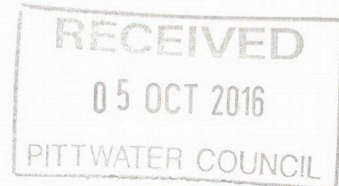




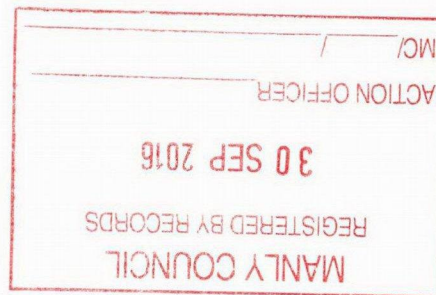
**D.M. BALL
& ASSOCIATES
PTY LTD**

Building Certification
ABN 16 090 100 986



27th September, 2016

General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660



Dear Sir/Madam,

Final Occupation Certificate

Premises: Lot 2, DP. 1177671, No. 100A Wakehurst Parkway, Elanora Heights NSW.

Please find enclosed a Final Occupation Certificate for the abovementioned property.

Council reference for the property is Development Consent No. N0352/07.

Yours faithfully,

Darren Ball
D.M Ball & Associates Pty Ltd

P-95046

R: 402406

PRVC

\$36

5/10/16



**D.M. BALL
& ASSOCIATES
PTY LTD**

Building Certification

ABN 16 090 100 986

OCCUPATION CERTIFICATE

issued under the *Environmental Planning and Assessment Act 1979*
Sections 109C (1) (c) and 109H

OCCUPATION CERTIFICATE

214/16

Application

Type of Certificate

Final Occupation Certificate

Applicant

name

address

contact no (phone /fax)

Brian Whealing

100A Wakehurst Parkway

ELANORA HEIGHTS NSW 2101

0416 271 291

Owner of Building

Brian & Katherine Whealing

100A Wakehurst Parkway

ELANORA HEIGHTS NSW 2101

**Development Consent No. or
Complying Development
Certificate No.**

Date of Determination

D/A N0352/07

20th December, 2007

Construction Certificate

Construction Certificate No

Date of Issue

Issued by D.M Ball & Associates Pty Ltd

214/12

7th December, 2012

Subject Land

Address

Lot, DP/MPS etc

Lot 2, DP. 1177671,

No. 100A Wakehurst Parkway

ELANORA HEIGHTS NSW 2101

Building Classification

Dwelling- Class 1a

Garage- Class 10a



Inspections

The following building inspection have been undertaken on the development by DM Ball:

- a) Piers – 18/12/12
- b) Piers – 19/7/13
- c) Progress – 10/9/13
- d) Frame – 13/3/14
- e) Preliminary Final – 16/12/14
- f) Final (dwelling) -26/10/15
- g) Final (garage) -10/9/16

Attachments

- Structural engineer's certificate from Docherty Consulting Engineers
- Certificates for the pest control from Enviropest
- Certificate for the waterproofing from A Better Seal Waterproofing
- Certificate for the glazing from Airlite P/L
- Certificate for the glazing from Precise Windows & Doors
- Certificate for the glazing from Keystone Stainless P/L
- Certificate for the stormwater installation from Refresh Plumbing Services
- Certificate for the BASIX commitments from Refresh Plumbing Services
- Final survey report from Byrne & Associates
- Certificate for the smoke alarms from Inspire Electrical Solutions
- Certificate for the insulation from Total Construction
- Bushfire construction requirements certification
- Geotechnical risk management policy form 3 & letter
- Post-construction dilapidation report from Total Construction
- S.73 Certificate from Sydney Water
- Bushland management compliance certification from Australian Bushland Restoration
- BASIX completion receipt

Date of Receipt

27th September, 2016

Determination

Determination

Type of Certificate	Final Certificate
Approved/Refused	Approved
Date of Determination	27 th September, 2016



Certificate

Certificate Final

- I Darren Ball certify that:
- I have been appointed as the principal certifying authority under s 109E
- a development consent/complying development certificate is in force with respect to the building
- a construction 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

Certificate No.

