



**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

16 January 2015

Our ref.: 140141

The General Manager
Pittwater Council
PO Box 882,
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 17 Paul Close Mona Vale
Occupation Certificate No. 140141**

Decision Made Under: State Environmental Planning Policy (Affordable Rental Housing 2009)

Private Certifiers Australia have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

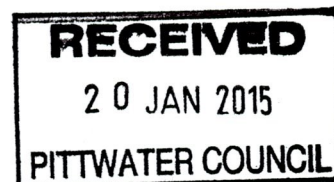
Please find enclosed the following documentation:

- Occupancy Certificate No. 140141
- Documentation used to determine the occupancy certificate.
- A cheque for Council's registration fee.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia



R-373288
\$36 PRVC
20/01/15



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FINAL OCCUPATION CERTIFICATE 140141 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant:

Address:

Contact Details:

Stephen Thompson, Construct By Design
10/16 Clearview Plac Brookvale NSW 2100
Phone: 9938 9199 **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent:

Address:

Contact Details:

Nick & Sharon Nolan
17 Paul Close Mona Vale NSW 2103
Phone: 0411 131 014 **Fax:**

RELEVANT CONSENTS

Consent Authority/Local Government Area:

Complying Development Certificate No:

Decision Made Under:

Pittwater Council
140141 **Date issued:** 11/07/2014
State Environmental Planning Policy (Affordable Rental Housing
2009)

PROPOSAL

Address of Development:

Building Classification:

Scope of building works covered by this Notice:

Attachments:

Fire Safety Schedule:

Exclusions:

17 Paul Close Mona Vale NSW 2103 , Lot 1 DP 613364
1a
Construction of 60sqm Timber and Iron Roof Granny Flat.
Schedule 1
Nil

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority:

Accreditation Body:

Grant Harrington
Building Professionals Board
Registration No. BPB0170

I, Grant Harrington as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate is in force with respect to the building;
- A 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;
- Where required, a final Fire Safety Certificate has been issued for the building;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

DETERMINATION

Approval dated this:

16/01/2015

Grant Harrington

Accredited Building Surveyor

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

<input checked="" type="checkbox"/>	Scanned and uploaded to BF	16/1/15
<input checked="" type="checkbox"/>	Posted to council	16/1/15
<input checked="" type="checkbox"/>	Scanned and sent to client	16/1/15
<input checked="" type="checkbox"/>	No further action on file close	16/1/15
DATE:		16/1/2015
INITIAL:		[Signature]



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SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Occupation Certificate Application	Construct By Design	PCA	15/06/2014
Certificate of Compliance - Glazing	Online Lights & Bathrooms		2/12/2014
Certificate for Installation of Residential Smoke Alarms	Ozylectrics		13/01/2015
Compliance Certificate - Doors & Windows	Trend Windows & Doors		
Building Authority Roof Truss Certification	Prospect Frame & Truss Pty Ltd	14-7220	21/08/2014
Engineering Report	Prospect Frame & Truss Pty Ltd	14-7220	21/08/2014
Engineering Report (Limit State Design)	Prospect Fame & Truss Pty Ltd		
Tie Down Report	Prospect Frame & Truss Pty Ltd	14-7220	21/08/2014
Roof Truss Identification	Prospect Frame & Truss Pty Ltd	14-7220	21/08/2014
Wall Frame Certification	Prospect Frame & Truss Pty Ltd	14-7220	21/08/2014
Bracing Report	Prospect Frame & Truss Pty Ltd		
Thermal Specification - Compliance Certificate	Acute Thermo Acoustics Pty Ltd	208721	8/01/2015
Certificate of Compliance - Plumbing and Drainage Work	John Wagstaff - Lic L14227	573872	6/01/2015
Certificate of Compliance - Electrical Work	Dominic Osborn - Lic 144761C	1727445	12/12/2014
Mandatory Inspections	PCA		
BASIX Completion Receipt	NSW Planning & Infrastructure	CR1421300957716- A190251	15/01/2015



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ABN:

16 January 2015

Our ref.: 140141

Stephen Thompson, Construct By Design
10/16 Clearview Plac
Brookvale NSW 2100

Dear Sir/Madam,

**Re: 17 Paul Close Mona Vale
Occupation Certificate No. 140141**

In accordance with Section 109H of the Environmental Planning and Assessment Act 1979, we enclose an Occupation Certificate relating to the construction of the above project.

As required under the legislation copies of the same have been forwarded to Pittwater Council for their records and the Final Fire Safety Certificate, where appropriate, issued to NSW Fire Brigades. Please note that annual certification of the fire safety measures is a statutory responsibility of the building owner. Private Certifiers Australia would be pleased to offer our assistance.

We would like to take this opportunity to thank you for using our services. Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia



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Received
15-1-15

Building Regulations Consultants • Principle Certifying Authority
Construction Certification • Fire Upgrade Surveys • Planning

COMPLYING DEVELOPMENT & OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*
Sections 85, 85A Class 1-10

IDENTIFICATION OF BUILDING

Lot, DP/MPS etc Lot 1 DP 613364

Address 17 Paul Close

Suburb/Town Mona Vale Post Code 2103

DESCRIPTION OF DEVELOPMENT

Detailed Description:

Construction of 60sqm Timber and Iron Roof Granny Flat

TYPE OF APPLICATION

Tick Appropriate Boxes

I apply for the following part 4a certificate

Under:

☒ SEPP (Exempt & Complying Development Codes) 2008

☐ SEPP (Affordable Rental Housing) 2009

- ☐ Complying Development Certificate
- ☐ Interim Certificate
- ☐ Final Certificate
- ☐ Change of Building Use of an Existing Building
- ☒ Occupation/Use of a New Building

