

Telephone 1300 663 215
Facsimile (02) 9659 1633
PO Box 6160
Baulkham Hills BC NSW 2153



COUNCIL
R Moy & Associates Pty Ltd
T/as Greenfield Accredited Certifiers
ACN 100 924 605
ABN 23 100 924 605

Final Occupation Certificate

Issued in accordance with section 109C(1)(c) of the Environmental Planning & Assessment Act 1979.

OCCUPATION CERTIFICATE NUMBER CC2003-00391

Subject Site Address	23 Valley View Circuit, WARRIEWOOD 2102
Lot No	2005
DP	1021753
Council Area	PITTWATER COUNCIL
Description of Building Work	Two story dwelling
Applicant Name	Jandson Homes Pty Ltd
Applicant Address	PO Box 6444, SILVERWATER BC 2128
Owner Name	Handley
Owner Address	C/- Jandson Homes,

List of documents relied upon by the PCA in making the determination:

Engineers Certificates for Piers and Slab
Wet Areas
Smoke detectors
Part A & B Pest treatment
Final Survey Report
Ridge Survey Report
Purification Unit
Landscaping Certificate

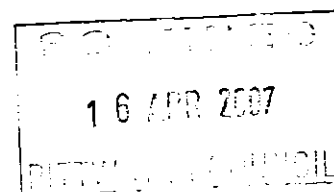
Council Submission Cheque - \$30.00

Inspections carried out during construction:

The following stages of construction were inspected and were found to be satisfactory with reference to inspection reports and/or compliance certificates issued by a certifying authority.

Date	Inspection	Inspected By
05/12/02	Storm Water	Rick Moy
10/03/03	Frame / Wet Area	Kieran Tobin
24/06/03	Interim OC Completion	Kieran Tobin
03/06/04	Completion	Kieran Tobin

(Continued on Page 2)



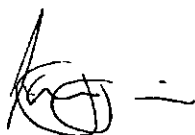
Receipt No 213740 13/4/07 \$30

Subject Site Address 23 Valley View Circuit, WARRIEWOOD 2102

Statement by Certifying Authority:

I, the Certifying Authority for building works as described in this certificate, have satisfied myself that the following matters have been complied with:

- A current development consent or complying development certificate is in force for the building
- For building works, a current construction certificate (or complying development 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
- A fire safety certificate has been issued for the building where required under the Act
- A report from the Fire Commissioner has been considered where required under the Act



Signed

Certifying Authority
Accreditation Number
Accreditation Body

Kieran Tobin
BPB0409
Building Professionals Board

Date of this Certificate

12/04/2007

COPY

**Appleyard
Forrest**
Consulting Engineers

Inspection Certificate

Appleyard Forrest
Consulting Engineers Pty Ltd
ACN 002 610 522

Project No: 323562 Date: 22.11.02 29.11.02
Client/Owner: Handley Time: 4.30 pm 4.20 pm
Contractor: Benelong Homes Inspector: B Dobson 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 2005 (No 23) Valley View Circuit, Warriewood and has inspected the following:

Section: Piered Waffle Raft Floor 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	☒	- Satisfactory
b) Sub Base	☒	
c) Vapour Barrier Membrane	☒	
d) Pier Spacing and Depth	☒	
e) Pier Diameter	☒	
f) Pier Reinforcement	☒	- Satisfactory
g) Edge Beam Size	☒	
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	☒	
r) Pole Holes	☒	
s) Curtain Wall	☒	
t) Pad Footings	☒	

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 "a, b, c, d, e, g, h, i, j" 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): 323562/1/0 → 8/0
Appleyard Forrest Consulting Engineers Pty Ltd

per *[Signature]*
L D Appleyard MIEAust NPER-3 (Civil and Structural)

Date 6 December, 2002

Certificate of Waterproofing.

This is to certify that Keep Dry Waterproofing Co. Licence No. 58528c has completed the work in accordance to Part 3.8.1 of the Building Code of Australia and manufacturers specifications. The

Certificate certifies that the work completed is under warranty for the period of ten years.



Date.....8./.....7...../2003.....
Builders Name: JANDSON. HOMES.....

.....
Job Address: 23 VALLEY VIEW CIRCUIT
..... WARRIEWOOD
.....

Materials Used: FIBREGLASS.....

.....
Company Director: J Camilleri.....