214/16

Interim Certificate (Not Applicable)

- I Darren Ball certify that:
- I been appointed as the principal certifying authority under s 109E
- I have taken into consideration the health and safety of the occupants of the building
- a development consent or complying development certificate is in force with respect to the building
- a construction 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 or an interim fire safety certificate has been issued for the relevant part of the building
- where required, a report from the Commissioner of Fire Brigades has been considered

Certificate No.

N/A

Principal Certifying

Authority

Name of PCA
Accreditation No.
Contact No.
Address

Darren Ball
BPB0019
02-98224911
C/- D.M Ball & Associates Pty Ltd
PO Box 820 LIVERPOOL BC NSW 1871

Date

27th September, 2016

Signed



BASIX Completion Receipt

Receipt no.:
CR-3A89AQPCX7ZFRH9-141962S

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.

Secretary
Date of issue: Tuesday, 27/09/2016



Principal certifying authority

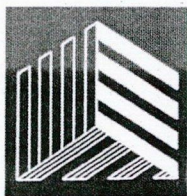
Name: Darren
Accreditation scheme: BPB
Accreditation number: 0019

Final Inspection

Date of final inspection: Saturday, 10/09/2016

BASIX Certificate details

BASIX Certificate no.	141962S
Project name	100A Wakehurst
Street address	100A Wakehurst Parkway
Suburb	Elanora Heights
Postcode	2101
Local Government Area	Pittwater Council



DOCHERTY
CONSULTING
ENGINEERS
Structural and Civil

14 October 2014

Our Ref: 110104C2

Structural Engineer's Certificate
New Residence at
100A Wakehurst Parkway, Elanora Heights

We hereby certify that the structural drawings produced for this project have been designed in accordance with the following Australian Standards:

- ☐ AS 1170 Minimum design loads on structures;
- ☐ AS 1684 Residential timber-framed construction;
- ☐ AS 1720 Timber structures;
- ☐ AS 2870 Residential slabs and footings - construction;
- ☐ AS 3600 Concrete structures;
- ☐ AS 3700 Masonry structures;
- ☐ AS 4100 Steel structures.

We have issued the following drawings covered by this certification:

- ☐ 110104S00 Rev 0 Cover sheet and constructions notes;
- ☐ 110104S01 Rev 2 Marking plans and concrete details;
- ☐ 110104S02 Rev 2 Elevations;
- ☐ 110104S03 Rev 0 Steel details – sheet 1;
- ☐ 110104S04 Rev 0 Steel details – sheet 2;
- ☐ 110104S05 Rev 0 Steel details – sheet 3.

We have inspected all steel reinforcement prior to concrete placement and structural framing prior to closing in and hereby certify the completed structural works generally comply with the abovementioned design drawings and Australian standards.

Yours faithfully,

Docherty Consulting Engineers Pty Ltd

K R Docherty
BE ME PEng
Director

SLAB PENETRATION CERTIFICATE OF INSTALLATION

Builder: TOTAL CONSTRUCTIONS
P.O BOX 212 NORTH STRATHFIELD 2137

Date: 25/10/2013

Site Address: 100A WAKEHURST PARKWAY ELANORA HEIGHTS 2101

Builder Order No: NPO

Owner: MR B WHEALING
100A WAKEHURST PARKWAY ELANORA HEIGHTS 2101

Our Ref No: SP1226265

CERTIFICATION This document certifies that ENVIROPEST has installed the Penetrations
In accordance with Australian Standards AS 3660.1 - 2000

See Attached Drawing/s

Legend

Reticulation System

Injection Boxes: [X]

Drilled Pipe: ———

End Cap: □

Penetrations: ⊗

Physical Barrier

Start / Finish: X

Area Protected: ////

Undrilled Pipe: - - - - -

Piers: □



Treatment Specifications

Installed By: MATT MAYNARD

Product(s): TERMI-COLLAR

Active Constituent:

Volume: 0.0 ltr

Total of Emulsion:

Length:

Area:

Units: 9.0

Additional Notes:

CONSTRUCTION JOINT CERTIFICATE OF INSTALLATION

Builder: TOTAL CONSTRUCTIONS
P.O BOX 212 NORTH STRATHFIELD 2137

Date: 07/02/2014

Site Address: 100A WAKEHURST PARKWAY ELANORA HEIGHTS 2101

Builder Order No: NPO

Owner: MR B WHEALING
100A WAKEHURST PARKWAY ELANORA HEIGHTS 2101

Our Ref No: CJ1229728

CERTIFICATION This document certifies that ENVIROPEST has installed the Construction Joint system in accordance with Australian Standards AS 3660.1 - 2000

