

-6 FEB 2009

General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Dear Sir/ Madam

Development Consent No. DA131/07
Construction Certificate No. 2007/2265

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

1. Occupation Certificate No. 2007/2265
2. A cheque for \$30.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

NB: The refund of Council's Builder Security Deposit as paid is now requested.

Yours faithfully



Stephen Pinn
Insight Building Certifiers Pty Ltd

Manly Council	
REC	9 FEB 2009
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CERTIFIER

\$ 30

R. 585976

9.2.09 

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: 2007/2265

Land to which this certificate applies:

Address: 42 Quinton Road, Manly

Lot No: 49 Volume: 2402 Folio: 97

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. DA131/07 is in force for this development.**
- **Construction Certificate No. 2007/2265 has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**
- **Refer to the attached Schedule of all critical stage inspections.**

Determination date: 16 FEB 2009



Stephen Pinn

Accredited Certifier – Accreditation No. BPB0326

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**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)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Commencement of building works	Inspected	5/09/2007
Excavation for footings	n/a	n/a
Prior to pouring of any in-situ reinforced concrete	Inspected	2/10/2007
Prior to the covering of any framework	Inspected	2/11/2007
Prior to covering waterproofing in any wet area	Inspected	9/11/2007
Prior to covering any stormwater drainage connections	n/a	n/a
Other required inspections	n/a	n/a
Final Inspection	Inspected	17/04/2008

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

Glazing Certificate	Architectural Glass Installations dated 1 February 2008
Glazing Certificate	Architectural Glass Installations dated 1 February 2008
Glazing Certificate	Architectural Glass Installations dated 1 February 2008
Glazing Certificate	Donalco
Glazing Certificate	Scar Top Joinery
Smoke Alarm Certificate	Raw Electrical Pty Ltd
Waterproofing Certificate	Hans Schmidt & Sons Pty Ltd
Termite Certificate	Reference no. A156796
Structural Certificate	Frank Manley Pty Ltd

COPY

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Manly Date of Inspection 9.11.07

Address 412 Quinlan Road Manly

DA No. _____ CC No. 2007/2565 CDC No. _____

Requested by: Martin Schmidt Ph No. 0410 512 025

Critical Stage Inspections

- | | | |
|---|---|--|
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☒ Waterproofing | ☐ Photographic record |

☒ An inspection of waterproofing to bathroom & ensuite 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 satisfactory

Signed: A Bailey Accreditation No. APB0015 Date: 9.11.07
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Manly Date of Inspection: 2.10.07

Address: 42 Quinton Road Manly

DA No: DA 131/07 CC No: 9902/2268 CDC No: _____

Requested by: Manly Ph No: 0410 512 025

Critical Stage Inspections

- | | | |
|---|---|---|
| ☐ PCA Signage | ☒ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☒ Footings and Excavation | ☐ Waterproofing | ☒ Photographic record |

☒ An inspection of steel to lower ground floor slabs 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 satisfactory

Signed: A. Bailey Accreditation No: AP60015 Date: 2.10.07
Accredited Building Surveyor

ARCHITECTURAL GLASS & INSTALLATIONS

BUONA 4 TUNA 4 US PTY LTD. ABN 20 608 147 472 BRN V7035832

GLAZING CONTRACTORS LICENCE No. 181013C

PO BOX 668 MOOREBANK 1875. PHONE 9773 7766. FAX 9773 7799 MOB 0412 903 903

CERTIFICATE OF COMPLIANCE

TO :

SCHMIDTS Pty Ltd
P.O. BOX 1660
NEUTRAL BAY 2089

DATE :

1st FEBRUARY, 2008

PROJECT ADDRESS :

42 QUINTON RD. MANLY

PROJECT DESCRIPTION :

FRAMELESS GLASS SLIDING DOOR

This is to certify that the 10mm Frosted Toughened 'A' grade safety glass supplied and installed by Architectural Glass and Installations, for Downstairs Ensuite Sliding Door, is manufactured to Australian Standard AS 2208 "Safety glazing Materials" for the use in buildings (Human Impact Considerations), installed to Australian Standard AS 1288 (Section 5, Human Impact Safety Requirements.)



Nicholas Commisso
Authorised signatory

ARCHITECTURAL GLASS & INSTALLATIONS

BUONA 4 TUNA 4 US PTY LTD. ABN 20 608 147 472 BRN V7035832

GLAZING CONTRACTORS LICENCE No. 181013C

PO BOX 668 MOOREBANK 1875. PHONE 9773 7766. FAX 9773 7799 MOB 0412 903 903

CERTIFICATE OF COMPLIANCE

TO :

SCHMIDTS Pty Ltd
P.O. BOX 1660
NEUTRAL BAY 2089

DATE :

1st FEBRUARY, 2008

PROJECT ADDRESS :

42 QUINTON RD. MANLY

PROJECT DESCRIPTION :