PRESTIGE ELECTRICAL NSW P/L

AWARD WINNING ELECTRICAL CONTRACTOR ABN 42 000 815 154

10 JUMAL PLACE SMITHFIELD NSW 2164 PH: 9609 3966 FX: 9609 3977

★ DOMESTIC ★ COMMERCIAL ★ HOME COMPUTER NETWORKING ★ SMARTWIRED ★ ACCREDITED SERVICE PROVIDER

8 / 7 / 2003

This is to certify that smoke detectors have been installed at the following address:

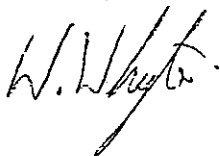
Builder: JANDSON HOMES
Name: HANDLEY
Address: 23 VALLEY VIEW CIRCUIT
WARRIEWOOD

Product Installed: PDL Model Number SD100

Our company hereby certifies that the smoke detectors installed in the above project are a mains powered ionisation type smoke detector with battery backup and found to comply with Australian Standard 3786 (1999).

Installed to A.S. 3000 and Clause E1.7 of the (BCA)

Yours faithfully
PRESTIGE ELECTRICAL NSW P/L



WARREN WHYTE
DIRECTOR



NON-TOXIC TERMITE BARRIER

THE GRANITGARD PHYSICAL BARRIER CO PT
P.O. Box 445
Wageningen 1290

TREATMENT CERTIFICATE

N 33362

This is to certify that the building described below has had components of the Granitgard Physical Termite Barrier System, applied to the areas listed here in compliance with the relevant Approval as listed. Note however that termite barriers other than Granitgard products may also have been used in this building. This treatment certificate makes no representation as to the installation or adequacy of termite barriers not supplied by Granitgard Pty Ltd.

Building Address: Lot 2008 (14425) Valley View Ct
Wageningen Postcode: 2102

Owner: _____

Builder: Turkmen Homes Reg. No.: _____

Treatment	Area/Length/No.	Approval	Clause	Installation Date	Legend
Underfloor	_____ m ²	_____	_____	_____	////////
Perimeter	_____ l/m	_____	_____	_____	-X- -X-
Penetrations	<u>7</u> No.	_____	_____	<u>29 11 02</u>	O_mm (dia)
Joints	_____ l/m	_____	_____	_____	AA
Other	_____	_____	_____	_____	_____

