

31 JAN 2014

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir/ Madam

**Development Consent No. N0562/10 (N0562/10/S96/1 & N0562/10/S96/2 & N0562/10/S96/3)**  
**Construction Certificate No. 2011/4297B**

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For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2011/4297B
2. A cheque for \$36.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully

A handwritten signature in black ink, appearing to read "Tom Bowden".

**Tom Bowden**  
**Insight Building Certifiers Pty Ltd**

\$36 REC: 355454 4/2/14.

**Determination of a Final Occupation Certificate Application**  
Made under Sections 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979

**Final Occupation Certificate No: 2011/4297B**

**Land to which this certificate applies:**

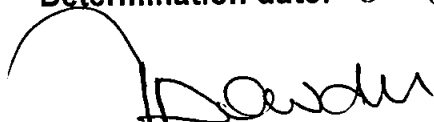
**Address: 8 Nailon Place, Mona Vale**

**Lot No: 21 DP No: 574244**

**I approve the issuing of this Final Occupation Certificate and certify that:**

- I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.
- Current Development Consent No. N0562/10 (N0562/10/S96/1 & N0562/10/S96/2 & N0562/10/S96/3) is in force for this development.
- Construction Certificate No. 2011/4297B has been issued with respect to the plans and specifications for alterations and additions to an existing dwelling, construction of a spa and a detached secondary dwelling.
- The building is completed in accordance with its classification under the Building Code of Australia.
- A BASIX completion receipt has been issued for this development.
- Refer to the attached Schedule of all critical stage inspections.

**Determination date:** 31 JAN 2014



**Tom Bowden**  
**Accredited Certifier – Accreditation No. BPB0042**

**Schedule of critical stage inspections carried out or missed by the Principal  
Certifying Authority** (Clause 151, 162A, 162B & 162C of the Environmental Planning & Assessment Regulations  
1994)

<b>Critical Stage Inspections</b>	<b>Inspected or Missed</b>	<b>Date Inspected</b>
<b>Prior to issue of a Construction Certificate</b>	<b>Inspected</b>	<b>09/08/2012</b>
<b>Excavation for footings</b>	<b>Inspected</b>	<b>01/07/2011</b>
<b>Prior to pouring of any in- situ reinforced concrete</b>	<b>Inspected</b>	<b>01/07/2011 &amp; 11/09/2012</b>
<b>Prior to the covering of any framework</b>	<b>Inspected</b>	<b>01/09/2011, 22/10/2012 &amp; 15/11/2012</b>
<b>Prior to covering waterproofing in any wet area</b>	<b>Inspected</b>	<b>23/11/2012</b>
<b>Prior to covering any stormwater drainage connections</b>	<b>Inspected</b>	<b>11/06/2013</b>
<b>Other required inspections</b>		
<b>Final Inspection</b>	<b>Inspected</b>	<b>11/06/2013</b>

**Schedule of Compliance Certificates or other documentary evidence relied upon to issue the Final Occupation Certificate**

<b>Termite Protection</b>	<b>Certificate of Treatment issued by Rentokil Termite Barriers undated</b>
<b>Smoke Alarms</b>	<b>Certificate of Installation issued by Go Local Electrical Pty Ltd dated 22 December 2012 and also issued by Chris Lee Electrical Pty Ltd dated 17 May 2013</b>
<b>Structural Engineer's Compliance Certificate</b>	<b>Issued by Barrenjoey Consulting Engineers Pty Ltd dated 18 December 2013</b>
<b>BASIX Compliance Statement</b>	<b>Issued by Tony Berner Building Pty Ltd dated 30 August 2013</b>
<b>Waterproofing Compliance Certificate</b>	<b>Issued by B G Syer (Wet-Seal) undated and also Allied Waterproofing Pty Ltd dated 8 January 2013</b>
<b>Survey Report</b>	<b>Prepared by Bee &amp; Lethbridge dated 17 December 2012</b>
<b>Floor Design Compliance Statement</b>	<b>Issued by Spantec Systems Pty Ltd dated 11 September 2012</b>

