

P.O. Box 3190  
NARELLAN DC NSW 2567  
P: (02) 4655 5811  
F: (02) 4655 2411  
E: info@localgroup.com.au  
ABN: 30 735 366 565

Pittwater  
**COUNCIL COPY**

**Form 12**

*Interim*  
*Occupation Certificate*

*and Determination*

*Issued under the Environmental Planning and Assessment  
Act, 1979 Sections 109C(1)(c) and 109H*

**Certificate Number:** 5000631  
**Development:** Dwelling (Single Storey)  
**BCA Classification:** 1a  
**Applicant:** Masterton Homes  
76 Heathcote Road  
MOOREBANK NSW 1875  
**Subject Land:** LOT: 3001  
DP: 1065726  
HNO.:216  
GARDEN STREET  
WARRIEWOOD 2102

In accordance with the procedures outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000 this Occupation Certificate has been determined as **APPROVED** for the **WHOLE** of the building including all **NEW** work for the purpose of **RESIDENTIAL** use as referred to in the Development Consent. Schedule A provides a list of documents that were included with the subject application and they are attached to this certificate. In making this determination I hereby certify that;

I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning and Assessment Act, 1979 (as amended),

I have taken into consideration the health and safety of the occupants of the building.

Development Consent No. N0550/06 dated 12 October, 2006 issued by Pittwater Council is in force in respect to the building.

Construction Certificate No. 5000631 dated 12 January, 2007 was issued by Paul Gearin Accredited Certifier Bpb0132 Building Professionals Board On 12 January, 2007 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 Safety Certificate Has Been Issued For The Building Or An Interim Fire Safety Certificate Has Been Issued For The Relevant Part Of The Building.

Where Required, A Report From The Commissioner Of Fire Brigades Has Been Considered.

**Paul Gearin**

Accredited Certifier  
Building Professionals Board  
Bpb0132

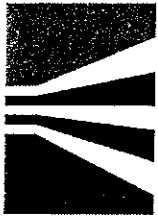
20 October, 2006

Date of Receipt

J. 31/7/07  
R: 29987  
\$30

27-7-07

Date of Determination



**LOCAL**

48b Princes Highway  
Fairy Meadow NSW 2519  
p: 4284 4709  
f: 4284 4208  
e: info@localgroup.com.au  
abn: 30 735 366 565

## **SCHEDULE A**

*This schedule refers to the documents that were lodged with the application for Occupation Certificate No. 5000631 and to which that Certificate relates. This application was approved by Paul Gearin Accredited Certifier Bpb0132 Building Professionals Board On*

*27-7-07*

### **Document/s attached to Application for Occupation Certificate**

*Clause 151 Environmental Planning and Assessment Regulation, 2002*

**Mandatory Inspection Record**

**Glazing (Windows)**

**Survey (Identification Survey)**

**Pest Control**

**Smoke Detectors**

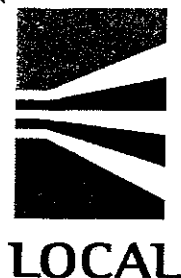
**Insulation**

**Wet Area Waterproofing**

**Glazing (Shower Screens)**

**Plumbing & Drainage Certificate**

**Engineering Certification - Structural Adequacy**



# RECORD OF MANDATORY INSPECTIONS

**Development Consent  
Number:**

N0550/06

**Construction Certificate  
Number:**

5000631

**Our Reference:**

5000631

**Subject Land:**

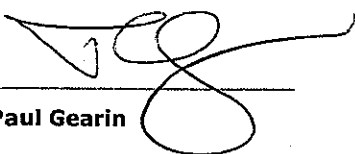
LOT: 3001  
DP: 1065726  
HNO.: 216  
GARDEN STREET  
WARRIEWOOD 2102

In accordance with the requirements of Clause 151(2)(d) of the Environmental Planning and Assessment Regulations 2000, this document is to serve as a record of the "critical stage inspections" carried out in relation to the development. Schedule "A" includes all inspections referred to in Clause 151(2)(d)(i - iii) of the Regulations.