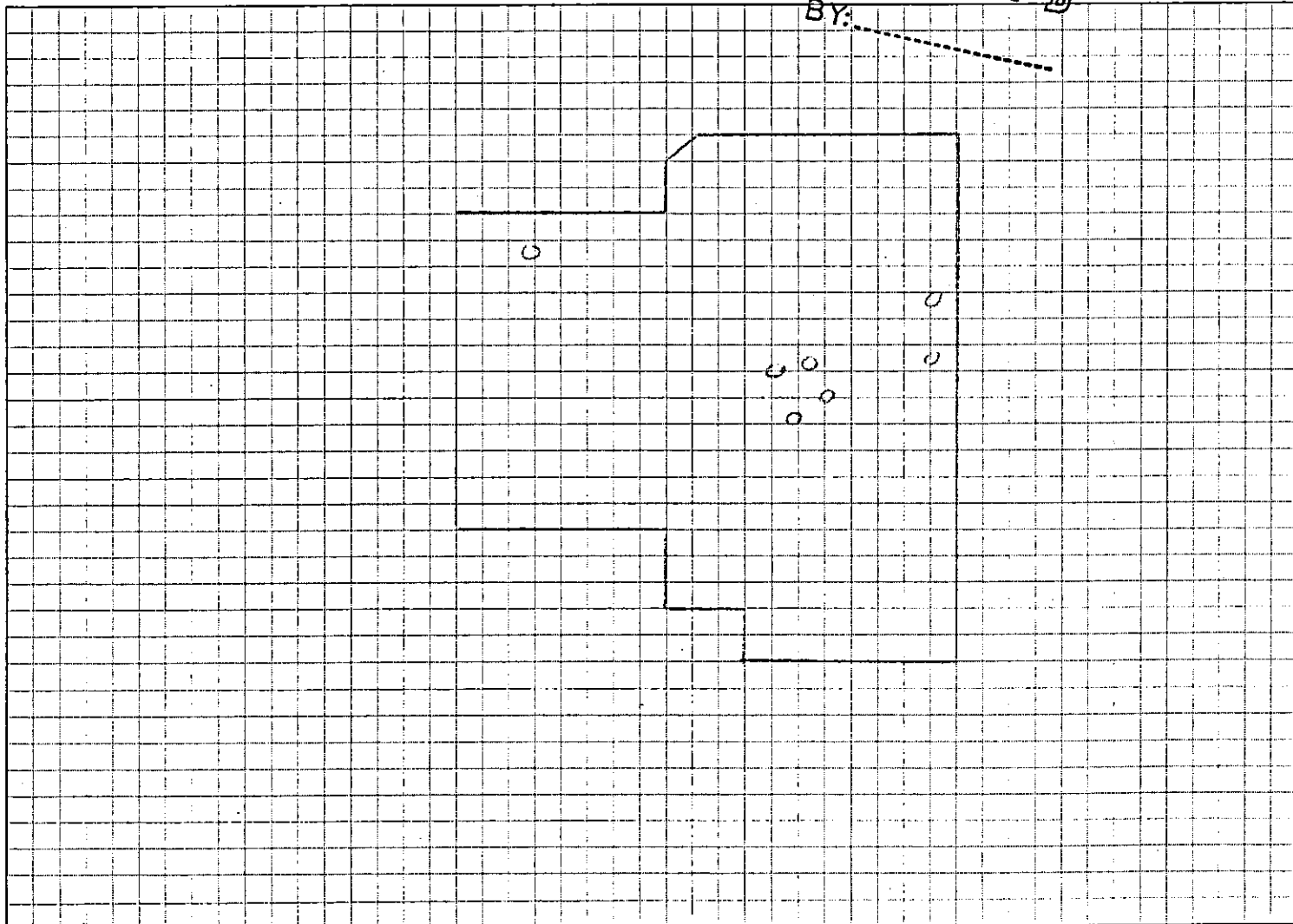
Granitgard Batch Codes: _____

Installers Name (Print): Chickman

Installers Signature: [Signature]

RECEIVED
LIC No. 468
04 DEC 2002

BY: _____



SUGGESTED SCALE APPROX.: 1 block = 500 mm

Installer Warranty: Subject to the Qualifications and Conditions on the reverse of this certificate the Installer warrants that for a period of 10 years (the Term) from the date of this certificate any subterranean termite damage to the building that is the result of the Installer's workmanship in Granitgard physical termite barrier system installation will be made good by the Installer at it's own cost.

TREATMENT CERTIFICATE

N 33362

This is to certify that the building described below has had components of the Granitgard Physical Termite Barrier System, applied to the areas listed here in compliance with the relevant Approval as listed. Note however that termite barriers other than Granitgard products may also have been used in this building. This treatment certificate makes no representation as to the installation or adequacy of termite barriers not supplied by Granitgard Pty Ltd.

Building Address: Lot 2005 (No 23) Valley View Ct
Warriewood Postcode: 2102

Owner:

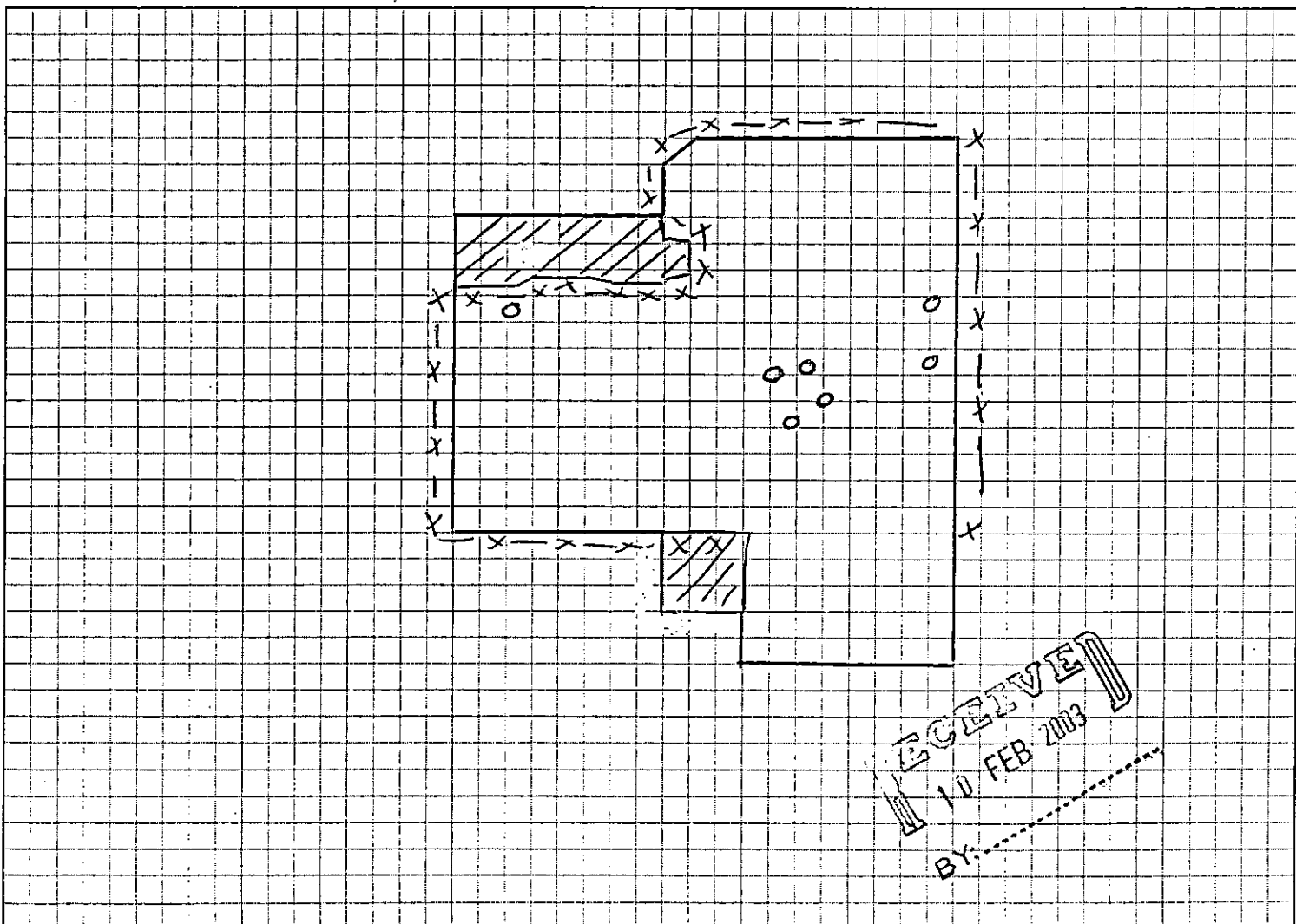
Builder: Jandson Homes Reg. No.:

Treatment	Area/Length/No.	Approval	Clause	Installation Date	Legend
Underfloor	 m ²	.....	.....	.....	////////
Perimeter	<u>46</u> m	.....	.....	<u>24.01.03</u>	-X--X-
Penetrations	<u>7</u> No.	.....	.....	<u>29.11.02</u>	O_mm (dia)
Joints	 m	.....	.....	.....	.....
Other	.....	.....	.....	.....	AA

Granitgard Batch Codes:

Installers Name (Print): S McLaren Lic No.: 1438

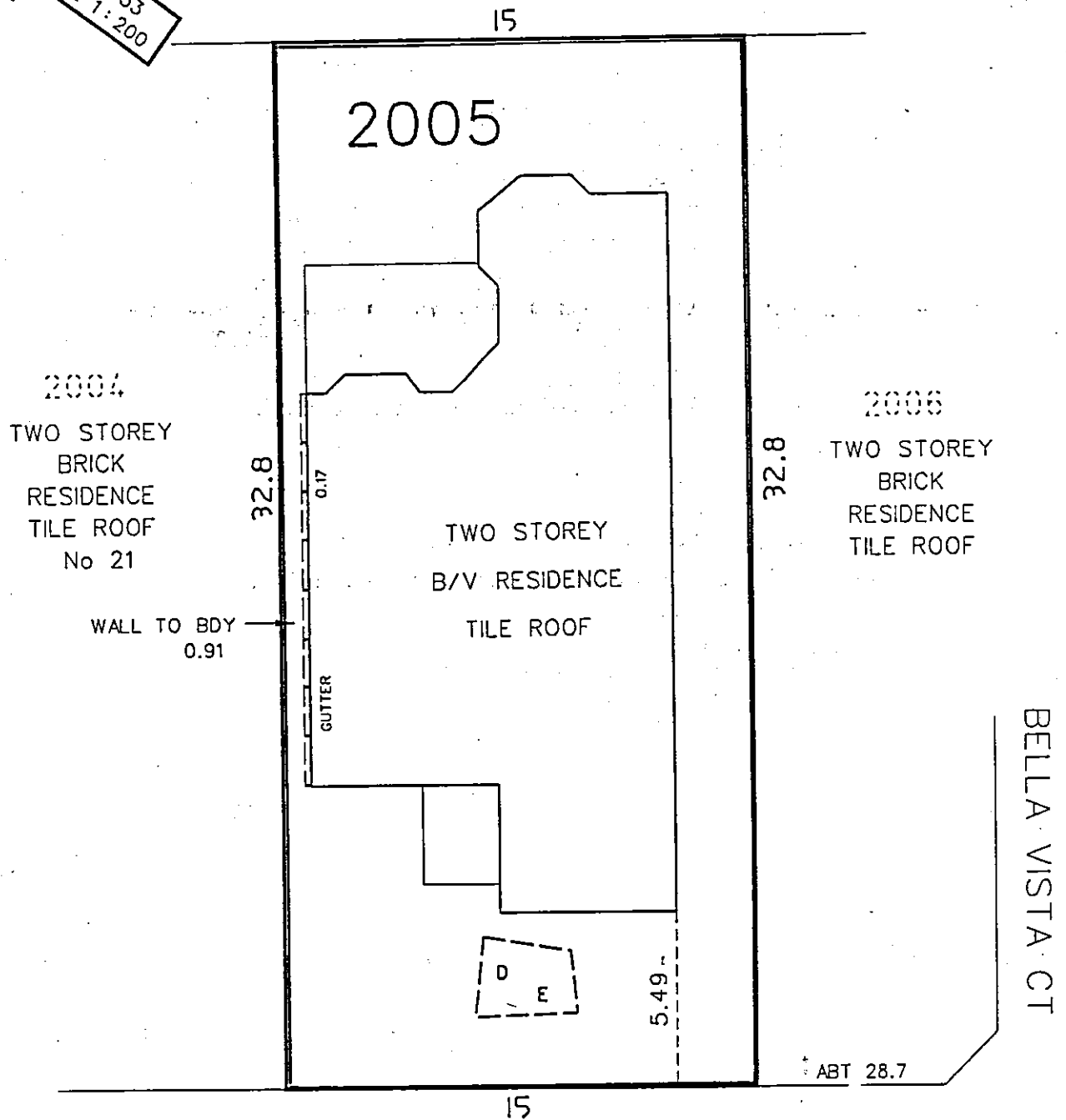
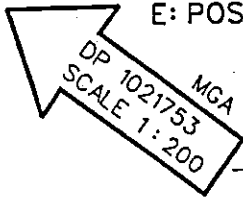
Installers Signature: [Signature] Date: 24.1.03



SUGGESTED SCALE APPROX.: 1 block = 500 mm

Installer Warranty: Subject to the Qualifications and Conditions on the reverse of this certificate the Installer warrants that for a period of 10 years (the Term) from the date of this certificate any subterranean termite damage to the building that is the result of the Installer's workmanship in Granitgard physical termite barrier system installation will be made good by the Installer at it's own cost.

D: RESTRICTION ON USE OF LAND (ON SITE DETENTION APPROX POSITION)
E: POSITIVE COVENANT (ON SITE DETENTION APPROX POS'N)



VALLEY VIEW CIRCUIT



REGISTERED SURVEYORS, CONSULTING ENGINEERS
& LAND DEVELOPMENT CONSULTANTS
(INCORPORATED DONMAP DIGITAL IMAGES PTY LTD 050 096743)

SUITE 201, 30 COWPER STREET PARRAMATTA 2150
DX 28325 PARRAMATTA

PHONE: (02) 9633-9211

FAX: (02) 9891-2806

Your Ref: Handley

Our Ref: 1262A7/84057

SURVEY REPORT

Client: Jandson Homes

Site: Lot 2005 Valley View Circuit, Warriewood

Purpose: Identification Survey on Eave and Gutters

7 March 2003

THIS SURVEY has been made specifically for the purpose as stated above regarding the new building only and shall not be used for other purposes including any conveyance. The information is based upon the Certificate of Title as on 19 September 2002.

DESCRIPTION: FOLIO IDENTIFIER 2005/1021753, LOT 2005 IN DP 1021753
PARISH OF NARRABEEN, COUNTY OF CUMBERLAND.

