

20 JUL 2011  
General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir/ Madam

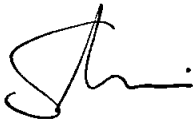
**Development Consent No. N0387/05**  
**Construction Certificate No. 2006/1049**

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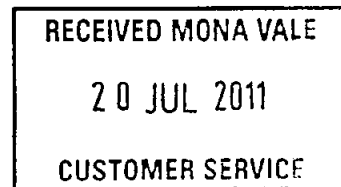
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2006/1049
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



**Stephen Pinn**  
**Insight Building Certifiers Pty Ltd**



\$36 REC: 304688 20/7/11

## 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: 2006/1049

Land to which this certificate applies:

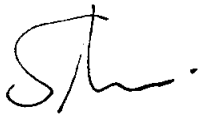
Address: 23 Grevillea Avenue, Warriewood

Lot No: 3 DP No: 1065723

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. N0387/05 is in force for this development.
- Construction Certificate No. 2006/1049 has been issued with respect to the plans and specifications for a new dwelling only.
- 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.
- Various Building Inspection Reports and Certifications.

Determination date: 20 JUL 2011



**Stephen Pinn**  
Accredited Certifier – Accreditation No. BPB0326

2006/1049

26<sup>th</sup> September, 2006Our Job Ref: **24349**Mr Craig Henery  
Emerald Design  
12a Bindook Crescent  
TERREY HILLS NSW 2085**STRUCTURAL CERTIFICATE**

<b>Dates of Inspection</b>	14 <sup>th</sup> & 20 <sup>th</sup> December, 2005
<b>Address of Inspection</b>	Lot 23 Grevillea Avenue Warriewood
<b>Footing Type</b>	Raft Slab.
<b>Ground Bearing</b>	Concrete Piers to Sandy Clay Bearing
<b>Concrete Specified</b>	F'c 20 MPa.
<b>Proposed Development</b>	Residential dwelling.
<b>Codes - Residential Slabs &amp; Footings</b>	AS 2870.1 - 1996 AS 2870. Supp 1 - 1996

Please be advised that footings and slab reinforcement for the proposed dwelling presently under construction, was inspected by myself on the above dates.

Footings and slab reinforcement was laid in a satisfactory manner in accordance with the Engineers Instructions and Drawings. Concrete piers were required to achieve a uniform bearing throughout. Slab Design and Drawings are in accordance with AS 2870.1 (1996) and AS 2870.Supp 1 (1996) respectively.

The polythene membrane was correctly laid and joined to form a protective vapour barrier.

Pier Hole Construction was satisfactory at the time of the inspection.

The Engineer was not requested to be present on site during either concrete pour. The design of the completed slab is in accordance with the above codes.

Considering the above, concrete may be poured at the earliest possible time.

Yours faithfully,

  
BARRY T. SYME

24 January 2007

**EMERALD DESIGNS**  
**ABN 87 724 267 283**  
**Craig Henery**  
**Builders Licence 180308C**  
**23 Grevillea Avenue,**  
**Warriewood NSW 2102**

**ph 0418 281 226**  
**fax 9999 5230**

Insight Development Consultants  
PO Box 326,  
Mona Vale NSW 1660.

**Re: Wet area waterproofing at 23 Grevillea Avenue, Warriewood**

Dear Stephen,

I confirm to you the wet area waterproofing for the above building was performed in accordance with the Building Code of Australia and the relevant Australian Standard.

The areas of work included

- 1 x ground floor laundry
- 1 x ground floor powder room
- 1 x first floor main bath, WC and vanity area
- 2 x first floor ensuites

Regards)

Craig Henery





AWA

AUSTRALIAN  
WINDOW  
ASSOCIATION

# Compliance Certificate

## VISTA

is a participating member of the **AWA Accreditation Program**, provides a **7 year Guarantee** against faulty workmanship and materials, is committed to the **Industry Code of Conduct** and has met the requirements of the annual **AWA Compliance Audit** conducted by a **NATA accredited audit**

The manufacturer certifies that the windows and doors supplied to:

23 Grevillea Ave  
Warriewood

Delivered on:

have been manufactured to comply with the Australian Window Standard **AS2047** and the Glass Standard **AS1288** including human impact requirements as specified in the order.

