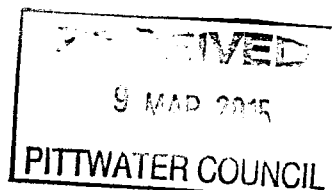




Diana Lynn Relph C/- Ardome Pty Ltd
18/22 Leighton Place
Hornsby NSW 2077

1-3 Thornleigh St,
Thornleigh NSW 2120
P: 9473 5488
F: 9980 2166

**Council
Copy**



Final Occupation Certificate

Occupation Certificate No:	XOC2015-/00150	Approval Date:	04/03/2015
Complying Development Certificate:	XC2014-/00275A	Approval Date:	16/07/2014
Council:	Pittwater Council		

Applicant/Owner Details

Name: Diana Lynn Relph C/- Ardome Pty Ltd
Address: 18/22 Leighton Place, Hornsby NSW 2077

Development Particulars

No: No. 24 Street: Grandview Parade Suburb: Mona Vale NSW
Class of Building: 1a
Description of Development: Construction of a Secondary Dwelling.
Modification A: Change of Engineering Plans

Record of Inspections

Inspection	Date	Result	Inspector	Accreditation
1. Footing	15 July 2014	Satisfactory	Vlad Blagojevic	BPB2158
2. Pier	15 July 2014	Satisfactory	Vlad Blagojevic	BPB2158
3. Frame	20 August 2014	Satisfactory	Colin Dailey	BPB1785
4. Wet Area	10 September 2014	Satisfactory	Colin Dailey	BPB1785
5. Final	17 February 2015	Satisfactory	Dom Di Matteo	BPB1869

Attachments

- | | |
|--|--|
| <ul style="list-style-type: none">Smoke Alarm CertificateWaterproofing CertificateBasix Completion CertificateGlazing Certificate | <ul style="list-style-type: none">Engineers Certificate for Piers & SlabMissed Inspection Form for StormwaterPlumbing & Drainage Certificate |
|--|--|

Certification

I certify that:

- a current complying development certificate (CDC) is in force for the building
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia
- a current CDC has been issued with a respect to the plans and specifications for the building work that has been carried out

PCA:
PCA Accreditation No:
Accreditation Body:

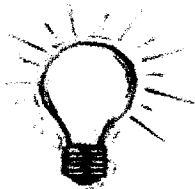
Signature of PCA:

Dom Di Matteo

Domenic Di Matteo
BPB1869
Building Professionals Board

Date: 04/03/2015

\$36 REC: 375713 9/3/15



JASON HEISER ELECTRICAL SERVICES

GOLD LIC NO 544495

24 HOUR EMERGENCY SERVICES

Rewires • Power • Lighting • Safety Switches • Stoves • Hot Water

7 SHIRLEY CLOSE, DEE WHY NSW 2099

MOBILE: 0407 788 997 EMAIL: heiserelectrical@gmail.com

ABN 11 628 271 126

Developments P/L
24 GRANDVIEW PDE
Mona Vale

TAX REGISTRATION

7751

Date 10-2-15.

QUANTITY	DETAILS
	Smoke Alarm Complies with Australian Standards AS 3786. Smoke Detector mains powered with battery back up. Smoke alarm located in hallway Single Storey Rear Flat complying with BCA 3.7.2 <i>Thayne Call</i>
	SUB-TOTAL: \$ GST: \$ TOTAL COST (Including GST): \$ C.O.D.
	Westpac BSB 032 094 Account No. 137 740

12 MONTHS WARRANTY ON INSTALLATIONS AND PARTS WARRANTY AS ALLOWED BY MANUFACTURER.
ALL INSTALLATIONS C.O.D. UNLESS ALTERNATIVE ARRANGEMENTS HAVE BEEN MADE

Building Component Certificate

Company: DEVELOPMENTS PTY LIMITED
Address: 1 SHIRLEY CLOSE, NARRAWEENE NSW 2099
Contact Phone Number: 0401151205
Contact: JERZY KUSNIERZ
Email: jerzy_kusnierz@hotmail.com
ABN: 12091010598
License No: 253664C
Building Site Address: 24 GRANDVIEW PDE, MONA VALE

Certificate of Completion.