Name Stephen Thompson Company Construct By Design

APPLICANT

Address 10/16 Clearview Place

Suburb or town Brookvale Post Code 2100

Phone B/H 99389199 Fax No _____

Mobile 0411174856

Email stephen@constructbydesign.com.au

* When are the works expected to start: 15 June 2014

As the owner / applicant, I/we hereby:

1. Submit this Complying Development & Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, with Private Certifiers Australia.
2. Appoint Grant Harrington of Private Certifiers Australia as the Principal Certifying Authority for the building work identified in this application.
3. And allow Grant Harrington to submit the notice of commencement to council if required on my behalf

Signature of applicant/owner:

Sign _____ Date _____



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Building Regulations Consultants • Principle Certifying Authority
Construction Certification • Fire Upgrade Surveys • Planning

POSTAL ADDRESS

All documentation should be posted to:

Name Construct By Design
Company _____
Address 10/16 Clearview Place
Suburb Brookvale NSW Post Code 2100

CONSENT TO ALL OWNER(S)

(As the owner or the owners representative am duly authorised to appoint the PCA under 109E of the EPA Act for a Complying Development & Occupation Certificate)

Name Nick & Sharon Nolan Company _____
Address 17 Paul Close
Suburb/Town Mona Vale NSW Post Code 2103
Phone B/H _____ Fax No _____
Mobile 0411131014 Email nicknolan@optusnet.com.au

I/We as the owner of the above building/property,

- 1. Consent to the Appointment of Grant Harrington as the PCA (Principal Certifying Authority) and approve of the PCA or their representative to lodge the Notice of Commencement on our behalf with council to authorize the commencement of works on site. I am duly authorized under 109E of the EPA Act to appoint the PCA for the project;*
- 2. Submit this Complying Development and Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, for determination by the Principal Certifying Authority. OC applied for at completion of works.*

Signature of Owner

Sign _____ **Date** _____

VALUE OF WORK

Estimated Cost of work:

\$ 159,000

GST:

\$ 15,900



**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class

RESIDENTIAL BUILDING WORK

Relevant only to residential building work
OB permits are relevant only to owners undertaking
the works under the Owner Builder permit scheme
issued by the office of fair trading. Also fill in contact
details.

If you are using a licensed builder for residential
works please provide the builder's home owner
warranty

Owner-builder Permit No. _____

OR

Principal Contractor New CBD Pty Ltd

Address 10/16 Clearview Place

Brookvale NSW

Telephone 99389199 Fax _____

Contractor License No. 209215c

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.



Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²) **1018m2**

Gross floor area of existing building (m²) **The Existing house is 185m2**

What are the current uses of all or parts of the building(s)/land? **2 story with Double Garage 45m2**

Residencial use with 4 br and 2 bathrooms

(If vacant state vacant)

Location Use

Does the site contain a dual occupancy? **No**

What is the gross floor area of the proposed addition or new building (m²) **60sqm & 25m2 Decking**

What are the proposed uses of all parts of the building(s)/land?

Location Use

Rear garden 2 BR Granny Flat as a seperate flat

Number of pre-existing dwellings **1**

Number of dwellings to be demolished **0**

How many dwellings are proposed? **1**

How many storeys will the building consist of? **1**

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/ masonry	20	fibreglass	80
Concrete	20	Masonry/terracott a shingle tiles	10
Steel	60	Slate	20
Fibrous cement	30	Steel	60
Hardiplank	30	Terracotta tile	10
Timber/weatherboard	40	Other	80
Cladding aluminium	70	Unknown	90
Curtain glass	50		
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90



Notes for completing Complying Development Certificate Application

- Note 1** In the case of Crown land within the meaning of the *Crown Lands Act 1989* the owner's consent must be signed by an officer of the Department of Land and Water Conservation, authorised for these purposes by the Governor-in-Council from time to time.
- Note 2** A description of the land to be developed can be given in the form of a map which contains details of the lot number, DP/MPS, vol/fol etc.
- Note 3** A plan of the land must indicate:
- Location, boundary dimensions, site area and north point of the land;
 - Existing vegetation and trees on the land;
 - Location and uses of existing buildings on the land;
 - Existing levels of the land in relation to buildings and roads; and
 - Location and uses of buildings on sites adjoining the land.
- Note 4** Plans or drawings describing the proposed development must indicate (where relevant):
- The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
 - Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
 - Elevations and sections showing proposed external finishes and heights;
 - Proposed finished levels of the land in relation to buildings and roads;
 - Building perspectives, where necessary to illustrate the proposed building;
 - Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site, (including dimensions where appropriate);
 - Proposed landscaping and treatment of the land, (indicating plant types and their height and maturity; and
 - Proposed methods of draining the land.
- Note 5** The following information must also accompany a Complying Development Certificate Application for building or subdivision work and change of building use:

Building Work

In the case of an Application for a Complying Development Certificate for **building work**:

- Copies of compliance certificates relied upon.
- Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section;
- copy of 149/ 2 planning certificate obtained from the local council
- show a plan of each elevation of the building;
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground; and
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).
- Structural engineering details
- Demonstrate compliance with the Building Code of Australia

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply; and
 - state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
 - details of the performance requirements that the alternative solution is intended to meet; and
 - details of the assessment methods used to establish compliance with those performance requirements.
 - If relevant, evidence of any accredited component, process or design sought to be relied upon.

NB: If an EPI provides that complying development must comply with the deemed-to-satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions.



- e) Except in the case of a class 1a or class 10 building:
- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
 - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

Change of Building Use

In the case of an application for a Complying Development Certificate for a **change of building use** (except for an application that, if granted, would authorise the building concerned being used as a class 1a or class 10 building):

- A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated in connection with the proposed change of building use; and
- A separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of those measures concerned.