See Attached Drawing/s

Legend

Reticulation System

Injection Boxes: [X]

Drilled Pipe: ———

End Cap: □

Penetrations: ⊗

Physical Barrier

Start / Finish: X

Area Protected: ///

Undrilled Pipe: - - - - -

Piers: □



Treatment Specifications

Installed By: MATT MAYNARD

Product(s): TRITHOR

Active Constituent:

Volume: 0.0 ltr

Total of Emulsion: 0.0 ltr

Length: 4.0 lmt

Area:

Units:

Additional Notes:



ENVIROPEST

— Your trusted name in pest control —

☐ SYDNEY - (02) 8713 8070
☐ MELBOURNE - (03) 9312 5378
☐ CANBERRA - (02) 6239 2457
☐ WOLLONGONG - (02) 4272 8385
☐ ULLADULLA - (02) 4454 1005
☐ PRESTONS - (02) 9608 6625

☐ KARLONG (2) - (02) 4340 1270
☐ WYONG - (02) 4351 6944
☐ NEWCASTLE/HUNTER - (02) 4964 4567
☐ PORT STEPHENS - (02) 4919 0311
☐ PORT MACQUARIE - (02) 6581 3220

QBSA Act Licence No: 1062770 - Enviropest (QLD) Pty Ltd

☐ COFFS HARBOUR - (02) 6651 5533
☐ LISMORE - (02) 6624 1519
☐ MOLENDINAR - (07) 5564 5441
☐ BRISBANE - (07) 3290 1011
☐ KUNDA PARK - (07) 5409 0600

QBSA Act Licence No: 1104229 - Enviropest (Sunshine Coast) Pty Ltd

SLAB PENETRATION CERTIFICATE OF INSTALLATION

Builder: TOTAL CONSTRUCTIONS
P.O BOX 212 NORTH STRATHFIELD 2137

Date: 07/02/2014

Site Address: 100A WAKEHURST PARKWAY ELANORA HEIGHTS 2101

Builder Order No: NPO

Owner: MR B WHEALING
100A WAKEHURST PARKWAY ELANORA HEIGHTS 2101

Our Ref No: SP1229728

CERTIFICATION This document certifies that ENVIROPEST has installed the Penetrations in accordance with Australian Standards AS 3660.1 - 2000

See Attached Drawing/s

Legend

Reticulation System

Injection Boxes: [X]

Drilled Pipe: ———

End Cap: □

Penetrations: ⊗

Physical Barrier

Start / Finish: X

Area Protected: ////

Undrilled Pipe: - - - - -

Piers: □



Treatment Specifications

Installed By: MATT MAYNARD

Product(s): TERMI-COLLAR

Active Constituent:

Volume: 0.0 ltr

Total of Emulsion:

Length:

Area:

Units: 3.0

Additional Notes:

Call Enviropest For All Your Pest Control Needs



ENVIROPEST

Your trusted name in pest control

<input type="checkbox"/> SYDNEY	- (02) 8713 8070	<input type="checkbox"/> KARLONG	- (02) 4340 1270	<input type="checkbox"/> COFFS HARBOUR	- (02) 6651 5533
<input type="checkbox"/> MELBOURNE	- (03) 9312 5378	<input type="checkbox"/> WYONG	- (02) 4351 6944	<input type="checkbox"/> LISMORE	- (02) 6624 1519
<input type="checkbox"/> CANBERRA	- (02) 6239 2457	<input type="checkbox"/> NEWCASTLE/HUNTER	- (02) 4964 4567	<input type="checkbox"/> MOLENDINAR	- (07) 5564 5441
<input type="checkbox"/> WOLLONGONG	- (02) 4272 8385	<input type="checkbox"/> PORT STEPHENS	- (02) 4919 0311	<input type="checkbox"/> BRISBANE	- (07) 3290 1011
<input type="checkbox"/> ULLADULLA	- (02) 4454 1005	<input type="checkbox"/> PORT MACQUARIE	- (02) 6581 3220	<input type="checkbox"/> KUNDA PARK	- (07) 5409 0600
<input type="checkbox"/> PRESTONS	- (02) 9608 6625	QBSA Act Licence No: 1062770 - Enviropest (QLD) Pty Ltd		QBSA Act Licence No: 1104229 - Enviropest (Sunshine Coast) Pty Ltd	