I JERZY KUSNIERZ (as the person responsible) certify that the waterproofing carried out in conjunction with the building works of the premises as nominated above have been installed in accordance with AS 3740:2004 "Waterproofing of wet areas within residential buildings", Part 3.8.1 of the Building Code of Australia-Housing Provisions, the manufacturer's product specification and the preconditions of Complying Development No: **XC2014 - /00275**

Signed: _____

Print Name: JERZY KUSNIERZ

Date: 13/11/14

Building Component Certificate

Company: DEVELOPMENTS PTY LIMITED
Address: 1 SHIRLEY CLOSE, NARRAWEENE NSW 2099
Contact Phone Number: 0401151205
Contact: JERZY KUSNIERZ
Email: jerzy_kusnierz@hotmail.com
ABN: 12091010598
License No: 253664C
Building Site Address: 24 GRANDVIEW PDE, MONA VALE

Certificate of Completion.

I JERZY KUSNIERZ (as the responsible person) certify that all new works carried out in conjunction with the building works of the premises as nominated above have been constructed in accordance with, and comply with the undertakings given on the BASIX Certificate Number **527387S** dated **25/02/2014**.

Signed: _____

Print Name: JERZY KUSNIERZ

Date: 13/11/14

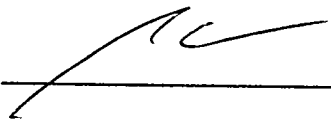
Building Component Certificate

Company: DEVELOPMENTS PTY LIMITED
Address: 1 SHIRLEY CLOSE, NARRAWEENE NSW 2099
Contact Phone Number: 0401151205
Contact: JERZY KUSNIERZ
Email: jerzy_kusnierz@hotmail.com
ABN: 12091010598
License No: 253664C
Building Site Address: 24 GRANDVIEW PDE, MONA VALE

Certificate of Completion.

I JERZY KUSNIERZ (as the responsible person) certify that all glazing works carried out in conjunction with the building works of the premises as nominated above comply with AS1288:2006 "Glass in Buildings – Selection and Installation", Part 3.6.4 of the Building Code of Australia-Housing Provisions and the preconditions of Complying Development No: **XC2014 - /00275**

Signed: _____



Print Name: JERZY KUSNIERZ

Date: 13/11/14



ANACIVIL P/L. (Civil & Structural Engineers)

Suite 603, Level 6, Compass Centre, Bankstown 2200.
Tel: 9793 1393

Fax: 9708 3113

ABN. 78140434206

Email: admin@anacivil.com

July 16, 2014

Dear Sir/Madam,

RE: Structural Certificate for
No. 24 Grandview Pde, Mona Vale

An engineer from this office has inspected the following at above address:

- Footings/Piers

We hereby certify that the above mentioned are structurally adequate to support all loads specified in AS 1170.1 & 2 (Loading Code). All work found to be in general in accordance with our structural drawings (Project No. 2014045), AS 2870 (Residential Slabs & Footings) and AS 3600 (Concrete Structures).

The above certificate is based on one (1) inspection and assuming the completion of all written/verbal instructions given on site. We hope this certificate meets your requirements. This certificate shall not be construed as relieving any party of their responsibilities, liabilities or contractual obligations. Should you require any help or further explanations, please do not hesitate to contact us.