Note 6

Other information must indicate (where relevant):

- a) In the case of shops, offices, commercial or industrial development:
- Details of hours of operation;
 - Plant and machinery to be installed; and
 - Type, size and quantity of goods to be made, stored or transported, loading and unloading facilities.
- b) In the case of demolition:
- Details of age and condition of buildings or works to be demolished.
- c) In the case of advertisements:
- Details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.
- d) In the case of development relating to an existing use:
- Details of the existing use.
- e) In the case of a development involving the erection of a building, work or demolition:
- Details of the methods of securing the site during the course of construction.

Note 7

Home Building Act Requirements

In the case of an application for a complying development certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- (a) in the case of work by a licensee under that Act:
- (i) a statement detailing the licensee's name and contractor licence number; and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
- (b) in the case of work done by any other person:
- (i) a statement detailing the person's name and owner-builder permit number; or
 - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.

- * A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Note 8

Long Service Levy

Under s85A (10A) of the *Environmental Planning and Assessment Act 1979* a complying development certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local council may be authorised to accept payment.

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Ph: (02) 9037 1850

www.onlinelightsandbathrooms.com.au

sydney@onlinelightsandbathrooms.com.au

CERTIFICATE OF COMPLIANCE

To whom it may concern,

All frameless shower screens sold by Online Lights and Bathrooms Pty. Ltd. Are produced to Australian standards and when properly installed by our clients comply to the following standards:

- AS 1288:1994, Glass buildings-Selection and installation
- AS/NZS 2208:1996, Safety glazing materials in buildings

Thankyou,

Online Lights & Bathrooms Pty Ltd.



Certificate for Installation of Residential Smoke Alarms

CERTIFICATE FOR INSTALLATION OF RESIDENTIAL SMOKE ALARMS

Complying Development Certificate No. (if applicable):

Local Development Application No. (if applicable):

Premises situated at: 17 Paul Close Monavale.

Applicant's Name: Nick Nolan

Alarm Details: Ionisation.

Product/Model No.: Approval No.: Clipsal lifesaver semi recessed

Date of Installation: 15.11.14

Electrician's Details: Ozylectrics pty ltd


This is to certify that we have inspected the installation of the above smoke alarms and found them to have been installed in accordance with the BCA 3.7.2 and Australian Standard 3786 and AS 3000.

I also certify that the smoke detectors have been connected to the mains power, and have a stand-by power supply.

Name: Dominic Osborn

Address: 1 Palara Place Dee Why

Licence No.: 144761c

Signature: 

Date: 2.12.14



Trend Windows & Doors Pty Limited
ABN 96 000 433 492

COMPLIANCE CERTIFICATE AS2047-1999 & AS1288-2006

13/01/15
Construct by Design
10/16 Clearview Place
Brookvale NSW 2100

RE: 1193006 Paul Close 17 Mona Vale NSW

This is to confirm that the windows and doors supplied by Trend Windows & Doors Pty Limited ("Trend") to the above job were manufactured to comply with AS2047-1999 and glazed in accordance with AS1288-2006 as per details supplied to Trend Windows at the time of order.

Details of any warranty applicable to the above products are available from Trend's website - www.trendwindows.com.au/terms.html.

Yours faithfully

A handwritten signature in black ink, appearing to be "Mark Smith".

Mark Smith
Sales Manager

PROSPECT FRAME & TRUSS P/L

a.b.n. 23 000 802 988

37 – 43 Loftus Street RIVERSTONE NSW 2765

PO BOX 438 RIVERSTONE NSW 2765

Phone (02) 9627 6366

Fax (02) 9838 1376

Email prospectft@bigpond.com

FOR YOUR RECORDS.

PROSPECT FRAME & TRUSS PTY LTD

DATE: 21/08/2014

A.B.N. 23 000 802 988

39 LOFTUS ST RIVERSTONE 2765 ph 02 9627 6366 fax 02 9838 1376

BUILDING AUTHORITY ROOF TRUSS CERTIFICATION

PROJECT IDENTIFICATION

Construct By Design
9938 9199
9938 9133 fax

Quote Number: **14-7220**
Site Address: **17 Paul Close**
Mona Vale

Structure Type: **House**

This is to certify that the prefabricated timber roof trusses and pre-cut hip end members supplied to the above project were manufactured using MULTINAIL metal connectors and detailed using MULTINAIL computer truss design programs, as per the Building Code of Australia (ASCB Volume 2-2012).
The roof truss design and detailing assumes the supporting structure is stable within its own right before the installation of the roof trusses.

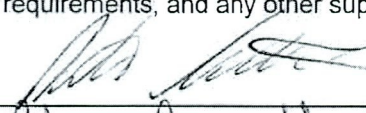
The specifications used in the design of the trusses were as follows :

ROOF SHAPE	: Standard	ROOFING	: Metal Sheet 9 kg/m2
TIMBER	: Dry Softwood	TC Fixing/Restraint	: Softwood Battens @900c/900c
SPACING	: 600 mm	CEILING	: Pbd 10mm SupaSpan 7.1kg/m2
FASCIA TYPE	: As per AS1684.1	BC Fixing/Restraint	: Direct Fixed/600c
WIND / EXT / INT	: N2 / 0.9 / 0.2	PITCH	: 22.5 / 22.5 deg
		OVERHANG	: 450 / 450

All designed trusses and pre-cut members utilize the following codes:

AS/NZS 1170.0-2002: Structural Design Actions Part 0: General principles
AS/NZS 1170.1-2002: Structural Design Actions Part 1: Permanent, imposed and other actions
AS/NZS 1170.2-2002: Structural Design Actions Part 2: Wind actions
AS/NZS 1170.3-2003: Structural Design Actions Part 3: Snow and ice actions
AS 1720.1-2010: Timber structures Part 1: Design methods
AS 1649-2001: Timber-Methods of test for mechanical fasteners and connectors
AS 4100-1998: Steel Structures
AS/NZS 4600-2005: Cold-formed steel structures

All trusses must be braced and erected in accordance with AS4440, Installation of nailplated timber trusses, in conjunction with all local building authority requirements, and any other supplied details.