## SCHEDULE "A"

| Date of Inspection | Type of Inspection             | Result                      | Accredited Certifier                                          |
|--------------------|--------------------------------|-----------------------------|---------------------------------------------------------------|
| 19/02/2007         | Pre-Commencement Inspection    | Satisfactory                | Paul Gearin<br>Accreditation No.: bpb0132                     |
| 23/02/2007         | Pier Inspection                | Compliance Certificate      | Rafeletos Zanuttini Consulting Engineer<br>Accreditation No.: |
| 23/02/2007         | Slab Inspection                | Compliance Certificate      | Rafeletos Zanuttini Consulting Engineer<br>Accreditation No.: |
| 7/03/2007          | Stormwater Inspection          | Satisfactory                | Andrew Dean<br>Accreditation No.: bpb0087                     |
| 17/04/2007         | Framework Inspection           | Satisfactory (Minor issues) | Andrew Dean<br>Accreditation No.: bpb0087                     |
| 4/05/2007          | Wet Area Inspection            | Satisfactory                | Andrew Dean<br>Accreditation No.: bpb0087                     |
| 19/06/2007         | Final (Preliminary) Inspection | Defective                   | Andrew Dean<br>Accreditation No.: bpb0087                     |
| 19/07/2007         | Final Inspection               | Satisfactory                | Paul Gearin<br>Accreditation No.: bpb0132                     |

This documentation is to accompany any Occupation Certificate issued in relation to this development but is not to be misconstrued as a Compliance Certificate. Should additional information be required in relation to this matter, please contact the undersigned during normal business hours.



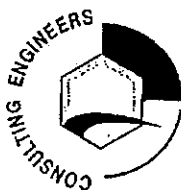
**Paul Gearin**

Principal Certifying Authority  
Building Professionals Board  
**Bpb0132**

27-7-07

Date

# RAFELETOS



# ZANUTTINI

Pty Ltd

ABN 35 079 047 466

Level 2, 103 Vanessa St.  
Kingsgrove NSW 2208

Telephone : (02) 9554 9311

Facsimile : (02) 9554 9764

**DATE** Friday, 23 February 2007  
**OUR REFERENCE** 25142M  
**YOUR REFERENCE** LOCASTRO  
**JOB LOCATION** LOT 3001, 216 GARDEN ST WARRIEWOOD

## COMPLIANCE CERTIFICATE

Pursuant to the provisions of Part 4A Section 109C of the Environmental Planning and Assessment Act 1979 and Part 8 Section 138 of the Regulations 2000.

This is to certify that an inspection of the pier holes was undertaken at the above mentioned site prior to the placement of any concrete.

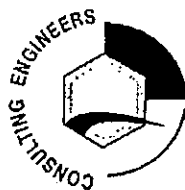
The piers have been placed in accordance with the current engineers details.

In my opinion the piers will support the proposed domestic loads.

Yours Faithfully

John Rafeletos  
B.E. M.I.E. Aust C.P.Eng  
NPER3 Structural and Civil  
Accredited Certifier No 389790

# RAFELETOS



# ZANUTTINI

Pty Ltd

ABN 35 079 047 466

Level 2, 103 Vanessa St.  
Kingsgrove NSW 2208

Telephone : (02) 9554 9311

Facsimile : (02) 9554 9764

**DATE** Friday, 23 February 2007  
**OUR REFERENCE** 25142M  
**YOUR REFERENCE** LOCASTRO  
**JOB LOCATION** LOT 3001, 216 GARDEN ST WARRIEWOOD

## COMPLIANCE CERTIFICATE

Pursuant to the provisions of Part 4A Section 109C of the Environmental Planning and Assessment Act 1979 and Part 8 Section 138 of the Regulations 2000.

This is to certify that the Steel Beams have been provided generally in accordance with the current engineers details.

