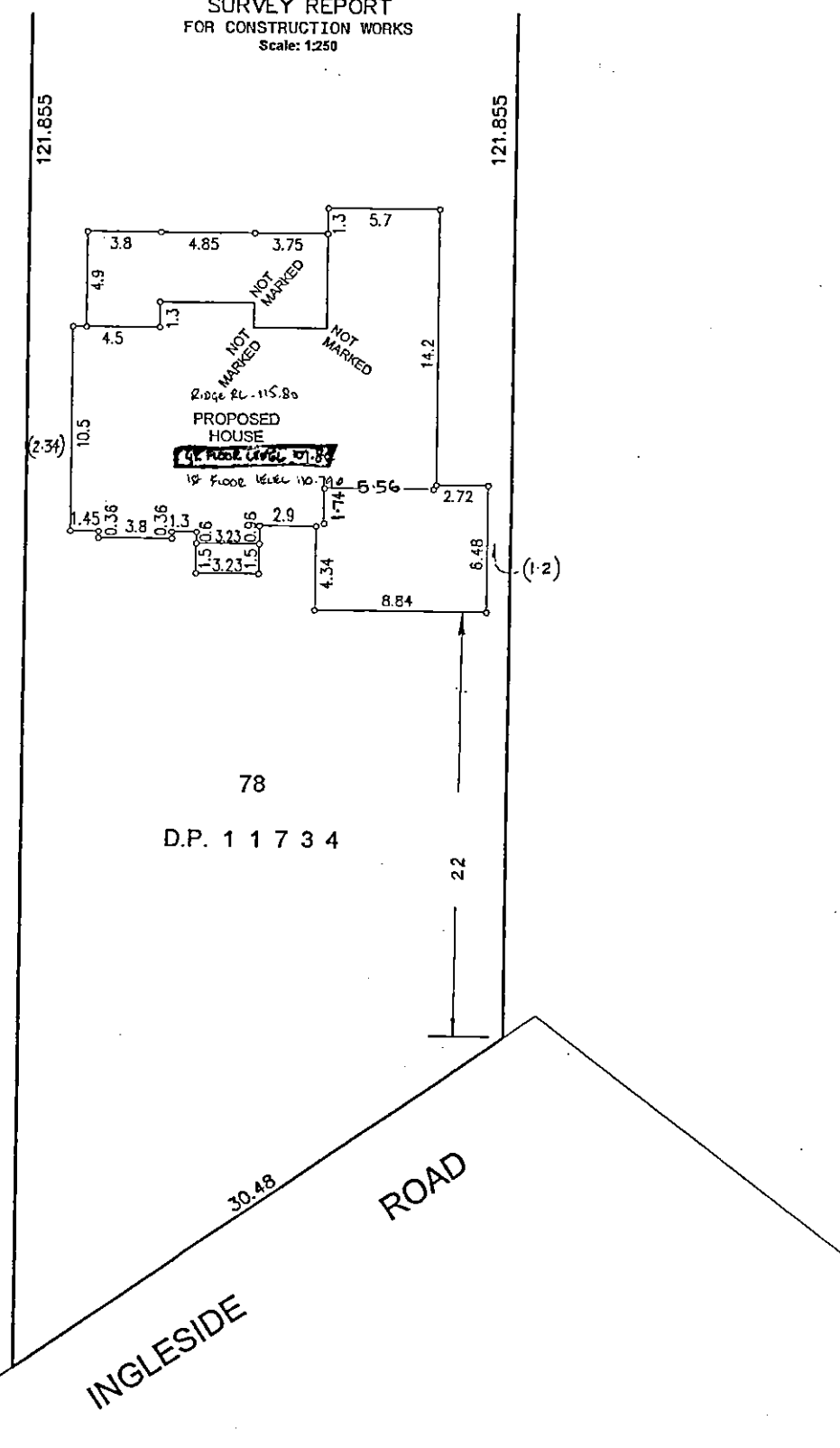
Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

~ see attached certificate

MEPSTEAD & ASSOCIATES PTY. LTD.