SIGNATURE : 
NAME : Peter Garnett
POSITION : Manager
DATE : 21/8/14

For detailed load information, including AC, Solar, Tank and Storage loads, refer to the detailed Engineering and Submission reports and Roof Layout.

PROSPECT FRAME & TRUSS PTY LTD

A.B.N. 23 000 802 988 39 LOFTUS ST RIVERSTONE 2765 ph 02 9627 6366 fax 02 9838 1376

PAGE: 1

DATE: 21/08/2014

ENGINEERING REPORT

JOB No : 14-7220
Customer: Construct By Design
9938 9199
9938 9133 fax

Site Address: 17 Paul Close
Mona Vale

Structure Type: House

DESIGN DATA:

The designs from which the truss details were extracted, have been carried out in accordance with the criteria listed for each area. The program used was developed by fully qualified engineers employed by: **Multinail Australia.**

This is to certify that the prefabricated timber roof trusses and pre-cut hip end members supplied to the above project were manufactured using MULTINAIL metal connectors and detailed using MULTINAIL computer truss design programs, as per the Building Code of Australia (ASCB Volume 2-2012). The roof truss design and detailing assumes the supporting structure is stable within its own right before the installation of the roof trusses.

All designed trusses and pre-cut members utilize the following codes:

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AS/NZS 1170.2-2002: Structural Design Actions Part 2: Wind actions
AS/NZS 1170.3-2003: Structural Design Actions Part 3: Snow and ice actions
AS 1720.1-2010: Timber structures Part 1: Design methods
AS 1649-2001: Timber-Methods of test for mechanical fasteners and connectors
AS 4100-1998: Steel Structures
AS/NZS 4600-2005: Cold-formed steel structures

All trusses must be braced and erected in accordance with AS4440, Installation of nailplated timber trusses, in conjunction with all local building authority requirements, and any other supplied details.

ENGINEERING REPORT (Limit State Design)

ROOF SHAPE	: Standard	TRUSS	: Layout created (area 1)
TIMBER	: Dry Softwood	NOMINAL SPAN	: 7080
SPACING	: 600 mm	ROOFING	: Metal Sheet 9 kg/m2
FASCIA TYPE	: As per AS1684.1	TC Fixing/Restraint	: Softwood Battens @900c/900c
WIND / EXT / INT	: N2 / 0.9 / 0.2	CEILING	: Pbd 10mm SupaSpan 7.1kg/m2
		BC Fixing/Restraint	: Direct Fixed/600c
		PITCH	: 22.5 / 22.5 deg
		OVERHANG	: 450 / 450

TRUSS DESCRIPTION	SPAN (mm)	SUPPORT (mm)	DL (kN)	DL+LL (kN)	DL+WL (kN)	TIE DOWN Required	BEARING Member/Support
(Note: Bearing capacity based on timber properties of the member onto support, and assumed as seasoned softwood for support)							

T1	Standard	(7080)					
S1		750	0.9	1.8	-1.9	1 Triple Grip	Ok / Ok
S2		7080	0.7	1.4	-1.5	1 Triple Grip	Ok / Ok
XT2	Outer CutDown	(7080)					
S1		750	1.0	2.8	-3.3	2 Triple Grips	Ok / Ok
S2		7080	0.8	2.2	-2.6	1 Triple Grip	Ok / Ok
XT3	Outer CutDown	(7080)					
S1		750	1.0	2.8	-3.3	2 Triple Grips	Ok / Ok
S2		7080	0.8	2.2	-2.6	1 Triple Grip	Ok / Ok

TIE DOWN REPORT

DATE: 21/08/2014

Quote number: **14-7220**
Customer: **Construct By Design**
9938 9199
9938 9133 fax

Site Address: **17 Paul Close**
Mona Vale

Structure Type: **House**

TRIPLE GRIPS Required: Yes

NOTES:

SEE THE TAKEOFF TO ASCERTAIN CORRECT TIE DOWN QUANTITIES:
TRUSS TO TRUSS FIXING HAS NOT BEEN CONSIDERED.
TIE DOWN HAS BEEN CONSIDERED FOR JACKS AND CREEPERS TO TOP PLATE ONLY.
TIE DOWN HAS NOT BEEN CONSIDERED FOR SADDLE TRUSSES.
CYCLONE TIES ARE ASSUMED TO BE WRAPPED UNDER TOP PLATES.