Yours Faithfully

John Rafeletos  
B.E. M.I.E. Aust C.P.Eng  
NPER3 Structural and Civil  
Accredited Certifier No 389790

Janie Locastro  
35525

## TERMguard (Sydney) Pty Ltd

P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141  
Phone: 9643 8300 Fax: 9643 8388

A.C.N. 003 295 663

### CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by TERMguard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: WARRIEWOOD, 216 GARDEN STREET [lot 3001]

BUILDER OR OWNER: MASTERTON HOMES PTY LTD

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the TERMguard barrier ineffective.

### Slab Penetrations

Ref. 32570000

#### LEGEND

Treated area



Plumbing line



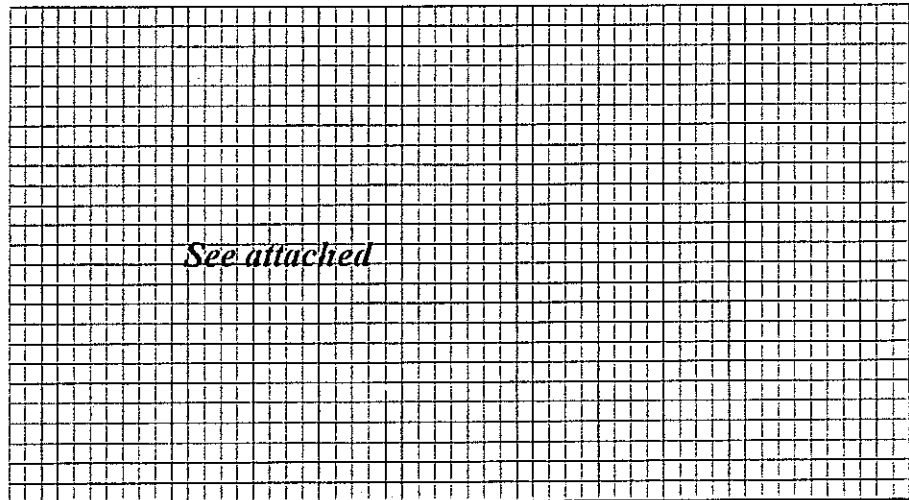
Pier



Steps



Rough sketch only -  
refer builder's plans for  
true dimensions.



DATE OF TREATMENT: 21-2-2007

SPECIAL CONDITIONS:

Number of Penetrations: 10

Materials Applied: TERMISHIELDS

### Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf

Applied by: C Goodwin

Signature:

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

# INSTALLATION SHEET

Builder: Masheba

Date: 20/2/07

Site Address: Garden St

Job Sheet No.: 050842

Installer: Chris Gordon Lic No.: \_\_\_\_\_

SIGNED: Chris Gordon Ref No.: 3795cc 2

## Environmental Information

**External**  
Chemical Name .....  
Vol of Concentration .....  
Vol of Emulsion .....  
Equipment:  
Hand held spray ☐  
Truck mounted spray ☐  
Other .....

**Cavity**  
Chemical Name .....  
Vol of Concentration .....  
Vol of Emulsion .....  
Equipment:  
Hand held spray ☐  
Truck mounted spray ☐  
Other .....

Wind Speed ..... Wind Direction .....

Time Start ..... Time Finish .....

## Area Protected

Under Slab M2 ..... Perimeter L/m .....  
Subfloor M2 ..... Penetrations Qty. 10  
Cure M2 ..... Ringline L/m .....

**Slab** ☐ Monolithic slab on ground  
☐ In-fill slab ☒ Waffle pod  
☐ B/J Timber floor ☐ Ultra floor

## Method of Protection

☐ Physical Barrier ☐ Chemical Barrier

Type .....

## Reticulation Legend

Path trap ☒ Drilled pipe .....