Paul Imola



Accreditation No. 13739

This inspection service is accredited by the National Association of Testing Authorities Australia. The services reported herein have been performed in accordance with the scope of accreditation

The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings

Builder / Installer

Date:

18<sup>th</sup> October, 2006

Visit the website: [www.awa.org.au](http://www.awa.org.au) for accreditation details



# Hornsby Glass

ABN: 91 098 881 826 Decaglass Pty Ltd

*Title to all goods remains with Hornsby Glass until paid for in full.*

144 George St Hornsby NSW 2077

Ph: (02) 9482 9255 Fax: (02) 9482 9266 Email [Decuglass@aol.com](mailto:Decuglass@aol.com)

## Certificate of Compliance

**Date:** 31-01-2007

**Customer:** Emerald Design

**Job Address:** 23 Grevillea Ave Warriewood

**Phone:** 99995230

**All Glass supplied and or installed by Hornsby Glass is supplied in accordance with Australian Standards human impact requirements AS1288.**

*Yours Sincerely*

*Mark Menenti*

Payment (please tick):  Cash  Cheque  Direct Deposit  Bankcard  MasterCard  Visa  
For payment by Direct Deposit: Please note Business Name or Invoice Number on deposit reference.  
Bank: Westpac Woy Woy Account Name: Decaglass Pty Ltd BSB: 032-527 Account No: 13 8993

Credit Card Pay: Card No: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Exp: \_\_\_\_ / \_\_\_\_

Cardholder Name: \_\_\_\_\_ Signature: \_\_\_\_\_



# Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road East Hawthorn Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No. 2006-1-1239

This Warranty covers damage by Subterranean Termites ("Termites") only. Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to:

- (a) chattels of any nature whatsoever including (but without limiting the foregoing) antiques, heirlooms, paintings, artwork; and
- (b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period, Bayer will without charge to the Owner:

- (a) repair the Kordon barrier where practicable;
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged.

To the extent permitted by the Law of the State or Territory in which the premises are located:

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty.

This Warranty shall only have effect if the Kordon is installed by a Bayer Accredited Installer.

#### OWNER'S RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings. If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer.

#### EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier.

If at any time during the Warranty Period, the Owner

- (a) allows or fails to prevent accumulation of:
  - (i) wood, rubbish or timber against the Building; AND
  - (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.
- (b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier.

If the Kordon is installed other than by a Bayer Accredited Installer.



BUILDING: 23 Grevillea Avenue

Warriewood, NSW, 2102

DATE OF INSTALLATION: 10/01/2006

BAYER ACCREDITED INSTALLER: Kieron Ronan

Spectrum Pest Management

PO Box 1600, Dee Why, NSW, 2099

CONTACT NUMBER: 1300 134 286

ACCREDITATION No: N134

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER.

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.





**Certificate of Compliance**

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996.

NOTE: This is to be attached to Warranty Document Number: 2006-1-1239

Installation Address:	<u>23 Grevillea Avenue</u> <u>Warriewood</u> <u>NSW</u> <u>2102</u>	Installation Date:	<u>10/01/2006</u>
Builder:	<u>Craig Henry</u>	Phone Number:	<u>0418 281226</u>
Owner:	<u>Craig Henry</u>	Phone Number:	<u>0418 281226</u>
Local Council:	<u>Pittwater Council</u>	Phone Number:	<u>02 99701111</u>

Job Type: Large Job - Full Perimeter Protection  
 Total square metres installed: 26.3  
 Number of service penetrations protected: 8  
 Product punctures repaired where/if necessary: True

Company Contact:	<u>Kieron Ronan</u>	Accreditation Number:	<u>N134</u>
Installer's Name:	<u>Kieron Ronan</u>	Phone Number:	<u>1300 134 286</u>
Company Name:	<u>Spectrum Pest Management</u>	Fax Number:	<u>02 9984 0833</u>
Address:	<u>PO Box 1600</u> <u>Dee Why</u> <u>NSW</u>	Post Code:	<u>2099</u>