PROSPECT FRAME & TRUSS PTY LTD

A.B.N. 23 000 802 988

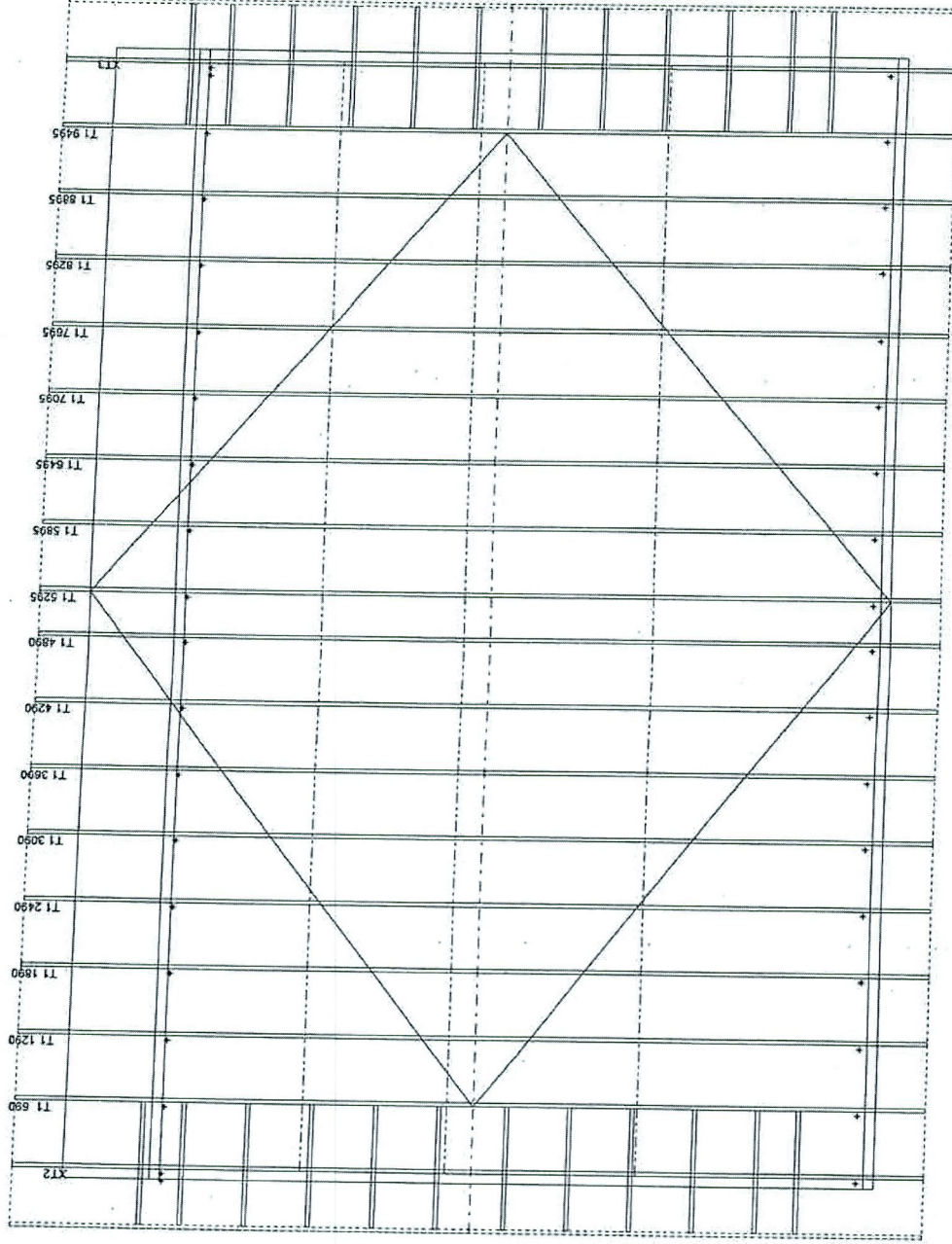
39 LOFTUS ST RIVERSTONE 2765

ph 02 9627 6366

fax 02 9838 1376

Tie Downs

+ = 1 TGrip
++ = 2 TGrips



Timber:	Dry Softwood	Roofing:	Metal Sheet 9 kg/m2	Wind / Ext / Int:	N2 / 0.9 / 0.2	Detailer:	PG
Pitch:	22.5 deg	TC fix/rest:	Softwood Battens @900c/900c	Fascia Type:	As per AS1684.1	Date:	04/08/2014
Overhang:	450 mm	Ceiling:	Pbd 10mm SupaSpan 7.1kg/m2	Ground Snow Load:	Sg = 0.0 kPa	Scale:	1:65
Spacing:	600 mm	BC fix/rest:	Direct Fixed/600c	Structure Type:	House	Job No:	7716
Construct By Design 17 Paul Close Mona Vale						MULTINAIL	

PROSPECT FRAME & TRUSS PTY LTD

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PAGE: 1

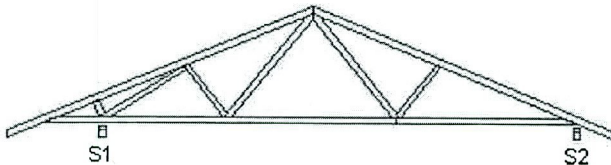
DATE: 21/08/2014

ROOF TRUSS IDENTIFICATION

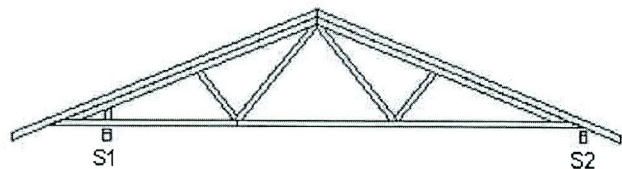
Job No: **14-7220**
Customer: **Construct By Design**
9938 9199
9938 9133 fax