FRAMELESS GLASS ROOFS

*This is to certify that the **10mm Frosted Toughened 'A' grade safety glass** supplied and installed by Architectural Glass and Installations, for **Downstairs Bedrooms Glass Roofs**, is manufactured to Australian Standard AS 2208 "Safety glazing Materials" for the use in buildings (Human Impact Considerations), installed to Australian Standard AS 1288 (Section 5, Human Impact Safety Requirements.)*



Nicholas Commisso
Authorised signatory

May 27, 2008

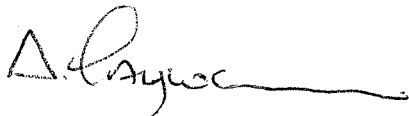
Martin Schmidt
Schmidt's Pty Ltd
143 Wyadra Ave
NORTH MANLY NSW 2100

RE: Project @ 42 Quinton Road, Manly

We confirm that the aluminium framed windows & doors supplied by this company on the above project were glazed in accordance with the requirements of AS 1288.

We trust this certification is satisfactory. Should you require further information please contact us.

Yours faithfully,



Andrew Caldwell
DONALCO WINDOWS PTY LTD

Donalco Windows Pty Ltd
ABN 84 003 103 571
51 Chard Road
PO Box 257
Brookvale
NSW 2100
Ph 9938 5777
Fx 9905 0692

Email donalco@bigpond.net.au

**Sales**

Unit 9/92a Mona Vale Road
Mona Vale NSW 2103
P: 02 9979 7482
F: 02 9979 7681

Sales/Factory

11 Ketch Close
Fountaindale NSW 2258
P: 02 4389 7222
F: 02 4388 4550

Accounts

PO BOX 5011
Chittaway Bay NSW 22

To whom it may concern

Deemed to Comply
Certificate

We certify that the windows and doors manufactured and the glass supplied and installed
into the windows and doors manufactured by Scar Top Joinery Pty Ltd
At

42 Quinton Rd, Manly

Is in accordance with the requirements of Australian Standards
2047, 1288 and 2208

Minimum Performance Test Results and rating Achieved

Water Resistance
Structural
Structural
Rated

150 Pascal
1000 Pascal for windows
700 Pascal for sliding doors
N1 and N2

Yours Faithfully

Luke Gillespie

Dated:

07/2265

ARCHITECTURAL GLASS & INSTALLATIONS

BUONA 4 TUNA 4 US PTY LTD. ABN 20 608 147 472 BRN V7035852
GLAZING CONTRACTORS LICENCE No. 181013C
PO BOX 668 MOOREBANK 1873. PHONE 9773 7766. FAX 9773 7799 MOB 0412 903 903

CERTIFICATE OF COMPLIANCE

TO: SCHMIDTS Pty Ltd
P.O. BOX 1660
NEUTRAL BAY 2089

DATE: 1st DECEMBER, 2008

PROJECT ADDRESS: 42 QUINTON RD. MANLY

PROJECT DESCRIPTION: FRAMELESS GLASS BALUSTRADE

This is to certify that the 12mm Clear Toughened 'A' grade safety glass supplied and installed by Architectural Glass and Installations, for Rear Balconies for Downstairs Terrace, Level 1 and Internal Stairwell, is manufactured to Australian Standard AS 2208 "Safety glazing Materials" for the use in buildings (Human Impact Considerations), installed to Australian Standard AS 1288 (Section 5, Human Impact Safety Requirements.) and in accordance with Australian Standard AS 1170.1



Nicholas Commisso
Authorised signatory

RAW ELECTRICAL P/L
PO BOX 659
NARRABEEN 2101
TEL/FAX: 9452 5573
MOB: 0409839 683

ABN: 30099868596
LIC# 181229C

To whom it may concern,

This is to certify that the premises at 65 Harbord Road, Harbord have smoke detectors installed. They are permanently connected to the A.C supply, are interlinked and have battery backup, as per AS 3786-1993.

If you require any further information please contact us.

Regards

AARON RAWSON

Hans Schmidt & Son Pty. Ltd.

Builders

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Heath and Renae McLaren
42 Quinton rd
Manly 2096

31-Jul-08

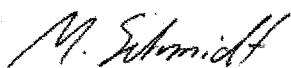
Dear Heath,

Waterproofing Certification

This is to certify that the waterproofing to the 2 new bathrooms located in the ground floor, as part of the renovation to the above listed property, was installed in accordance to AS3740.

I trust the above details are satisfactory. Please do not hesitate in contacting me if you have any queries.