SLAB PENETRATION CERTIFICATE OF INSTALLATION

Builder: TOTAL CONSTRUCTIONS
P.O BOX 212 NORTH STRATHFIELD 2137

Date: 07/02/2014

Site Address: 100A WAKEHURST PARKWAY ELANORA HEIGHTS 2101

Builder Order No: NPO

Owner: MR B WHEALING
100A WAKEHURST PARKWAY ELANORA HEIGHTS 2101

Our Ref No: SP1229728

CERTIFICATION This document certifies that ENVIROPEST has installed the Penetrations in accordance with Australian Standards AS 3660.1 - 2000

See Attached Drawing/s

Legend

Reticulation System

Injection Boxes: [X]

Drilled Pipe: ———

End Cap: □

Penetrations: ⊗

Physical Barrier

Start / Finish: X

Area Protected: ////

Undrilled Pipe: - - - - -

Piers: □



Treatment Specifications

Installed By: MATT MAYNARD

Product(s): TERMI-COLLAR

Active Constituent:

Volume: 0.0 ltr

Total of Emulsion:

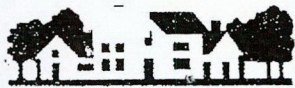
Length:

Area:

Units: 3.0

Additional Notes:

Call Enviropest For All Your Pest Control Needs



ENVIROPEST

— Your trusted name in pest control —
QBSA 1104229 - Enviropest (QLD) Pty Ltd
QBSA 1191906 - Enviropest (Sunshine Coast) Pty Ltd

- | | | |
|--|--|---|
| <input type="checkbox"/> SYDNEY - (02) 9709 2011 | <input type="checkbox"/> KARIONG - (02) 4340 1270 | <input type="checkbox"/> COFFS HARBOUR - (02) 6651 5533 |
| <input type="checkbox"/> MELBOURNE - (03) 9312 5378 | <input type="checkbox"/> WYONG - (02) 4351 6944 | <input type="checkbox"/> LISMORE - (02) 6624 1519 |
| <input type="checkbox"/> CANBERRA - (02) 6239 2457 | <input type="checkbox"/> NEWCASTLE/HUNTER - (02) 4964 4567 | <input type="checkbox"/> MOLENDINAR - (07) 5564 5441 |
| <input type="checkbox"/> WOLLONGONG - (02) 4272 8385 | <input type="checkbox"/> PORT STEPHENS - (02) 4919 0311 | <input type="checkbox"/> BRISBANE - (07) 3290 1011 |
| <input type="checkbox"/> PRESTONS - (02) 9608 6625 | <input type="checkbox"/> PORT MACQUARIE - (02) 6581 3220 | <input type="checkbox"/> MAROOCHYDORE - (07) 5409 0600 |

Head Office: 9/39 Stanley Street, Bankstown NSW 2200 Tel: (02) 9709 2011

www.enviropest.com.au

INSTALLATION OF TERMITE PROTECTION

Builder: TOTAL Date: 7.2.14

Site Address: 100A WAKEHURST PIKE

ELANORA HTS Job Sheet No.: 35186

Installer: _____ Lic No.: _____

SIGNED: [Signature] Ref No.: 1229728

Environmental Information

JOB PLAN

External
Chemical Name
Vol of Concentration
Vol of Emulsion
Equipment:
Hand held spray ☐
Truck mounted spray ☐
Other

Internal
Chemical Name
Vol of Concentration
Vol of Emulsion
Equipment:
Hand held spray ☐
Truck mounted spray ☐
Other

Wind Speed Wind Direction

Time Start Time Finish

Construction Type

- ☐ In-fill slab ☐ Slab on ground
☐ B/I Timber floor ☐ Suspended Floor

Area Protected

Under Slab M2 Perimeter L/m 3
Subfloor M2 Penetrations Qty 4
Cure M2 C/Joint L/m 4
Other