# BASIX Completion Receipt

Receipt no.: CR-1391220136592-A145844

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General  
Date of issue: Saturday, 01/02/2014



## Principal certifying authority

Name: Tom Bowden  
Accreditation scheme: BPB  
Accreditation number: 0042

## Final Inspection

Date of final inspection: Tuesday, 11/06/2013

## BASIX Certificate details

BASIX Certificate no.	A145844
Project name	Stonell Granny Flat
Street address	8 Nailon Place
Suburb	Mona Vale
Postcode	2103
Local Government Area	Pittwater Council

# BASIX Completion Receipt

Receipt no.: CR-1391219688007-A137816

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General  
Date of issue: Saturday, 01/02/2014



Principal certifying authority

Name:	Tom Bowden
Accreditation scheme:	BPB
Accreditation number:	0042

Final Inspection

Date of final inspection:	Tuesday, 11/06/2013
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BASIX Certificate details

BASIX Certificate no.	A137816
Project name	STONELL S96
Street address	8 Nailon Place
Suburb	Mona Vale
Postcode	2103
Local Government Area	Pittwater Council

## BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 1/7/11  
 Address 8 Marlon Place Mona Vale  
 DA No. \_\_\_\_\_ CC No. 2011/4297 CDC No. \_\_\_\_\_  
 Requested by: Jonny Burner Ph No. 0418 979 577

### General Stage Inspections

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation    | <input type="checkbox"/> Waterproofing                  |
| <input checked="" type="checkbox"/> PCA Signage              | <input checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater                     |
| <input type="checkbox"/> Sediment Controls                   | <input type="checkbox"/> Floor Framing / Slab       | <input type="checkbox"/> Pool Fence                     |
| <input type="checkbox"/> Tree Protection Measures            | <input type="checkbox"/> Wall Framing               | <input type="checkbox"/> Final Inspection               |
| <input type="checkbox"/> Building Commencement               | <input type="checkbox"/> Roof Framing               | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____               |   |   |

☒ An inspection of ground floor slab has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$\_\_\_\_\_ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Steel site factory

Note room reduced in size owner to apply to  
Council for modification

Signed: A Bailey Accreditation No. BPB0015 Date: 1/7/11  
 Accredited Building Surveyor

## BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 1/9/11  
 Address: 8 Harlow Place Mona Vale  
 DA No. \_\_\_\_\_ CC No. 2011/4297 CDC No. \_\_\_\_\_  
 Requested by: Jonny Berner Ph No. 0418 979 577

### Critical Stage Inspections

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing                  |
| <input type="checkbox"/> PCA Signage                         | <input type="checkbox"/> Steel Placement         | <input type="checkbox"/> Stormwater                     |
| <input type="checkbox"/> Sediment Controls                   | <input type="checkbox"/> Floor Framing / Slab    | <input type="checkbox"/> Pool Fence                     |
| <input type="checkbox"/> Tree Protection Measures            | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection               |
| <input type="checkbox"/> Building Commencement               | <input checked="" type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____               |  |   |

☒ An inspection of wall & roof framing to dwelling addition has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ \_\_\_\_\_ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Engineer to certify modification to beam supporting roof  
between living and kitchen area.