Faithfully your



Martin Schmidt

134 WYADRA AVENUE, NORTH MANLY NSW 2100 FAX: (02) 8212 5848 MOBILE: 041 051 2025

Account Details: Schmidt's Pty Ltd BSB: 032 191 Account No: 26 36 34 Bank: Westpac
ABN:48003392676 License No40375

FRANK MANLEY PTY LTD
B.E. M.Eng.Sc. M.I.E.Aust. ABN 62 002 419 481
CONSULTANT STRUCTURAL ENGINEERS

26 Third Avenue (PO Box 26)
Willoughby East NSW 2068
(02) 9958 2112 Phone + fax

Reference
0734
7-12-07

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The Building Department
Manly Council
PO Box 82
MANLY 1655

Re: Alterations and additions to the residence at **42 Quinton Road, Manly**
for **R. Kennedy & H. McLaren**

Dear Sir,

I hereby certify that the following structural items have been inspected when appropriate during construction on the above project:

1. Steel beams supporting existing slabs and brick walls above, including supports.
2. New lintel beams in existing brick walls.
3. Reinforcement for lower level slabs on ground, tied to existing slabs.

These items were found to be structurally adequate.

Yours faithfully,

F. L. Manley

Frank Manley

(6)

Certificate of Termite Treatment

in accordance with AS 3660.2-2000

Post construction

PAD (4)

Name of owner/builder Martin Smith Ltd No **A** 156796

Property Address 42 Dupont Rd

Manly NSW Post Code 2095

AS 3660.2 Termite Work: Nest Eradication and/or Live Termite Activity Control ☐

Termite Management System(s) Installed

Monitoring and Baiting ☐ Repellent Liquid Termiticide Treated Zone ☒

Non-Repellent Liquid Termiticide Treated Zone ☐ Chemical Reticulation System ☐ Physical Barrier ☐

Nest Removal, Eradication and/or Live Termite Activity Control:

A termite nest was/was not (cross out one or the other) located in/at _____ and therefore was/was not (cross out one or the other) removed or was treated with _____. All termite entry points should be found. Finding them may result in us causing damage to your property. We take no responsibility for the cost of the repair of such damage and you agreed to meet the full cost of all such repairs. Termite entry points were found in the following area(s) _____

Termite activity was treated by the direct application of _____ termiticide agent registered for this use into termite workings in the following area(s) _____ and will require inspection in 7 to 28 days. If termite activity is still present at this inspection then further termiticide agent will be required and a further inspection will be required. Such colony control treatment should continue until all termite activity has ceased. The termite management system(s) as indicated above should not be installed until after all evidence of termite activity has ceased, but this need not apply to monitoring and baiting systems.

Liquid Termiticide Treated Zone(s)/Reticulation system(s): If Reticulation System (brand is): Liquid

A Treated Zone/Reticulation System (cross out if not applicable) was installed to the following areas: Prepared
soil/areas (sub/floor) extension (rear) remainder S/Floor

using the liquid termiticide D. Fly which contain the active constituent(s) B. Fenthrin concentration of the liquid termiticide/s used was 100g/Ltr % and the total volume used was _____ Lt. Termiticide barriers degrade (break down) over time and should be replenished in the future. The Termiticide manufacturers claim their products should last from 2 to 10 years depending on the type and strength of termiticide used and the site conditions. So in the future, after one of the required regular inspections of the property, the inspector may advise you of the need to re-install the treated zone or barrier.

The Recharge Interval for Reticulation System Installed is: N/A

If this treatment was carried out as part of a treatment for active termites then an inspection of the property and buildings should be carried out one to three months after the completion of this treatment and again three months after that.

OTHER TERMITE MANAGEMENT SYSTEM (ie Physical Barriers and Baiting & Monitoring):

Another Termite Management System(s) was installed in the following area(s): _____ The (System) is _____

The method(s) of installation was _____

_____ The system is/is not (cross out one or the other) in combination with a liquid termiticide treated zone and is/is not (cross out one or the other) integrated with the building to form the termite management system. Please see the section limitations.

The Termite Management System(s) installed using all or any of the above system(s) is a full/incomplete (cross out one or the other) treatment. Incomplete treatments are unlikely to be effective and on going more frequent inspections are required and further treatments may also be required. No warranty can be given where only incomplete termite management system(s) have been installed.

Limitations that apply to the above installation are: Existing Home with
concrete lower floor areas, treated only
where builder opened.

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : MANLY Date of Inspection 5/9/2007
 Address 42 QUINTON Road Manly
 DA No. _____ CC No. 2007/2265 CDC No. _____
 Requested by: Builder Ph No. _____

Critical Stage Inspections

- | | | |
|---|---|--|
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☒ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☐ Waterproofing | ☐ Photographic record |

☒ An inspection of Commencement 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.~~

Signed: [Signature] Accreditation No. B920326 Date: 5/9/2007
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : MANLY Date of Inspection 2/11/07
 Address 42 Quinton Road, MANLY
 DA No. _____ CC No. 2007/2265 CDC No. _____
 Requested by: Builder Ph No. _____

Critical Stage Inspections

- | | | |
|---|---|--|
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☐ Waterproofing | ☐ Photographic record |

☒ An inspection of frame 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.**

Signed: _____

Accredited Building Surveyor

Accreditation No. BPB 0326

Date: 2/11/07