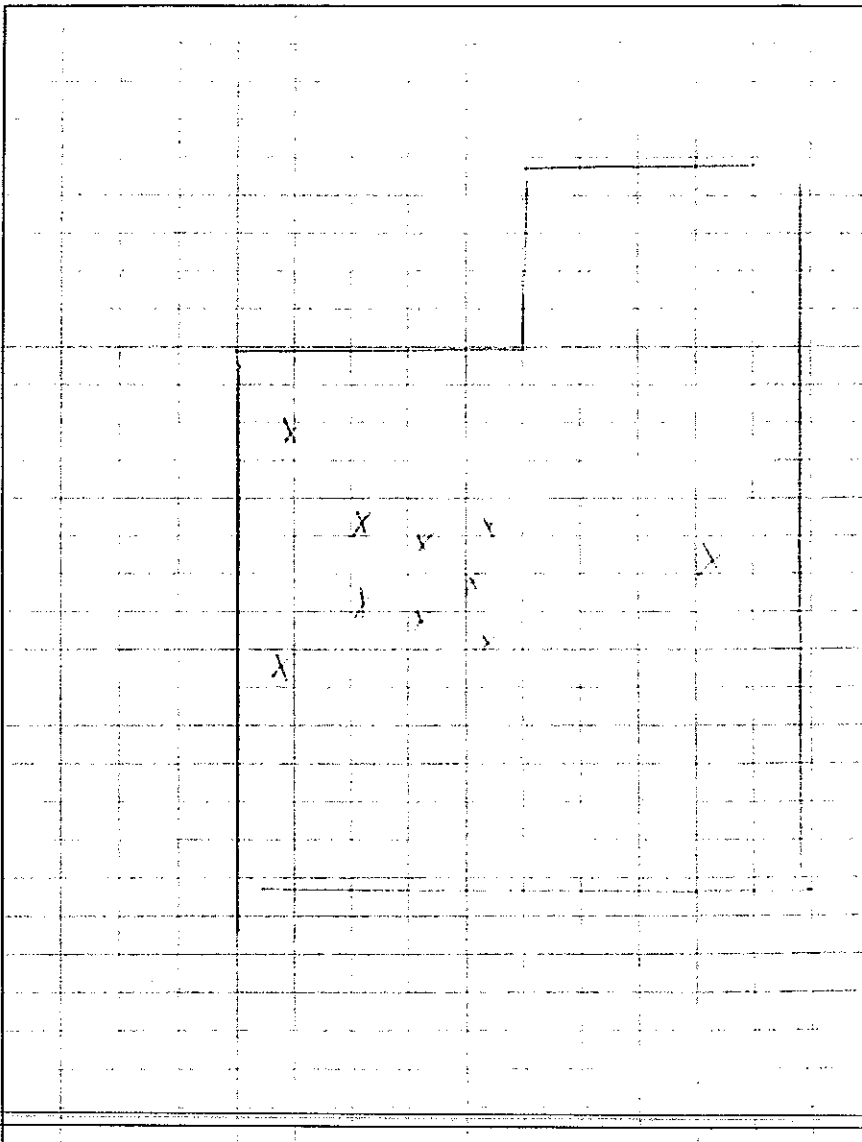
Undrilled pipe - - - - End cap ————

## Physical Barrier Legend

Penetration ⊗ Start / Finish ×

Area Protected //

## JOB PLAN



35525  
Locastro

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## TERMguard (Sydney) Pty Ltd

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P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141  
Phone: 9643 8300 Fax: 9643 8388

A.C.N. 003 295 663

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### CERTIFICATE OF TREATMENT

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This document is official certification that the building described has been treated by TERMguard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: WARRIEWOOD, 216 GARDEN STREET [lot 3001]

BUILDER OR OWNER: MASTERTON HOMES PTY LTD

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the TERMguard barrier ineffective.