Signed: A Bailey Accreditation No. BPB0015 Date: 1/9/11 ✓  
 Accredited Building Surveyor

## BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 11/9/12  
 Address: 8 Nailen Place Mona Vale  
 DA No. .... CC No. 2011/4297A CDC No. ....  
 Requested by: Jonny Benner Ph No. 0418 979 577

### Critical Stage Inspections

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input checked="" type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing                  |
| <input type="checkbox"/> PCA Signage                         | <input type="checkbox"/> Steel Placement                    | <input type="checkbox"/> Stormwater                     |
| <input type="checkbox"/> Sediment Controls                   | <input type="checkbox"/> Floor Framing / Slab               | <input type="checkbox"/> Pool Fence                     |
| <input type="checkbox"/> Tree Protection Measures            | <input type="checkbox"/> Wall Framing                       | <input type="checkbox"/> Final Inspection               |
| <input type="checkbox"/> Building Commencement               | <input type="checkbox"/> Roof Framing                       | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____               |   |   |

☒ An inspection of pad footings has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$\_\_\_\_\_ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Pad footings in accordance with engineers detail

Signed: A Bailey Accreditation No. BPB0015 Date: 11/9/12 ✓  
 Accredited Building Surveyor

## BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 22/10/12  
 Address 8 Nailon Place Mona Vale  
 DA No. 2011/4297A CC No. 2011/4297A CDC No.   
 Requested by: Jonny Ph No. 0418 979 577

### Critical Stage Inspections

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing                  |
| <input type="checkbox"/> PCA Signage                         | <input type="checkbox"/> Steel Placement         | <input type="checkbox"/> Stormwater                     |
| <input type="checkbox"/> Sediment Controls                   | <input type="checkbox"/> Floor Framing / Slab    | <input type="checkbox"/> Pool Fence                     |
| <input type="checkbox"/> Tree Protection Measures            | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection               |
| <input type="checkbox"/> Building Commencement               | <input checked="" type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____               |  |   |

- ☒ An inspection of wall & roof framing has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.
- ☐ Complete the work detailed hereunder.
- ☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$\_\_\_\_\_ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Framing satisfactory

Signed: A Bailey Accreditation No. B1160915 Date: 22/10/12  
 Accredited Building Surveyor

## BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : PITTWATER Date of Inspection 15 NOVEMBER 2012

Address 8 WILSON PLACE MONA VALE

DA No. 2011/4297A CC No. 2011/4297A CDC No. 2011/4297A

Requested by: TONY BERNER Ph No. 0418 779 577

### CRITICAL STAGE INSPECTIONS

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation    | <input type="checkbox"/> Waterproofing                  |
| <input type="checkbox"/> PCA Signage                         | <input checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater                     |
| <input type="checkbox"/> Sediment Controls                   | <input type="checkbox"/> Floor Framing / Slab       | <input type="checkbox"/> Pool Fence                     |
| <input type="checkbox"/> Tree Protection Measures            | <input type="checkbox"/> Wall Framing               | <input type="checkbox"/> Final Inspection               |
| <input type="checkbox"/> Building Commencement               | <input type="checkbox"/> Roof Framing               | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____               |   |   |

☒ An inspection of Steel to carport & driveway has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ \_\_\_\_\_ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Steel re-inspection

Signed:

A Bailey  
Accredited Building Surveyor

Accreditation No. BPB0015

Date: 15/11/12 ✓

## BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 23/11/12  
 Address 8 Nairn Place Mona Vale  
 DA No. 2011/4297A CC No. 2011/4297A CDC No. 2011/4297A  
 Requested by: Jay Ph No. 0418 979 577

### Critical Stage Inspections

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input checked="" type="checkbox"/> Waterproofing       |
| <input type="checkbox"/> PCA Signage                         | <input type="checkbox"/> Steel Placement         | <input type="checkbox"/> Stormwater                     |
| <input type="checkbox"/> Sediment Controls                   | <input type="checkbox"/> Floor Framing / Slab    | <input type="checkbox"/> Pool Fence                     |
| <input type="checkbox"/> Tree Protection Measures            | <input type="checkbox"/> Wall Framing            | <input type="checkbox"/> Final Inspection               |
| <input type="checkbox"/> Building Commencement               | <input type="checkbox"/> Roof Framing            | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____               |  |   |

☒ An inspection of waterproofing to secondary dwelling has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$\_\_\_\_\_ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Waterproofing water factory