Site Address: **17 Paul Close**
Mona Vale
Structure Type: **House**

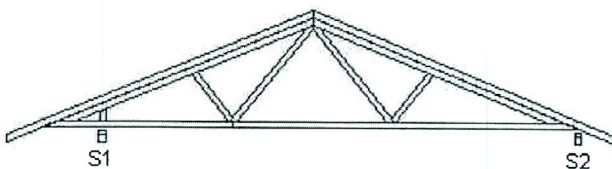
T1 Standard



XT2 Outer CutDown



XT3 Outer CutDown



T1 Standard

Span: 7080 mm

Left Pitch: 22.5

Left OH: 450

Right Pitch: 22.5

Right OH: 450

TC 90x35-MGP10 H0 ADS

BC2 90x35-F5 H0 ADS

W2 70x35-F5 H0 ADS

W4 70x35-F5 H0 ADS

BC1 90x35-F5 H0 ADS

W1 70x35-F5 H0 ADS

W3 70x35-F5 H0 ADS

XT2 Outer CutDown

Span: 7080 mm

Left Pitch: 22.5

Left OH: 450

Right Pitch: 22.5

Right OH: 450

TC1 90x35-MGP10 H0 ADS

BC1-L 90x35-F5 H0 ADS

Outrig 90x35-MGP10 H0 ADS

CDTC1-R 90x35-MGP10 H0 ADS

W2 70x35-F5 H0 ADS

BC 90x35-F5 H0 ADS

Verge1 90x35-MGP10 H0 ADS

CDTC1-L 90x35-MGP12 H0 ADS

W1 70x35-F5 H0 ADS

W3-L 70x35-F5 H0 ADS

XT3 Outer CutDown

Span: 7080 mm

Left Pitch: 22.5

Left OH: 450

Right Pitch: 22.5

Right OH: 450

TC1 90x35-MGP10 H0 ADS

BC1-L 90x35-F5 H0 ADS

Outrig 90x35-MGP10 H0 ADS

CDTC1-R 90x35-MGP10 H0 ADS

W2 70x35-F5 H0 ADS

BC 90x35-F5 H0 ADS

Verge1 90x35-MGP10 H0 ADS

CDTC1-L 90x35-MGP12 H0 ADS

W1 70x35-F5 H0 ADS

W3-L 70x35-F5 H0 ADS

PROSPECT FRAME & TRUSS

Manufacturers of quality pre-fabricated building components

Prospect Frame & Truss Pty Ltd
P O Box 438
Riverstone 2765

Phone 9627 6366
Fax 9838 1376
email prospectft@bigpond.com

39 Loftus Street
Riverstone

ABN: 23 000 802 988

Wall Frame Certification

Client :

Construct By Design

Reference:

14-7220

Site Address :

1 Paul Close
Mona Vale

Wall Frames :

The wall frames for the above project have been designed and fabricated in accordance with Australian Standard AS1684 : 2010 and with AS 4440-2004 Installation of Nail Plated Timber Trusses.



Peter Garnett
Prospect Frame & Truss

21/08/2014

JOB : 14-7220

BRACING REPORT

PAGE : 1 (of 2)

Customer : Construct By Design

Site Address :

1 Paul Close
Mona Vale

Fabricator : Prospect Frame & Truss

39 Loftus Street, Riverstone NSW

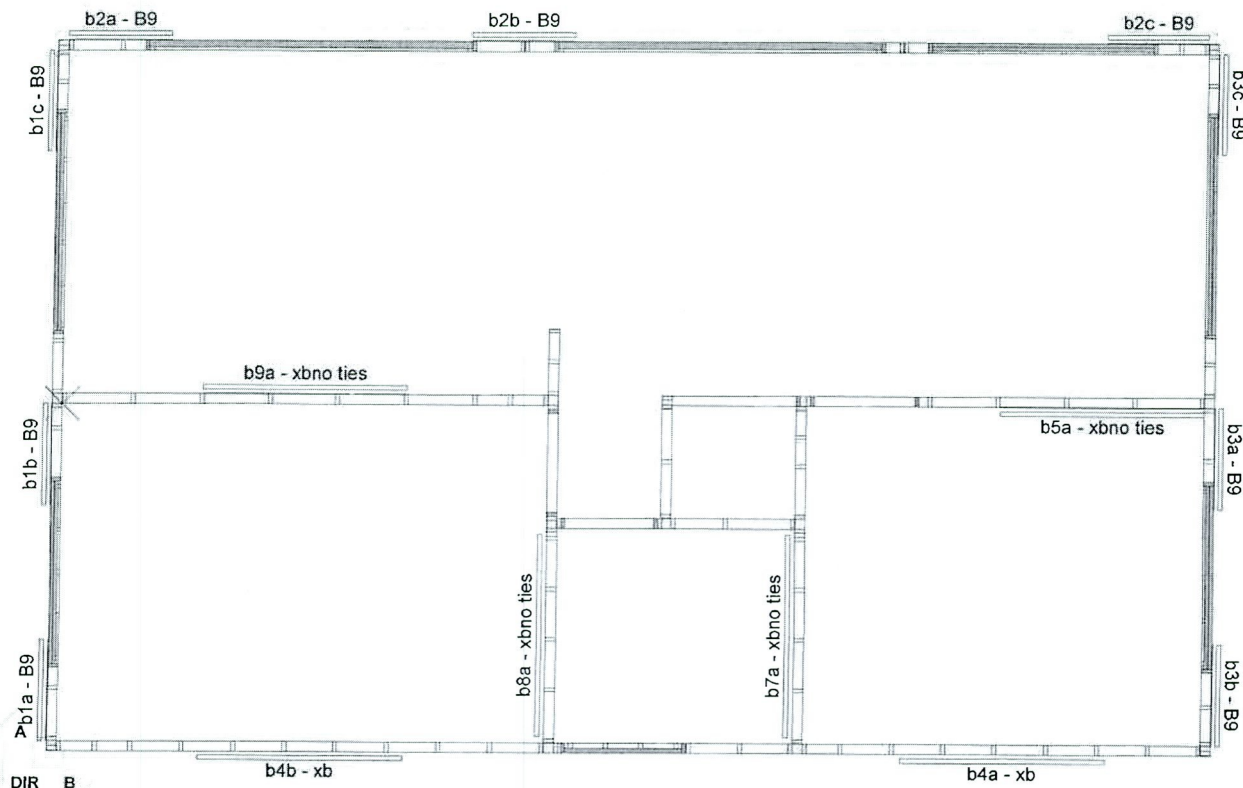
Wind Speed : N2

Roof Material : Sheets

Timber Treatment Level : H0

Selected Levels : Main Building - Ground Floor

2.40

**Wall Orientation A (90°)****Summary (by Type)**

Name	Type	Specification	Quantity	Width	Capacity (kN)
----	B9	Egger Type #3 OS Brace 600crs, 6mm, min 900 wide, 6kN/m	6	5400	32.40
----	xbno ties	AS1684 (b) Tension Strap 2x30x0.8mm, 1800-2700 wide, 1.5kN/m	2	3600	5.40