Yours faithfully,

M. Zaioor
B.S Civil Eng'g (A.U.B).
M.S.Structural Eng'g (UNSW).
M.I.E.(Aust), CPEng.



1-3 Thornleigh St,
Thornleigh NSW 2120
P: 9473 5488
F: 9980 2166
E: admin@fbcc.com.au

Environmental Planning and Assessment Regulation 2000 – Regulation Clause 162C

Inspection Unavoidably Missed

ADDRESS OF DEVELOPMENT:

Lot No: 16 DP: 6159 Street No: 24

Street Name: GRANDVIEW PDE

Suburb: MONA VALE

Classification of Building: SECONDARY DWELLING

Description of Development: GRANNY FLAT

Council Area: PITTWATER DA Consent No: _____ CC/CDC No: XC2014-100275

Owner/Applicant Details: JOHN & DIANA RELPH

Builder Licence No. or Owner Builder Permit No: 253664C

Builder or Owner Builders Signature: _____

Type of Missed Inspection: (Circle as applicable)

Commencement

Stormwater

Footing/Piers

Steel/Slab

Frame

Waterproofing/Wet Areas

Fire-Safety

Final

REASON FOR MISSED INSPECTION: WATERPROOFING / STORMWATER

INSPECTION WAS BOOKED, HOWEVER ONLY WATERPROOFING WAS INSPECTED. BY
DM CERTIFIERS

I Domenic D. Matteo being the PCA for this development am satisfied, to the degree necessary that the work, being the subject of this missed inspection report was satisfactory on the basis of the information submitted below and attached in hardcopy.

PCA Signature: _____ Accreditation No: 1869

The following documentation submitted in accordance with Clause A2.2 of Volume 1 of the BCA was used to issue this report;

- Certificate of Compliance for Plumbing & Drainage Work dated 29/10/14
- _____



Fair
Trading

Licensee's Copy

Serial No A 000001

CERTIFICATE OF COMPLIANCE
for Plumbing and Drainage Work
Please supply requested information correct and neatly

PROPERTY & OWNER DETAILS

House No. 24	Street Grandview Parade	Suburb Mona Vale	Postcode 2 1 0 3
Lot No.	DP No.	PDP or SP	Nearest Cross Street Orana Road
Owner's Name			Municipality/Shire Warringah Shire
Full Address 24 Grandview Parade, Mona Vale, NSW, 2103			

LICENSEE'S DETAILS

Full Name David Smith	Address for Notices 4 Ridgewood Place Dural 2158
Phone No. 0434625966	Qualified Supervisor No.
	Expiry Date
Licence No. 267794c	Expiry Date 27 02 2015

WORK OF WATER SUPPLY

Give full Description of Work carried out

- ☒ Install Water Supply Connect new granny flat to existing house water service including rough in
- ☐ Install Irrigation system
- ☐ On-site Alternative Water Services
- ☐ Install/Commission/Maintenance of Thermostatic Mixing Valve
- ☐ Connection to water supply
- ☐ Install, alter, disconnect or remove a backflow prevention device
- ☐ Other

PLUMBING WORK TO COMPLY WITH ☒ AS/NZS3500 ☐ ALTERNATIVE SOLUTION ☐ COMBINED

WORK OF SANITARY PLUMBING/DRAINAGE AND SUPPLY DRAINAGE PLAN

Give full description of work carried out

- ☒ Carry out work of sanitary plumbing/drainage Connect new drainage to existing house service for new granny flat only
- ☐ Connection to Sewer
- ☐ Sewer Disconnection
- ☐ Carry out Trade Waste Drainage
- ☐ Other

DRAINAGE WORK TO COMPLY WITH ☒ AS/NZS3500 ☐ ALTERNATIVE SOLUTION ☐ COMBINED

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid 23 09 2014	Date of Commencement of Work 19 09 2014	Estimated Date of Completion 05 10 2014
Amount \$ 298	Reference No: 8899931	Contractors Signature

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

- The work corresponds to the specifications in the notice of work.
- The completed work has been tested as required by the Regulator and has passed such test;
- Where required by Section 11 of the Plumbing and Drainage Act 2011, I have given written notice of any identified pre-existing defective plumbing and/or drainage work. Yes ☐ N/A ☒
- The work complies with the relevant Acts, Regulations, Codes and Standards;
- The work was completed on 29/10/14 Contractors Signature

2. If any defect is found in the work carried out by me within a period of two (2) years or within the time specified by Regulator, from the date of the final inspection, and the Regulator for Plumbing and Drainage certifies by written notice that in their 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 Regulator within the time specified by the Regulator.