Signed: A. Bailey Accreditation No. APB0915 Date: 23/11/12  
 Accredited Building Surveyor

# TRITHOR

## WAYS BETTER TERMITE PROTECTION

### Certificate of Compliance in accord AS 3660.1-2000

This Certificate is to certify that Trithor Termite Protection was installed by a Trithor Authorised Installer in accord with the specifications of the manufacturer, Ensystex Australia Pty Ltd. Trithor Termite Protection complies with the requirements of AS3660.1-2000 Termite management - New building work the referenced Standard of the Building Code of Australia. Trithor Termite Protection forms part only of the termite management system for a new property. A concrete slab constructed in accordance with AS 2870 Residential slabs and footing construction is also required.



**NB** a copy of this Report is to be attached to the Trithor Termite Damage Warranty N°: 2011-06-0008965STB

Installation Date: 30 June 2011  
Installation Address: 8 Nailon Place  
MONA VALE NSW 2103

Builder: Tony Bumer Building

Building Description:	Residential Building
Total Square Metres Installed:	0
N° of Service Penetrations Protected:	0
Lineal Metres of Building Protected:	34

**Comments:**

Installed Trithor Termite protection to the construction joint and perimeter cavity to the extension of the residential building on site.

 **Rentokil**  
Termite Barriers

Signed by: \_\_\_\_\_

Dial: 1300 855 822

[www.rentokilpestcontrol.com.au](http://www.rentokilpestcontrol.com.au)

COC-RPC 4.02 02.10

Page 1 of 1



## GO LOCAL ELECTRICAL PTY LTD

P.O. Box 1118 Mona Vale NSW 2103

Phone: 0418 411 931

ABN: 31 079 902 819

22nd December, 2012

To Whom It May Concern.

**Re: Installation of Smoke Alarms - 8 Nailon Place, Mona Vale 2103**

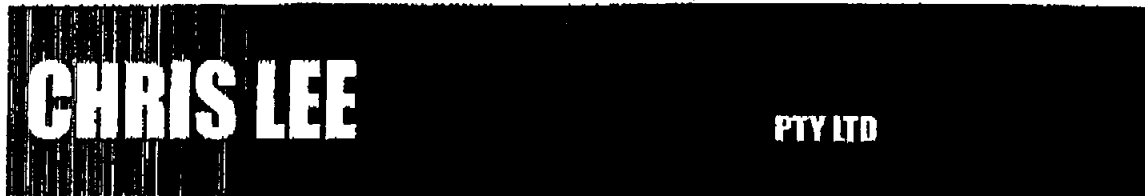
This is to certify that 240 volt hard wired smoke detectors have been wired and installed at 8 Nailon Place, Mona Vale 2103, in accordance with Australian standard AS 3786 - 1993.

Signed

Kev Marr  
Go Local Electrical  
Lic: 24023C

20/12 2013 16:11 FAX

001



Chris Lee Electrical Pty Ltd  
License 80770C ABN 89 072 684 327

DATE: 17<sup>th</sup> MAY 2013

165a Seaforth Crescent, Seaforth NSW 2092  
Phone: 02-9948-4114 Mobile: 0418-403-320 Fax: 02-9907-7878  
Email: [chris.lee.electrical@gmail.com](mailto:chris.lee.electrical@gmail.com)

ATTENTION: PITTWATER COUNCIL

RE: 8 NAILON PLACE MONA VALE NSW 2103

Chris Lee Electrical P/L has installed 2 X smoke detectors in the existing house at 8 Nailon Place Mona Vale NSW 2103.

These are connected to 240V and have battery backup. The wiring has been installed to AS3000. The smoke detectors comply with AS 3786/1993, AS/NZ 3100/1997 and BCA spec E2.2a.

Regards



A handwritten signature in black ink, appearing to read 'Chris Lee', written over the redacted area.

Chris Lee.