Total Orientation Capacity:

37.80

Wall Orientation B (0°)**Summary (by Type)**

Name	Type	Specification	Quantity	Width	Capacity (kN)
----	B9	Egger Type #3 OS Brace 600crs, 6mm, min 900 wide, 6kN/m	3	2700	16.20
----	xb	AS1684 (d) Tension Strap 2x30x0.8mm, 1800-2700 wide, 3kN/m	2	3839	10.80
----	xbno ties	AS1684 (b) Tension Strap 2x30x0.8mm, 1800-2700 wide, 1.5kN/m	2	3600	5.40

iding

**ACUTE THERMO ACOUSTICTS PTY LTD**

P O BOX 6932, WETHERILL PARK BC NSW 2164

ABN 98 123 708 681

Phone 0419 482 025 / 02 9631 2885

ACN 123 708 681

Fax 02 9631 2887

Email acutethermo@bigpond.comwww.acutethermo.com.au**THERMAL SPECIFICATION - COMPLIANCE CERTIFICATE**

CERTIFICATE No 208721

DATE OF ISSUE: 08/01/2015

ISSUED TO: Construct By Design

E-MAIL: Stephen@constructbydesign.com.au

BUILDING ADDRESS Granny Flat, No 1 Paul Close MONAVALLE NSW 2103

It is hereby certified that this company has applied the following Materials or Products nominated below in accordance with the following Standard(s):

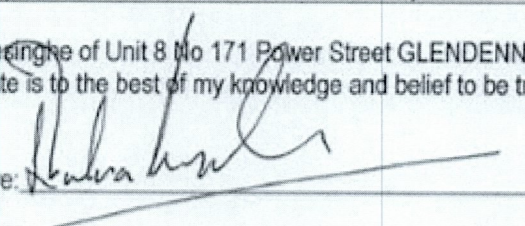
The Written instructions for Product Installation, provided by the Suppliers nominated below.

The relevant requirements of the Building Code of Australia sec 3.12.1.1 building fabric thermal insulation and/or any other specific Specification of Australian Standard nominated below.

The Specification provided by Architect and/or the Consulting Engineer* and/or the Builder for the Project as per the Building Address.

No	Description of Item	Thermal Rating (R - Value sq.Mtrs K/W)	Name of Product, Supplier & Testing Station	Does it Comply?
1.	FLAT CEILINGS SPACE ABOVE ALL HABITABLE AREAS/ BELOW PITCHED ROOF - Granny Flat	Rmat 3.0	GLASSWOOL BATTS CSR Bradford Insulation	YES
2	ALL EXTERNAL FRAMED WALLS - Granny Flat	Rmat 2.0	GLASSWOOL BATTS CSR Bradford Insulation	YES
AS 3999 1992			AS 4859.1 2002	

I D. Wijesinghe of Unit 8 No 171 Power Street GLENDENNING NSW 2761, Certify that the information contained in this Certificate is to the best of my knowledge and belief to be true and accurate.

Signature: 

Date: 08 JAN 2015

Account/property/Rate No.

[illegible]

Serial No E

573872

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

PROPERTY & OWNER DETAILS

House No 170 Lot No Street PAUL CLOSE Suburb MORRISDALE

Municipality/Shire PITTLWATER Postcode 2103 Nearest Cross Street

Owner's Name MR N. NELSON Full Address 170 ABOVE

LICENSEE'S DETAILS

Full Name SCHW WINGSTADT	Address for Notices 311 WESTERN ST MONTICELLO	Phone No. 601 1516
Qualified Supervisor No. L19227	Expiry Date 9/9/16	Contractor/Company/Partnership Licence No.
		Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No.	Size of pipework Main to Meter	Main Size-Size of Tee to be cut into Main	Size of Valve
		OR	
Reference No.	Size of Meter	Meter No.	Drilling Date/Time
			Office Issued from

Full Description of Work/Affixed meter or returned Meter and List the Number of Fittings to be Connected:

- | | |
|--|-------------------------------------|
| • Carry out work of Water Supply | <input checked="" type="checkbox"/> |
| • Install Irrigation system | <input type="checkbox"/> |
| • On-site water services where a reticulated water supply is installed | <input type="checkbox"/> |
| • Install/Commission/Maintenance of Thermostatic Mixing Valve | <input type="checkbox"/> |
| • Draw water from Water Utilities supply, standpipe or sell water so drawn | <input type="checkbox"/> |
| • Install, alter, disconnect or remove a meter connected to service pipe..... | <input type="checkbox"/> |
| • Install, alter, disconnect or remove a backflow prevention device | <input type="checkbox"/> |

☐ CONTAINMENT ☐ ZONE ☐ INDIVIDUAL

Fittings to be Connected	Number Existing	Number proposed	Connected to Drinking Water	Connected to Non-Drinking Water
W.C		1		
Basin		1		
Bath				
Shower		1		
Kitchen		1		
Laundry		1		
Other (Specify)				
Irrigation System				

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
- Sewer Disconnection
- Connection to stormwater system
- Carry out Trade Waste work.....