Method of Protection

- ☒ Physical Barrier ☐ Chemical Barrier

Type: TRITHOR

Legend

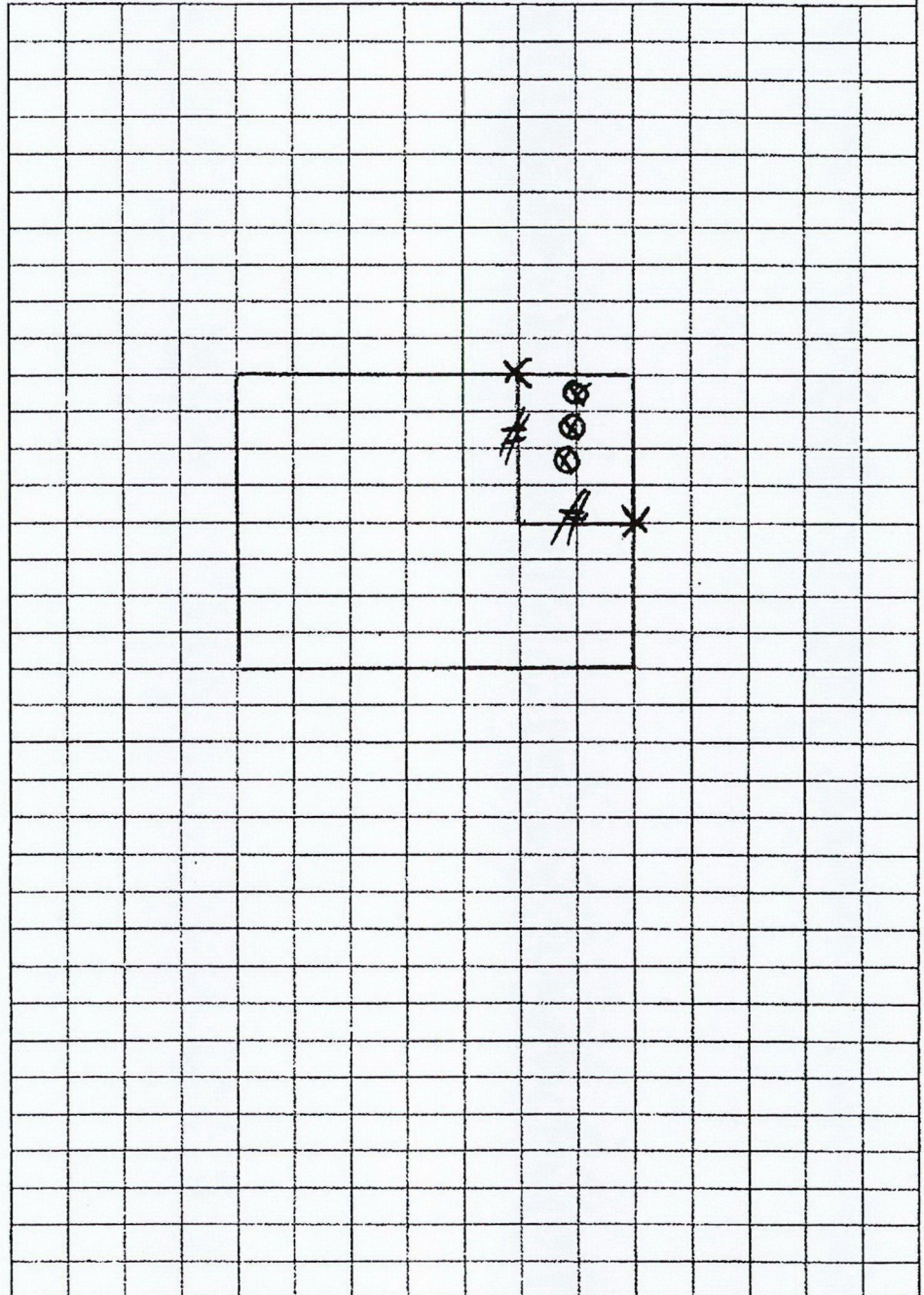
Reticulation Legend
Path trap ☒ Drilled pipe _____
Undrilled pipe - - - - End cap _____