If any further information is required, please call Chris 0447 006 333 or Brett 0418 403 320

Barrenjoey Consulting Engineers Pty Ltd  
Stormwater Structural Civil  
abn 13124694917 acn 124694917

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R & R Stonell  
8 Nailon Pl  
Mona Vale  
NSW 2103

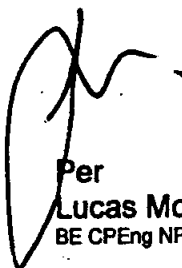
18<sup>th</sup> Dec 2013

**ALTERATIONS & ADDITIONS  
8 NAILON PL  
MONA VALE  
Job No 110101**

Barrenjoey Consulting Engineers Pty Ltd inspected the structural roof beam within the recently constructed alterations and additions at the above site address and are satisfied that this component has been constructed in accordance with the intention of the plans/instructions issued by this office and will therefore be structurally adequate for the loads likely to be imposed upon them.

Should further information regarding this matter be required please contact our office as outlined below.

Regards  
BARRENJOEY CONSULTING ENGINEERS Pty Ltd



Per  
Lucas Molloy (Director)  
BE CPEng NPER

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PO Box 672  
Avalon NSW 2107  
P: 9918 6264 M: 0418 620 330  
E: lucasbce@bigpond.com

Tony Berner Building Pty Ltd  
ABN 43 003 892 813 Licence No: 43396  
Ph: 9997 7472 Mob: 0418 979 577 Fax: 9997 7516  
Email: tonybernerbuilding@gmail.com

30<sup>th</sup> August, 2013

Insight Certifiers  
PO Box 326  
MONA VALE NSW 1660

**RE: 8 NAILON PLACE, MONA VALE**

This letter is to certify that the Basix requirements for the separate dwelling (Certificate No: A 1445844) and house renovation (Certificate No: A 137816) have been carried out in accordance with the requirements for:-

- Rainwater tanks
- Lighting
- Fixtures
- Insulation requirements
- Windows and glazed door requirements

Signed



Anthony Berner



Installation Certificate

B G Syer  
(The Franchisee)  
ABN 89 124 218 741 Lic. No. 11498C

PO Box 16,  
COLLARROY NSW 2097

The Franchisee (Installer) whose name appears at the head of this Installation Certificate has entered into an agreement with the customer identified below to undertake the work described below. The said Franchisee operates as an independent business. The Franchisee warrants that the Work has been completed in a proper and workmanlike manner. Wet-seal Management Pty Ltd (ACN 002 756 087) is the Franchisor (Seller) and collecting agent of the Franchisee. Once the membrane has been installed it is the customer's responsibility to cover it to protect against damage or ultra-violet degradation. Any product or covering installed over a Wet-seal product must comply with relevant Australian standards, otherwise the warranty will be void. Any unauthorised alteration will invalidate this certificate.

Customer:  
Tony Burner building Pty Ltd  
97 Cabbage tree rd  
BAYVIEW NSW 2104

Ref #:4N0851  
Job Date: 29/09/2011

Installation Address:

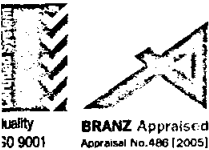
8 Nailon st  
MONA VALE NSW 1660

7 Years Guarantee.

Installations ("Work"):

Area:	Location:	Shower Type:	Bath Type:	Notes:
BATHROOM Full Floor	Ground	WALK IN Shower Wall Tanked		
BATHROOM Full Floor	Ground	OVER BATH Shower Wall Tanked		

Michael Ellis - authorised signatory for and on behalf of the Wet-seal Franchisee.