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### Curing

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Ref. 32570001

#### LEGEND

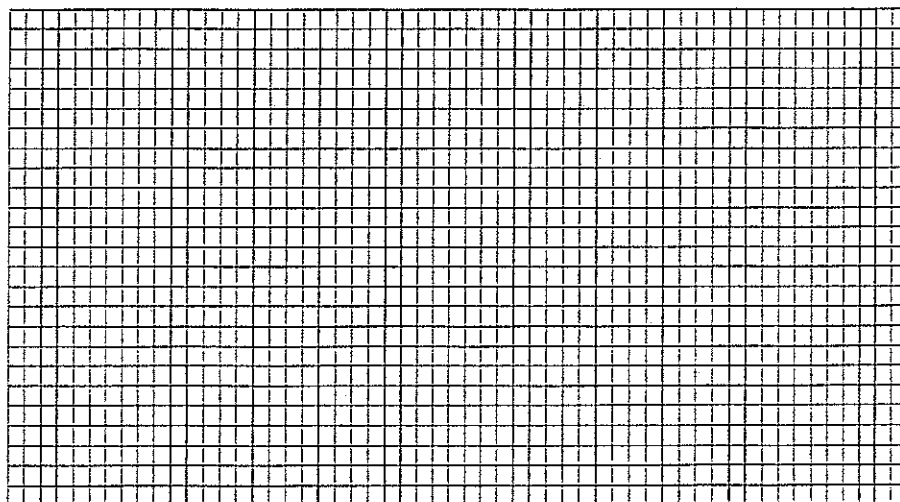
Treated area 

Plumbing line 

Pier 

Steps 

Rough sketch only -  
refer builder's plans for  
true dimensions.



DATE OF TREATMENT: 28-2-2007

SPECIAL CONDITIONS:

Area Protected: 265.09 square metres

Materials Applied: COLORCURE WBS

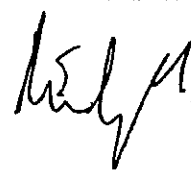
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### Certification

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This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf

Applied by: N O'BRIEN

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

Janie

35525

Locastio



Dilorenzo  
INFINITE POSSIBILITIES

## **WATERPROOFING CERTIFICATE**

**JOB ADDRESS:** LOT 3001 NO: 216 GARDEN STREET WARRIEWOOD

**COMPANY:** Masterton Homes

**DATE:** June 13, 2007

This is to certify that the wet areas of the above address were waterproofed by our waterproofing company. Waterproofing was carried out in accordance with the manufacturer's specifications, and AS NO: 3740:1999.

**GOLD LICENCE NUMBER:** 171862C

**EXPIRY DATE:** February-08

Yours faithfully

R Fresta

**Rafael Fresta**  
**General Manager**

# Statewide Electrical

& Home Automation Services Pty. Ltd. ABN 19 093 229 571 ACN 090 937 858

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PO BOX 137 MENAI CENTRAL 2234 Tel (02) 9545 6202 Fax (02) 9542 3510

## CERTIFICATE OF COMPLIANCE

This certificate is to certify that 240Volt hard wired smoke detectors with back up battery have been installed in accordance with Australian Standard no. 3786-1993 "fire alarms" and Australian Wiring Rules 3000:2000 at the following address:

Builder: MASTERTON HOMES (NSW) PTY LTD

Client: LOCASTRO 35525

Address: LOT 3001 GARDEN STREET

WARRIEWOOD

Date: 13/4/07

Type used: HPM Professional Smoke Alarm  
Hard wired into light circuit and interconnected when multiple smoke detectors required.



Steve Smith  
(Statewide Electrical & Home Automation Services)  
Licence no. 134255C

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**DONOVAN  
CONSULTANTS**

ABN 48 002 418 608

REGISTERED SURVEYORS AND  
LAND DEVELOPMENT CONSULTANTS

SUITE 102, 30 COWPER STREET PARRAMATTA 2150  
DX 28325 PARRAMATTA

PHONE (02) 9806 3050

FAX (02) 9891 2806

Your Ref: Locastro 35525

Our Ref: 1535A3/103922

**SURVEY REPORT**

**Client:** Masterton Homes

**Site:** Lot 3001 Garden Street, Warriewood

**Purpose:** Identification Survey on Eave and Gutters

23 April, 2007

*THIS SURVEY has been made in accordance with the Surveyors (Practice) Regulations for the purpose as stated above and should not be used for any other purpose. The information is based upon the Certificate of Title as on 6 January, 2005.*

**DESCRIPTION:** FOLIO IDENTIFIER 3001/1065726, LOT 3001 DP 1065726  
PARISH OF NARRABEEN AND COUNTY OF CUMBERLAND

Masterton Homes  
76 Heathcote Road  
Moorebank 2170

As instructed by you we have surveyed the above described land.