Trade Waste Permit Number

Fittings to be Connected	Number Existing	Number proposed
W.C		1
Basin		1
Bath		
Shower		1
Kitchen		1
Laundry		1
Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid/...../.....	Amount \$	Receipt No.	Building Fee	Receipt No.
Authorising Officer		Office/Agency	Drainage No/Date	
Date of Commencement of Work/...../.....	Estimated Date of Completion/...../.....		Signature of Contractor	

1. 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 test;
 - (iv) In my opinion the work complies with the relevant Local Authorities Act, By-Laws and Codes of practice;
 - (v) Meter No. _____ that was fixed;
 - (vi) The work was completed on _____.
2. 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/or any time specified by the Local Authority.

This copy is to be forwarded to the owner/Agent within two (2) working days of being completed.

Signature of Contractor

6115.

CERTIFICATE OF COMPLIANCE -- ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 1727445

CUSTOMER DETAILS

Name:	NICK NOLAN			Telephone Contact:	0411031014
Site Address:	17A PAUL CLOSE MONM VILLE			Meter No:	
Cross Street:		Postcode:	2103	NMI (if applicable):	

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

Type of Installation	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

- | | |
|--|---|
| <input type="checkbox"/> New Installation | <input type="checkbox"/> Network connection or metering |
| <input type="checkbox"/> Additions or alterations to a switchboard or associated equipment | <input type="checkbox"/> Defect Rectification No: |

DETAILS OF EQUIPMENT

Describe the equipment and estimate load increase of the work affected by this Notice.
If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input checked="" type="checkbox"/> Switchboards	63A	10	install all electronics from sub board
<input checked="" type="checkbox"/> Circuits			working in this as per wiring
<input checked="" type="checkbox"/> Lighting			
<input checked="" type="checkbox"/> Socket-outlets			
<input checked="" type="checkbox"/> Appliances			
Estimated Increase in load Aphi			<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

Dominic Osborne

Licence No:

144761c

TEST REPORT

Indicate the relevant tests and checks that have been performed on the work.
If test records are provided attach as separate sheets.

<input checked="" type="checkbox"/> Earthing system integrity Ω	<input checked="" type="checkbox"/> Residual current device operation
<input checked="" type="checkbox"/> Insulation resistance MΩ	<input type="checkbox"/> Visual check that installation is suitable for connection to supply
<input checked="" type="checkbox"/> Polarity	<input type="checkbox"/> Stand-alone power system complies with AS 4509
<input type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name:

Dominic Osborne

Licence No:

144761c

Signature:

[Signature]

Date of Testing:

12/12/14

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2008

Name:

Dominic Osborne

Licence No:

144761c

Signature:

[Signature]

Date of Notice:

12/12/14

Address:

[Address]

Telephone No.
or Other Contact

[Contact]

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:

[Signature]

Date:

[Date]

Comments:

[Comments]

NECA

BASIX Completion Receipt

Receipt no.: CR-1421300957716-A190251

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: Thursday, 15/01/2015



Planning &
Infrastructure

Principal certifying authority

Name: Grant
Accreditation scheme: BPB
Accreditation number: 0170

Final Inspection

Date of final inspection: Friday, 09/01/2015

BASIX Certificate details

BASIX Certificate no.	A190251
Project name	17 Paul Close
Street address	17 Paul OTHER...
Suburb	Mona Vale
Postcode	2103
Local Government Area	Pittwater Council




**PRIVATE
CERTIFIERS
AUSTRALIA**

Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

MANDATORY CRITICAL STAGE INSPECTION SUMMARY REPORT

TYPE OF CRITICAL STAGE INSPECTION		INSPECTION DATES	
		Date	Name & Accreditation No.
<input type="checkbox"/>	Pre-Commencement Inspection		
<input type="checkbox"/>	In case of a swimming pool (only if the pool is required to be inspected by the Swimming Pools Act 1992), as soon as practicable after the barrier has been erected for the swimming pool		
<input checked="" type="checkbox"/>	After excavation for, and prior to the placement of the first footings	12/8/2014	grant harrington BPB 0170
<input type="checkbox"/>	Prior to pouring any in-situ reinforce concrete building element		
<input type="checkbox"/>	Prior to covering of the framework for any floor, wall, roof or other building element	11/10/2014	grant harrington BPB 0170
<input checked="" type="checkbox"/>	Prior to covering waterproofing in any wet areas (only 10% for Class 2, 3 & 4 buildings)	12/12/2014	grant harrington BPB 0170
<input checked="" type="checkbox"/>	Prior to covering any stormwater drainage connections	9/1/2015	grant harrington BPB 0170
<input checked="" type="checkbox"/>	After the building work has been completed and prior to any occupation certificates being issued in relation to the building	9/1/2015	grant harrington BPB 0170
SITE DETAILS			
Address:		17 Paul Close Mona Vale NSW 2103	
DA No:		CC No/CDC No: 140141	
RECORD OF INSPECTION			
Inspection by another Accredited Certifier: (not the PCA)	Name of Accredited Certifier		
	Accreditation No.		
	Has Report by this Accredited Certifier been attached?		(Yes)
Was work carried out satisfactorily (if not undertaken by PCA)	(Yes		
Notes:			
MISSED INSPECTION			
Was an Inspection missed due to "unavoidable circumstances"?	(Yes / No)	If yes - please see missed inspection report	
Principal Contractor	Name: construct by design		
	Tel:		
Name of PCA:	grant harrington		
Signature of PCA:			Date: 16/01/2015
Accreditation Body / Accreditation Number:	Building Professionals Board No 0170		