Jandson Homes
PO Box 6444
Silverwater BC

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:

- Positive Covenant in DP 1021753.
- Covenant in Transfer No 5973006.
- Covenant in Transfer No 5972995.
- Restriction on Use of Land in DP 1011837.
- Restriction on Use of Land in DP 1021753.
- Restriction on Use of Land in DP 1021753.

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

IN MY OPINION

The clearances of the walls and roofs from the boundaries is shown on the plan opposite.

The Floor Area of the building does not contravene the Restriction on Use of Land.

Yours faithfully,

MALCOLM CORK B. Surv (UNSW), M.I.S. Aust
Registered under Surveyors Act, 1929

RECEIVED
- 4 APR 2003
BY:

**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: Handley

Our Ref: 1262A7/103528

SURVEY REPORT

Client: Jandson Homes

Site: No 23 Valley View Circuit, Warriewood

Purpose: Identification Survey on Eave and Gutters

13 March, 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 19 September, 2002.*

DESCRIPTION: FOLIO IDENTIFIER 2005/1021753, LOT 2005 DP 1021753
PARISH OF NARRABEEN AND COUNTY OF CUMBERLAND

Jandson Homes
PO Box 6444
Silverwater BC

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:

Positive Covenant in DP 1021753.
Covenant in Transfer No 5973006.
Covenant in Transfer No 5972995.
Restriction(s) on Use of Land in DP 1011837.
Restriction(s) on Use of Land in DP 1021753.

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

IN MY OPINION

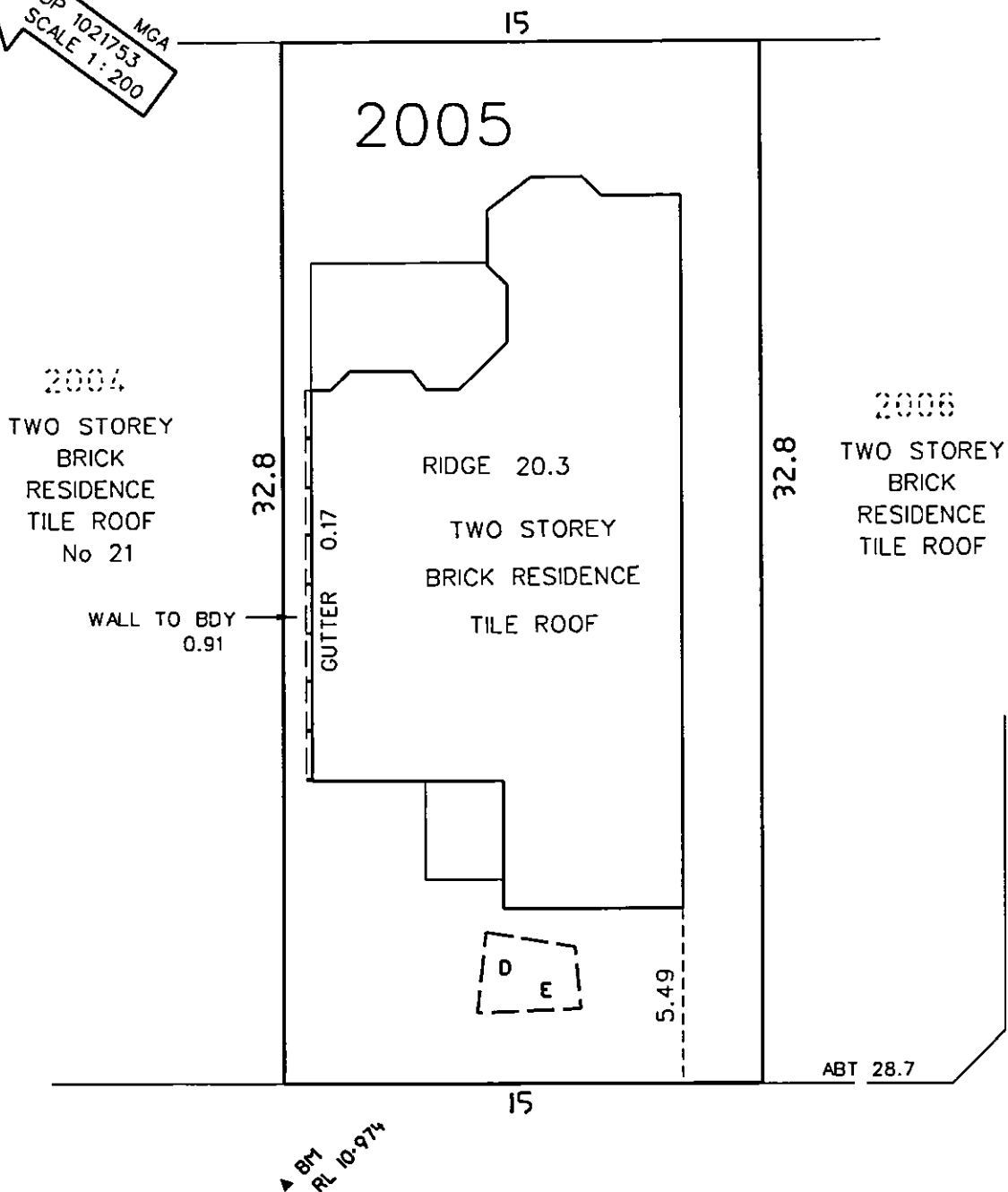
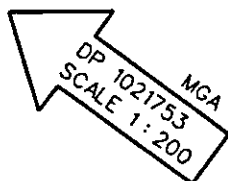
The clearances of the walls and roof overhang from the boundaries is shown on the plan attached.