The land is situated in the Local Government Area of Pittwater.

The subject land is affected by:

Restriction(s) on Use of Land in DP 1065726.

The subject land has appurtenant to it:

Right of Carriageway Variable Width.

The position of the subject improvements in relation to the boundaries is shown on the plan attached.

**IN MY OPINION**

The clearances of the walls and roof overhang from the boundaries is shown on the plan attached.

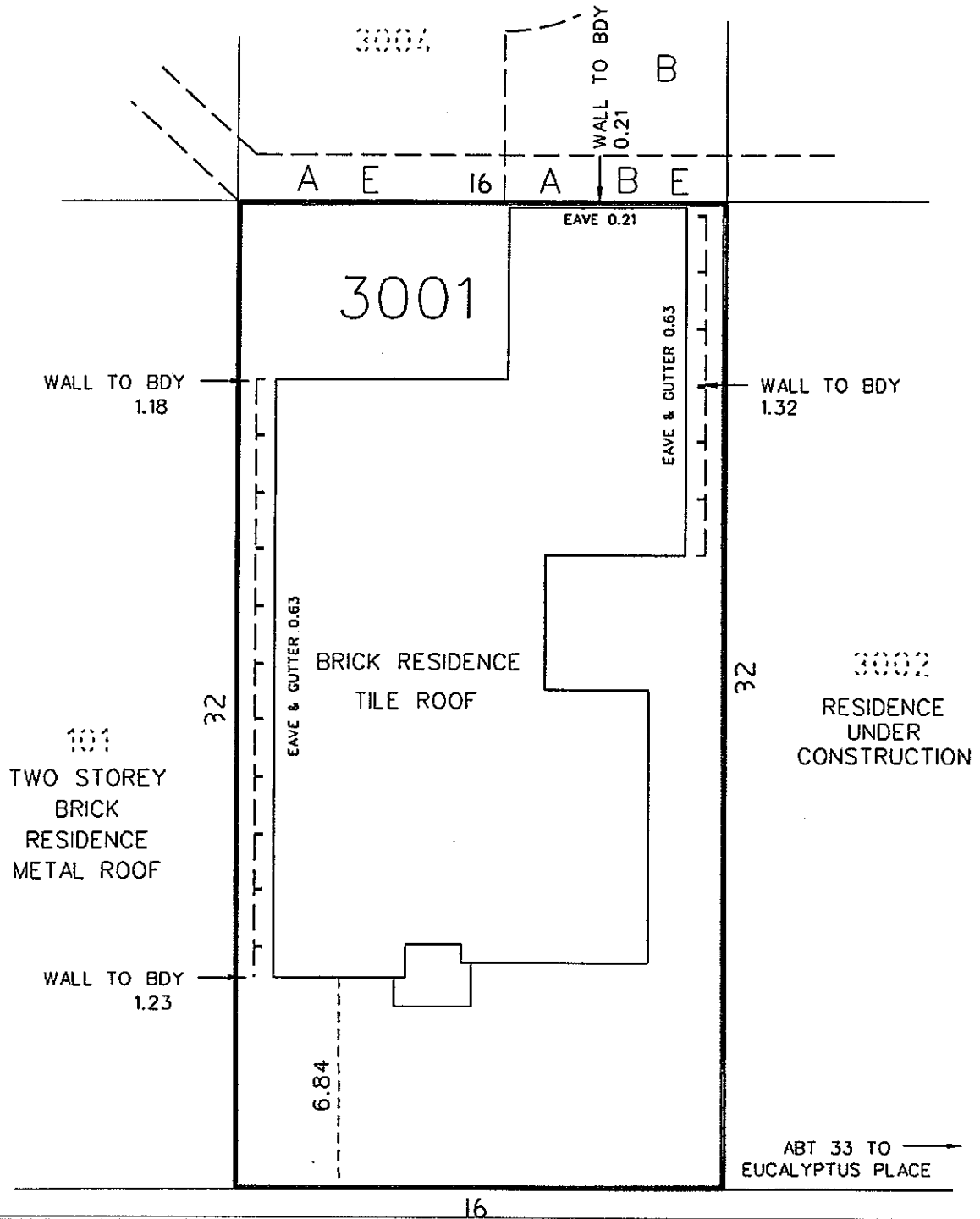
Yours faithfully,



Registered under Surveying Act, 2002

A: EASEMENT TO DRAIN WATER 1.5 WIDE  
B: RIGHT OF CARRIAGEWAY VARIABLE WIDTH  
E: EXISTING EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP1065723)

MGA  
DP 1065726  
SCALE 1:200



## LICENSEE'S CERTIFICATE OF COMPLIANCE

Owner's Copy

- for Plumbing and Drainage Work

Serial No D

435372

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

## PROPERTY &amp; OWNER DETAILS

House No. 716 Lot No. 3001 Street ENTABEN ST Suburb WYMANWOOD

Municipality  Postcode  Nearest Cross Street

Owner's Name MASTANTON HOMES Full Address 76 HEATHCOTE AVE MURRAY PARK

## LICENSEE'S DETAILS

Full Name S. MANNONE Address for Notices 74 CHILMANS CCT CERRILHALLS Phone No. 081891864

Licence No. 147440C Expiry Date 1.9.10.15 Contractors Authority No.  Expiry Date

## WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No.  Size of Pipework Main to Meter  OR Main Size-Size of Tee to be cut into Main  Size of Valve

Reference No.  Size of Meter  Meter No.  Drilling Date/Time  Office Issued From

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 self 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 - <u>WASH BATH</u>  |                 |                 |
| Bath                      |                 |                 |
| Shower <u>MAINTENANCE</u> |                 |                 |
| Kitchen                   |                 |                 |
| Laundry                   |                 |                 |
| Other                     |                 |                 |

## WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected

- Carry out work of sanitary plumbing/drainage ☐
- Carry out work of Stormwater drainage ☐
- Connection to Sewer ☐
- Connection to stormwater system ☐