**SURVEY REPORT
FOR CONSTRUCTION WORKS
Scale: 1:250**



◦ DENOTES PIN IN CONCRETE SLAB OR FOOTING

NOTES

1. THE BUILDER MUST CHECK THE DIMENSIONS (OR SET OUT DIMENSIONS) OF THE PROPOSED BUILDING SHOWN ON THIS REPORT AND COMPARE THEM WITH THE APPROVED PLANS AND THE POSITIONS OF MARKS SHOULD BE VERIFIED AGAINST SUCH PLANS. FURTHER, THE BUILDER SHOULD AT ALL TIMES SATISFY HIMSELF AS TO THE ACCURACY OF THE MARKS PLACED, BY CHECKING THE DISTANCES BETWEEN THE MARKS PRIOR TO THE COMMENCEMENT OF WORK.

2. ALL DIMENSIONS ARE BASED ON DRAWING No. SITE PLAN C DATE: 6/2003 REVISION: _____ ISSUE: _____

WORK COMPLETED: PIN-ART PROPOSED HOUSE

SURVEYOR: SIMON HOGAN DATE: 23/2/4 REF: 3055

REGISTERED SURVEYOR
DATE: 24-02-01

DATE: 24-02-04



Pittwater Council
Component Certificate

DA No: N0618/03

CC No:

Property: 8 INGLESIDE ROAD INGLESIDE NSW 2101

Pest Control

PST-1

I JASON GERARD of SMARTBUILT
(Name) (Business)

at 25 BARRABONG RD ERINA
(Mailing Address)

being a qualified pest control contractor, my qualifications being:

TERMIMESH SYSTEM ACCREDITED INSTALLER
.....
.....

hereby certify that the **termite control measures** have been provided in accordance with Part 3.1.3 "Termite Risk Management" of the Building Code of Australia Housing Provisions, AS 3660.1-1995 "Protection of buildings from subterranean termites", AS 2870-1996 "Residential Slabs and Footings", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

* See attached certificate



Bilbo (NSW) Pty Ltd
A.B.N. 75 063 387 084
23 Barralong Road
Erina NSW 2250
T: (02) 4365 5500
F: (02) 4365 5669
E: smartbuilt@iprimus.com.au
W: www.termimesh.com

Your Ref:
Our Ref: CS420.WPSJN214/5420

26 October 2004

Meadowbank Homes Pty Ltd
Unit B, 3A/2 Central Avenue
THORNLEIGH 2150

Certificate of Installation - AS 3660.1

This is to certify that the Termimesh Poison-free Termite Control System has been installed by a Termimesh System accredited installer to deter concealed entry by termites from the soil to the building above the System, generally in accordance with Australian Standard AS 3660.1-2000 "Termite Management - Part 1: New Building Work" and to the following details;

Date of Installation: 20 August 2004
Site Address: 8 Ingleside Road INGLESIDE
For: New residence
Owners: Nicholls
Installation Details: Termimesh System Premium Warranty (attached - 4 pages)
Termimesh System Specifications

109A - Service penetrations through concrete slab
102C - Perimeter installation to rebated raft slab within the wall cavity
107 - Strip shielding

Recommended

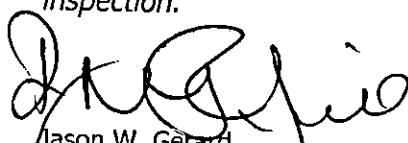
Inspection Interval: 12 months (refer AS 3660.2 and page 1 of Domestic Warranty)

Remarks: Termites are able to bridge barrier systems. Regular inspections must be conducted at recommended intervals to ensure maximum building protection.

The hot water unit, downpipes etc, being located adjacent the exterior wall so as not to obstruct regular inspection of physical barriers.

Perimeter protection to patio/terrace areas provided by tile strip installation between nosing and riser tiles.

Garage walls strip shielded. The inside face of the garage exterior walls also require regular inspection.


Jason W. Gerard
B.App.Sci.(E.H.)Dist., Att. Build. Insp., Cert. Urban Pest Contrl.
Director

"An independent franchisee of the Termimesh System"

termimesh
pest management 

PROCAP

termimesh
system 