Authorised Signature: \_\_\_\_\_ Date: 18/10/2006

Comments:



# Site Installation Report

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996

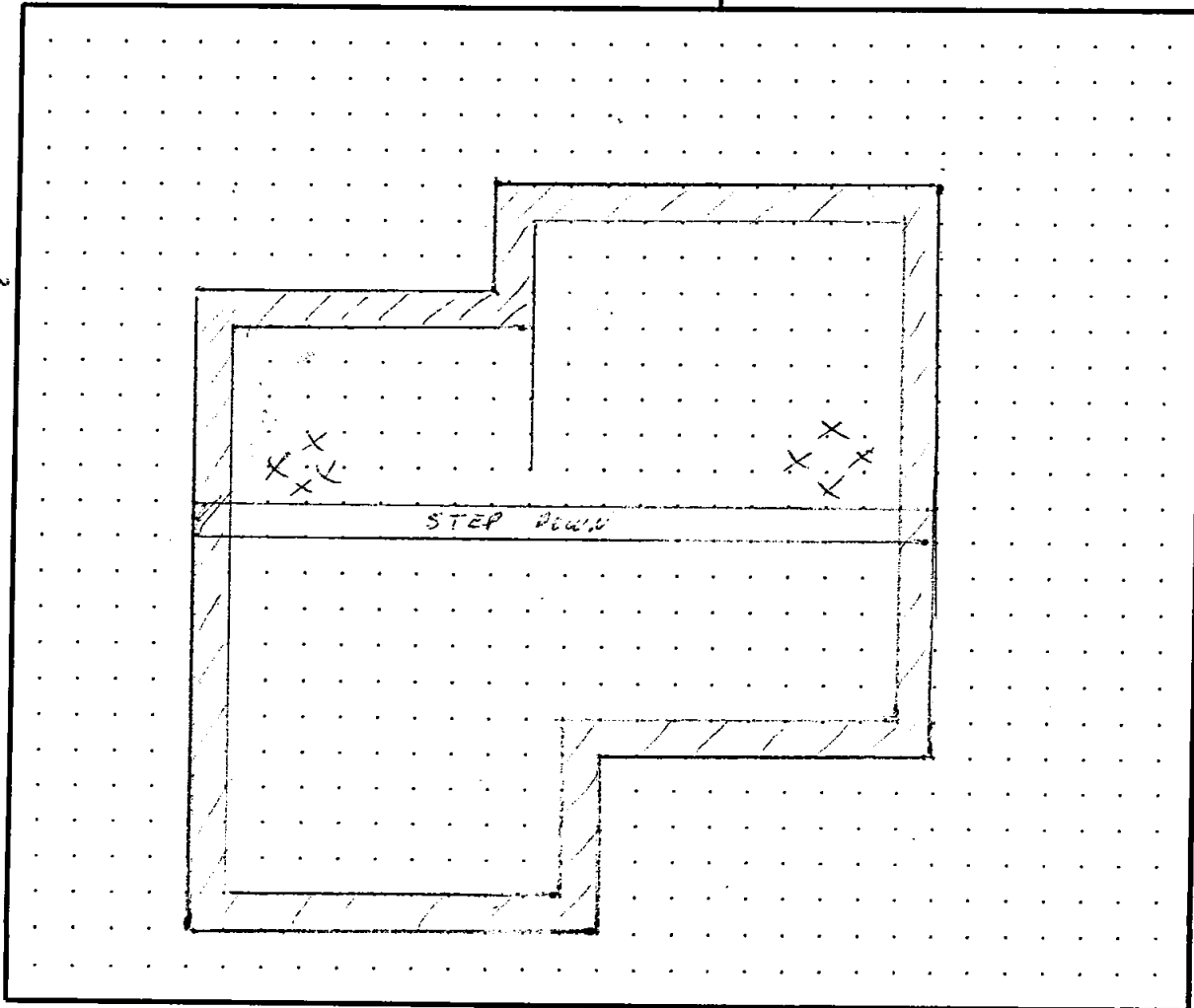
NOTE: This is to be attached to Warranty Document Number:

2006-1-1239

Installation Address: 23 Grevillea Avenue  
Warriewood  
NSW  
2102

Installation Date: 10/01/2006

Legend:	<i>////</i>	<i>Perimeter</i>
	<i>X</i>	<i>Perforations</i>





Sigi Melderis, Assets Restoration Officer  
8am to 5pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1348 Mobile 0407 957 032

*Pa 4/8/06*

25 July 2006

Craig and Carol Henery  
12A Bindook Crescent  
TERREY HILLS NSW 2084

Dear Mr and Mrs Henery

**Re: Deed of Agreement for Coloured Cosmetic Driveway**

Please find enclosed duly completed Deed of Agreement for Coloured Driveway at 23 Grevillea Avenue, Warriewood NSW 2102

The Agreement should be kept safe with your Land Title documents.

If you have any queries please do not hesitate to contact Council's Assets Restorations Officer, Mr Sigi Melderis on 9970 1348.

Yours faithfully

  
James Payne  
**MANAGER - URBAN INFRASTRUCTURE**

**DEED OF AGREEMENT FOR COLOURED DRIVEWAY INDEMINIFYING AGAINST LIABILITY**

THIS DEED made the 25TH day of NOVEMBER 2005

BETWEEN

Owner/s name: CRAIG & CAROL HENEY

Postal Address: 12A BINDOOL CRES Postcode: 2084  
TERRI HILLS

Hereinafter called "the owner" of the one part and THE COUNCIL OF PITTWATER (hereinafter called "the Council" of the other part NOW THIS DEED WITNESSETH as follows:

1. The owner/s acknowledge that:-

No: 23 Lot No: 316 Street: GREVILLEA AVE  
Suburb: WARRENWOOD Postcode: 2102

2. In consideration of the Council allowing the footpath/vehicular crossing to be constructed in coloured concrete, which is structurally in conformity with Council's standards, the owner agrees:

- a) To accept full responsibility for all restoration and maintenance of the crossing and to keep it in a sound and safe condition to the satisfaction of Council at all times.
- b) That should the crossing be damaged at any time during the course of work by any authorised person or body, the restoration of the surface appearance will be the owner's responsibility.
- c) That the obligation of the authorised person causing damage extends only to replacing the damaged portion in normally coloured portland cement concrete to render it safe for vehicle and pedestrian movement.
- d) That the existence of the special surface and the conditions pertaining to it will be noted in Council's records for the advice of any intending purchaser of the property.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED

By the said owner in the presence of:-

[Signature]  
Signature of Witness

SUSAN GARNETT  
Name of Witness

3 Andrew Pl  
Address of Witness

[Signature]  
Signed on behalf of THE COUNCIL OF PITTWATER  
URBAN INFRASTRUCTURE MANAGER

Date: 25-7-06

[Signature]  
Signature of Owner

[Signature]  
Signature of Owner

[Signature]  
Inspecting Officer

Date: 6-4-06

Office Use Only: CODE: ER0P FEE: \$68.75 incl. GST RECEIPT NO: <u>157750</u>	1.7.05-30.6.06 ISSUED BY: <u>C.L.</u>	Form No: COL0103 DATE: <u>5-12-05</u>
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Any enquiries please contact Customer Service  
Ph: (02) 9970 1111 Fax: (02) 9970 7150

**DUNLOP THORPE & CO.**  
CONSULTING SURVEYORS

5th Floor, 447 Kent Street  
Sydney 2000

Our Ref: 15711

Telephone: (02) 9283 6677

Your Ref:

Fax: (02) 9283 6633  
DX 988 Sydney

1 November 2006

Craig Henery  
Emerald Design Pty Ltd  
23 Grevillea Avenue  
WARRIEWOOD 2102

Dear Craig,

**Re: 23 Grevillea Avenue, Warriewood**

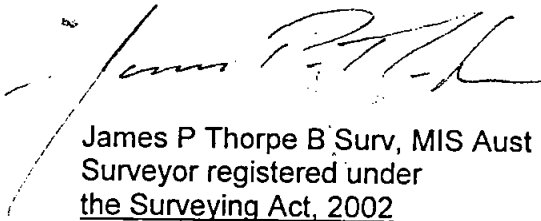
In accordance with your instructions, we have surveyed the above property, to accompany an application for an Occupation Certificate pursuant to Section 149B(2) of the Environmental Planning and Assessment Act. The terms and scope of this report relate to that application.

Standing upon the land and wholly within its boundaries there is erected a new one and two-storey brick and timber house roofed with metal, together with a swimming pool. The premises are known as No.23 Grevillea Road.

The locations of boundary fences and walls along the northern and western boundaries stand as shown on the diagram.

With the exception of minor irregularities in boundary fences and walls, there are no visible encroachments either by or upon the subject land.

Yours faithfully,  
**DUNLOP THORPE & CO**

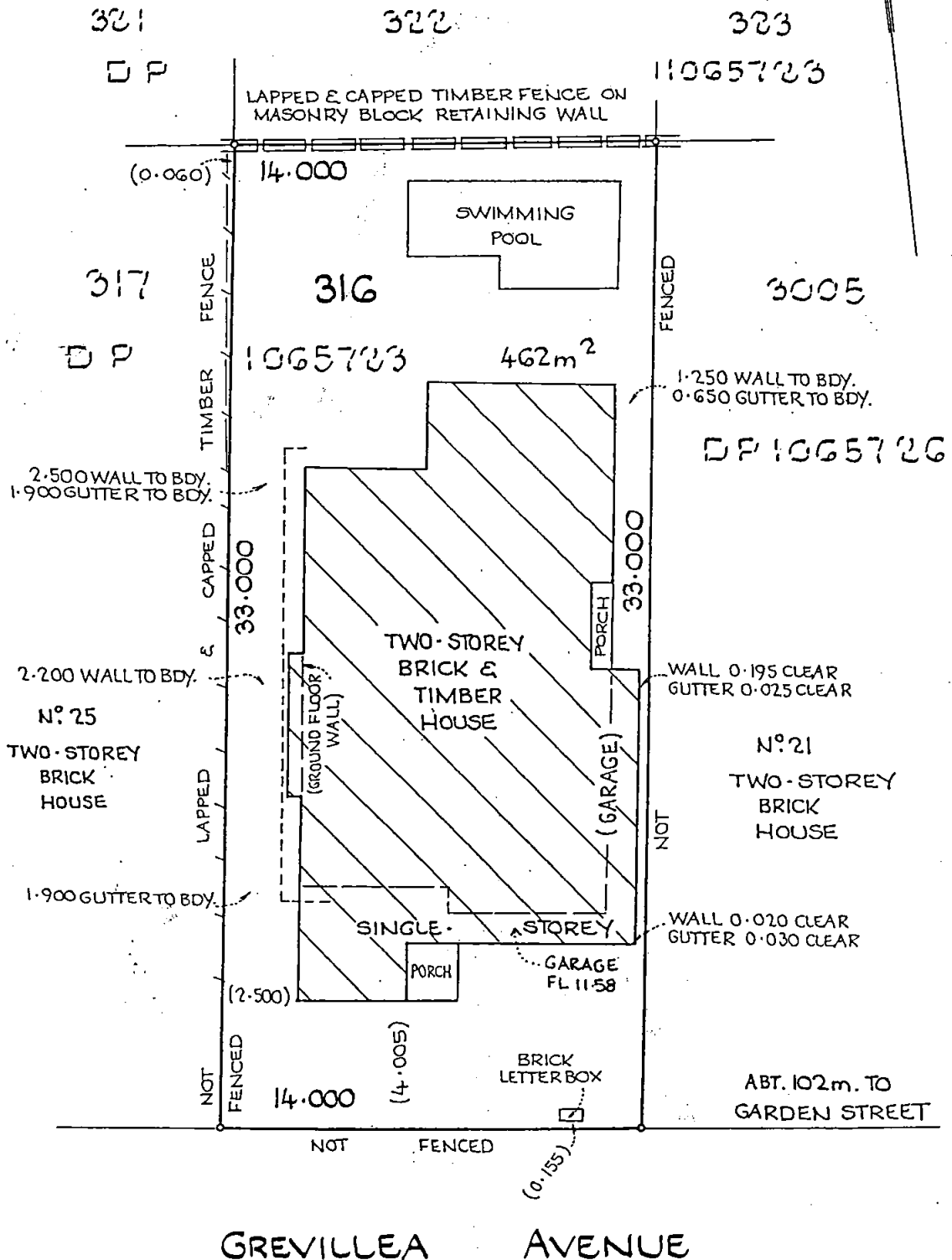


James P Thorpe B Surv, MIS Aust  
Surveyor registered under  
the Surveying Act, 2002

DUNLOP THORPE & CO.

Pty Limited

REGISTERED SURVEYORS



This is the diagram referred to in, and annexed to, our report to Emerald Design Pty Ltd

and dated 1 November 2006

This land has been surveyed for identification purposes only. If it is intended to erect additional structures or fencing on the subject property, then the boundaries should be marked.

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 15. 6. 06  
 Address : 23 Lynvillea Drive Warrimoo Lot..... DP.....  
 DA No. .... CC No. 2006/1049 CDC No. ....  
 Requested by: Crang Ph No. 0418 281 226

**Critical Stage Inspections**

- |   |   |  |
|---|---|--|
| <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 type="checkbox"/> Other (specify)     |