| Fittings to be Connected | Number Existing | Number Proposed |
|--------------------------|-----------------|-----------------|
| W.C.                     |                 |                 |
| Basin                    |                 |                 |
| Bath                     |                 |                 |
| Shower                   |                 |                 |
| Kitchen                  |                 |                 |
| Laundry                  |                 |                 |
| Other (Specify)          |                 |                 |

## SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid  Amount \$ Receipt No.  Building Fee \$ Receipt No.

Authorising Officer  Office  Drainage No./Date

Date of Commencement of Work 1.6.07 Estimated Date of Completion 1.6.07 Signature of Licensee [Signature] 17.6.07

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 1.6.07.

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 for 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

Date: 5 July 2007

Attention: Local Certifiers

To Whom it May Concern

**Re: Lot 3001, 216 Garden Street Warriewood  
Builder: Masterton Homes Pty Ltd**

I, Paul Cleary, of CLEARY PLUMBING SERVICES PTY LTD hereby certify that the above premises has AAA water saver features installed which comply with Australian Standards.

Yours kindly



Paul Cleary

Jane

35525

Locastro

Bradford™

LIFETIME  
GUARANTEE

## Bradford Home Insulation and Installation Guarantee Certificate

This is to certify that Bradford™ Insulation product has been installed at:

Address **LOT 3001 (216) GARDEN ST WARRIEWOOD**

Date of Installation: Ceiling/Roof **22/5/07**

Walls **18/4/07**

Floor

### Product Installed:

Bradford Gold™

Bradford SoundScreen™

Bradford FireSeal™

### Product R-Value

| Walls | Ceiling/Roof | Floor |
|-------|--------------|-------|
| 1.5   | 3.5          |       |
|       |              |       |
|       |              |       |
|       |              |       |

Wall

Roof

Bradford EnviroSeal™ (tick box if installed)

It is guaranteed that all products from Bradford™ Insulation will meet the following conditions, when installed in accordance with our directions.