The Floor Area of the building does not contravene the Restriction(s) on Use of Land.

Yours faithfully,

Registered under Surveying Act, 2002

D: RESTRICTION ON USE OF LAND (ON SITE DETENTION APPROX POSITION)
E: POSITIVE COVENANT (ON SITE DETENTION APPROX POS'N)



VALLEY VIEW CIRCUIT

DONOVAN CONSULTANTS

Registered under Surveying Act, 2002

CLIENT: JANDSON HOMES
REF: HANDLEY

ATTN KIERAN

Drainage Compliance
CertificateBuilder: JANDSON HOMESLot: 2005 Street: VALLEY VIEW CIRCUIT Suburb: WARRIEWOODPursuant to the provisions of Part 7A of the Environmental Planning & Assessment
Regulation 1994;I, ROBERT ORLEPP Lic No: 103703C of ANTHONY EURELL PLUMBING
(Name of Licensed Drainer) (Firm)4120 FORGE ST BLACKTOWN

(Address)

hereby certify that the stormwater drainage system has been installed so as to comply with the requirements of AS/NZS 3500.3.2 – Stormwater drainage, being the relevant Australian Standard listed in the Building Code of Australia Part 3.1.2 and (please tick any additional requirements where relevant) :

The approval plans released for construction

Councils Storm water policy /codes(please list).

The following consent condition(please list).

Councils Storm water policy /codes(please list).

The termination /discharge point of the drainage system is (please tick):

☒ the street, via direct kerb connection.

an inter-allotment drainage easement serving the allotment.

in accordance with the approved On Site Detention Plan prepared by the

Hydraulic Engineer(please nominate)

Absorption system in accordance with Council policy.

Comments: ALL STORMWATER FROM SITE DISCHARGES TO
KERB VIA "ATLANTIS PURIFICATION UNIT" WHICH HAS BEEN
INSTALLED AS PER MANUFACTURES SPECIFICATIONS

Contact No: Home: _____ Work: _____

Mobile: 0412 424246 Fax: _____Signature: RLH Orlp Date: 13 / 3 / 07



**Pittwater
Council**

ABN 61 340 837 871 Telephone (02) 9970 1111 Facsimile (02) 9970 7150
Postal Address: P.O. Box 882, Mona Vale NSW 1660, DX 9018 Mona Vale

pittwaterlga.com.au e-mail: pittwater_council@pittwater.nsw.gov.au

Environmental Compliance
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone: 9970 1111

15 July 2005

Mr Jeffrey Handley and Mrs Leanne Handley
23 Valley View Circuit
WARRIWOOD NSW 2102

Dear Sir/Madam

Re : Landscaping at 23 Valley View Circuit, Warriewood

Reference is made to Council's program of landscape review of each development within the Warriewood Valley Residential area.

An inspection conducted by our landscape compliance officer on 10 February 2005 found that your property did not comply with the Conditions of the Development Consent. Further to our correspondence dated 31 March 2005, the property was reinspected on 14 July 2005 and is now found to be satisfactory. No further action will be necessary.

Thank you for your assistance in this matter.

Yours sincerely

Catriona Mackenzie
LANDSCAPE COMPLIANCE OFFICER