| <input type="checkbox"/> Footings and Excavation  | <input checked="" type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of ..... 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 to the wet areas do not comply with AS3740

Following works required:

1. Waterproof wall sheets 150mm above the lip of the bath.
2. Waterproof wall junctions around bath support structures.
3. Water stop to be provided to shower areas and at door jambs. Waterproofing required over water stops.

Re-inspection required when above works completed

Signed: A Bailey PO137 Date: 15. 6. 06  
 Accredited Building Surveyor

**BUILDING INSPECTION REPORT**

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 8.5.06  
 Address : 23 Grenville Avenue, Warrimoo Lot..... DP.....  
 DA No. .... CC No. 2005/1049 CDC No. ....  
 Requested by: Craig Henry Ph No. 0418 281 226

**Critical Stage Inspections**

- |   |  |  |
|---|--|--|
| <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 type="checkbox"/> Other (specify)     |
| <input type="checkbox"/> Footings and Excavation  | <input type="checkbox"/> Waterproofing           | <input type="checkbox"/> Photographic record |

- An inspection of wall & roof 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.**

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Signed: A. Bailey PO137 Date: 8.5.06  
 Accredited Building Surveyor



**Design Drafting and Development Services**

**EMERALD DESIGNS**  
ABN 87 724 267 283  
Craig Henery  
23 Grevillea Avenue  
Warriewood, NSW, 2102  
0430 199 887  
Fax 9999 5230

9 March 2009

Insight Building Certifiers Pty Ltd  
13 / 90 Mona Vale Road,  
Mona Vale NSW 2103

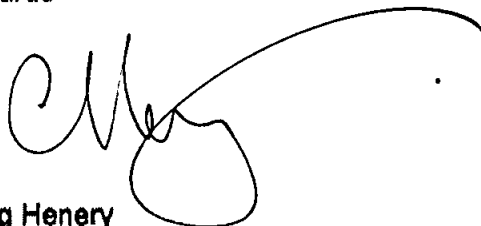
Attention: Stephen Pinn

Re: Basix compliance for new home at 23 Grevillea Avenue, Warriewood

Dear Stephen,

I confirm to you the all parts of the Basix certificate # 28626 have been completed and complied with as part of the construction stage.

Regards



Craig Henery  
Diploma in Building  
Diploma in Quantity Surveying