1. Guaranteed for the life of your home.
2. Achieve Simultaneous Determination of Ignitability, Flame Propagation, Heat Release, and Smoke Release Indices of: Ignitability 0, Spread of Flame 0, Heat Evolved 0, Smoke Developed 0, when tested in accordance with Australian Standard 1530 part 3 of 1999 (these are the best results possible).
3. Be non-conductive, allergy free, will not pack down, will not rot, mould or deteriorate.
4. Achieves the stated thermal resistances in accordance with AS/NZS4859.1.
5. In the unlikely event of any damage occurring as a direct result of the installation of Bradford Insulation products, that damage will be rectified by the installer.

*Tom Newton*

Tom Newton  
Group Marketing Manager  
CSR Bradford Insulation  
CSR Building Products Limited  
ABN 55 008 631 356



Jane



Dated : 7/06/07

MASTERTON HOMES PTY LTD  
76 HEATHCOTE ROAD  
MOOREBANK NSW 2170

Fax : 9600 8649

KOLDER PTY LTD Trading as  
Sydney Shower Screens and Wardrobes  
ABN 43 059 605 882

56-58 Elizabeth St  
Wetherill Park NSW 2164  
PO Box 6247  
Wetherill Park NSW 2164

Showroom :  
56-58 Elizabeth St  
Wetherill Park NSW 2164

Phone : 02 9612 1000  
Fax : 02 9612 1001  
[www.sydneyshowers.com.au](http://www.sydneyshowers.com.au)

## GLAZING CERTIFICATE

Your Job No : 35525/47 *Locastro*  
Our Reference : 555-25405  
Site Address : LOT 3001 # 216 GARDEN STREET WARRIEWOOD

This letter is to certify that the Shower Screens and Mirrors installed at the above address were glazed with safety glass, which is warranted by their supplier to be manufactured to meet or exceed AS2208 as 'A' Grade Safety Glass. This Glazing in shower screens also meets or exceeds the requirements of AS1288 Section 5.12 as well as BCA 2005 Volume 2, part 3.6.9.

Yours sincerely,

Sam Thoma  
Kolder Pty Ltd - Director  
Sydney Shower Screens and Wardrobes

Per : Amanda

Janice

# **DOWELL**

A **BORAL** Company

BORAL WINDOW SYSTEMS LTD ABN 78 004 069 523

312 Woodpark Road  
Smithfield NSW 2164  
PO Box 6406  
Wetherill Park, 2164  
Telephone (02) 9757 0555  
Facsimile (02) 9604 9440 – Sales  
(02) 9604 5491 – Accounts

www.dowell.com.au

15<sup>th</sup> March, 2007

Masterton Homes  
P.O.Box 323  
LIVERPOOL 1871

SO: 2223300  
JOB: 35525

Locastio

RE: - COMPLIANCE OF WINDOWS

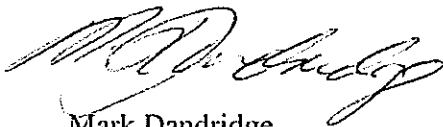
**PROJECT: LOT 3001 NO 216 GARDEN ST WARRIEWOOD**

This is to confirm that Windows and Doors manufactured and delivered to the above site by Dowell A **BORAL** Company have been glazed Grade A Safety Glass where required in accordance with Australian Standard 1288-2006

Dowell Windows and Doors are designed and fabricated in accordance with the standards AS2047, and AS1288 respectively.

The responsibility for installing windows and doors in the correct position within the structure lies with the purchaser. For this reason the Company cannot confirm compliance in this regard.

Yours faithfully,



Mark Dandridge  
NSW Sales Manager



Frankie Poon  
ACCOUNTS