THIS CERTIFICATE given by the Franchisee certifies that: (a) the installations scheduled above ("Work") have been carried out at the above premises ("Installation Address") using the appropriate system; (b) the Work has been undertaken by the Franchisee; (c) the system of waterproofing used in the Work (i) complies with Australian Standard 4858; (ii) complies with part 3.8.1 of the Building Code of Australia (BCA) as amended and complies with Australian Standard 3740; (d) the system of waterproofing and the products used/comprised in the Work have been tested in respect of application and/or use in Australia by the Commonwealth Scientific and Industrial Research Organisations (CSIRO) as meeting the requirements of Australian Standard 4992.

# ***Allied*** Waterproofing Pty Ltd

ABN 92 116 470 430

Licence no 180098C

Trafficable Membranes  
Torch on Membranes  
Tanking

Protective Coatings  
Bathrooms  
Balconies

All Damp Work  
All Remedial Works  
Concrete Cancer

## *Certificate*

TO:

Tony Burner Building

JOB SITE:

8 Nailon Place, Mona Vale

DATE OF COMPLETION:

23/11/2012

WORKS COMPLETED:

Waterproof 1 x bathroom wet area to AS3740 Standards  
Waterproof 1 x laundry wet area to AS3740 Standards

I hereby certify that the product used Tremco Vulkum NEM for waterproofing the above works has been installed in accordance with the requirements of BCA Part 3.8.1 AS3740 Standards and the manufacturers specifications and details.

I am appropriately qualified and experienced to provide the certification for this componet of the project - Waterproofing/Supervisor Licence no 21115S

Murray Stark:.....

Date:.....8.1.13

37 Adams Street, Frenchs Forest NSW 2086  
Tel: 02 9975-5120

Mobile: 0417-288-974

Fax: 02 9451-3880

Our Ref: \*C2316\*



**Bee & Lethbridge**

Quality Surveying & Development Solutions

Our ref: 17294

Mr & Mrs Stonell  
8 Nailon Place  
MONA VALE NSW 2103

17 December 2012

Dear Sir and Madam,

**Re: Property: 8 Nailon Place, Mona Vale**

As requested by you we have attended the subject site and observed floor levels on Australian Height Datum as listed below.

New floor level – main residence	2.46 AHD
Floor level studio	2.675 AHD

Please contact this office if you have any questions regarding this matter.

Yours faithfully

Warren Bee  
**REGISTERED SURVEYOR**

[www.beeleth.com.au](http://www.beeleth.com.au)

**Bee & Lethbridge Pty Ltd**  
Suite 2, 14 Starkey Street,  
PO Box 330, Forestville, NSW 2087  
**Phone: 9451 6757 Fax: 9975 3535**  
ABN: 13 003 194 447



Members of The Institution of Surveyors

# SPANTEC

SPANTEC SYSTEMS PTY LTD

Dear Tony,  
Tony Berner Building

11<sup>TH</sup> Sept 2012

**Re: Floor Design Information**

**Working drawings: Ref. GF1-D6466**  
**Residence situated at: 8 Nailon Place Monovale NSW 2103**  
**For: Mr & Mrs Stonell**

The floor design and working drawings for the above residence were prepared by Spantec Systems Pty Limited in accordance with certified span charts and relevant design requirements.

The floor system has been designed for a live load of 1.5 kPa for the internal floor.

Sub-floor supports are Spantec standard 65mm Adjustable piers up to a maximum height of 1200mm. It is the builder's responsibility to ensure that all point loads from lintels are not supported by the floor frame only and these loads are transferred to foundations. The design for the foundations, tie-down, sub-floor bracing and fixing Boxspan to other structures is excluded and is by others.

The design by Spantec Systems Pty Limited does not include Structural members other than Boxspan members.

Spantec Systems design charts have been prepared in accordance with the following Australian Standards:

1. Material Properties - AS1397-1977 Zinc coated steel G550
2. Load Conditions - AS1170 – 2002 SAA loading Code
  - Part 1: Dead and live loads and load combination
  - Part 2: Wind Loads

Yours faithfully,  
**SPANTEC SYSTEMS PTY LTD**



Andrew Petkovic  
Design Manager