Physical Barrier Legend

Penetration ⊗ Start / Finish ×
Granitgard // Trithor / Homeguard #

Chemical Barrier

Area Protected /





— Your trusted name in pest control —
QBSA 1104229 - Enviropest (QLD) Pty Ltd
QBSA 1191908 - Enviropest (Sunshine Coast) Pty Ltd

<input type="checkbox"/> SYDNEY - (02) 9709 2011	<input type="checkbox"/> KARIONG - (02) 4340 1270	<input type="checkbox"/> COFFS HARBOUR - (02) 6651 5533
<input type="checkbox"/> MELBOURNE - (03) 9312 5378	<input type="checkbox"/> WYONG - (02) 4351 6944	<input type="checkbox"/> LISMORE - (02) 6624 1519
<input type="checkbox"/> CANBERRA - (02) 6239 2457	<input type="checkbox"/> NEWCASTLE/HUNTER - (02) 4964 4567	<input type="checkbox"/> MOLENDINAR - (07) 5564 5441
<input type="checkbox"/> WOLLONGONG - (02) 4272 8385	<input type="checkbox"/> PORT STEPHENS - (02) 4919 0311	<input type="checkbox"/> BRISBANE - (07) 3290 1011
<input type="checkbox"/> PRESTONS - (02) 9508 6625	<input type="checkbox"/> PORT MACQUARIE - (02) 6581 3220	<input type="checkbox"/> MAROOCHYDORE - (07) 5409 0600

Head Office: 9/39 Stanley Street, Bankstown NSW 2200 Tel: (02) 9709 2011

www.enviropest.com.au

INSTALLATION OF TERMITE PROTECTION

Builder: TOTAL CONSTRUCTIONS Date: 25.10.13

Site Address: 100A WAKEFIELD ST

ELANDRA HTS Job Sheet No.: 21926

Installer: _____ Lic No.: _____

SIGNED: M Ref No.: 1226265

Environmental Information

Chemical Name

Vol of Concentration

Vol of Emulsion

Equipment:

Hand held spray ☐

Truck mounted spray ☐

Other

Chemical Name

Vol of Concentration

Vol of Emulsion

Equipment:

Hand held spray ☐

Truck mounted spray ☐

Other

Wind Speed Wind Direction

Time Start Time Finish

Construction Type

☐ In-fill slab

☐ Slab on ground

☐ B/I Timber floor

☐ Suspended Floor

Area Protected

Under Slab M2 Perimeter L/m

Subfloor M2 Penetrations Qty 9

Cure M2 C/Joint L/m

Other

Method of Protection

☐ Physical Barrier

☐ Chemical Barrier

Type

Legend

Reticulation Legend

Path trap ☒

Drilled pipe _____

Undrilled pipe - - - -

End cap _____

Physical Barrier Legend

Penetration ☒

Start / Finish X

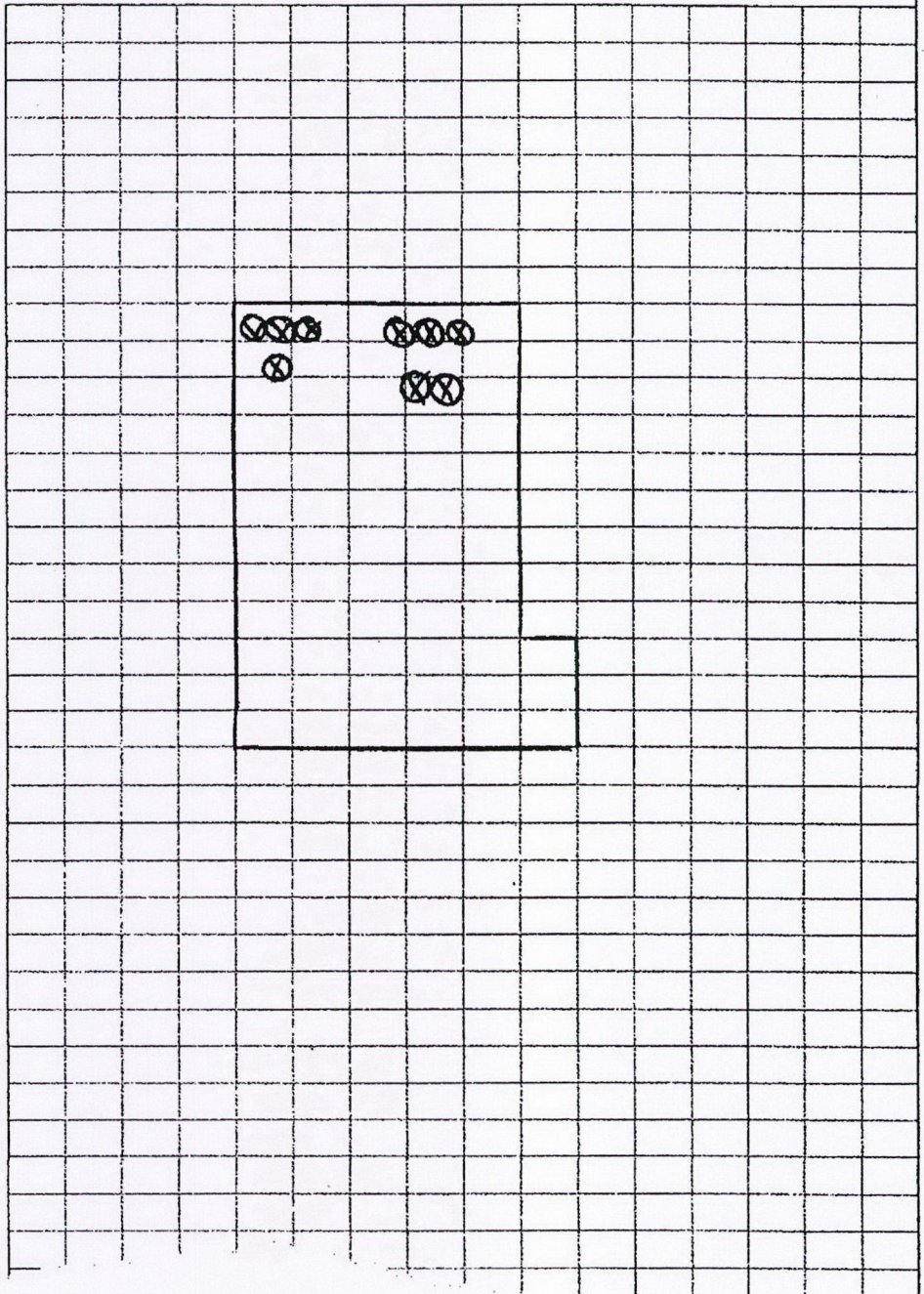
Granitgard //

Trithor / Homeguard #

Chemical Barrier

Area Protected /

JOB PLAN



ABETTERSEAL WATERPROOFING

Address: Unit 8/10 Eustace Street
 MANLY NSW 2095
 Tel: 0405 611 756
 Email: abetterseal@yahoo.com.au
 Web: www.abetterseal.com.au

INSTALLATION CERTIFICATE

PROJECT ADDRESS: 100A Wakehurst Parkway, Narrabeen

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1 JADE MICKLEY of ABETTERSEAL WATERPROOFING of 8/10 EUSTACE STREET, MANLY, NSW 2095

Hereby certify:-

That the waterproofing and wet areas installed in the building (Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia F1.7
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia (specification A1.3)
- d) The following Australian Standards: AS3740
- e) Other practices or standards relied upon for this certification : _____
- f) Exclusions: YES/NO _____


Full Name of Certifier : Jade Mickley

Qualifications and Experience : Certificate III Construction Waterproofing 151077C

Address of Certifier: 8/10 Eustace Street, MANLY NSW 2095

Phone Numbers :

Bus _____ Fax _____ Mob 0405611756

Signature: 

Date: 8th October 2014



A JELB-WEN Company

Compliance Certificate

including Bushfire Compliance

Airlite Pty Ltd certifies that the windows and doors supplied to: **TOTAL CONST'S**

Address:

100A WAKEHURST PARKWAY, ELANORA HEIGHTS

Order Number:

5605

Delivery Date:

13.3.14

have been manufactured to comply with:

- Australian Standard AS2047 – 1999
- Australian Standard AS1288 – 2006

• Australian Standard AS3959 – 2009 to BAL 12.5 as specified in the order.

Airlite products have been tested and passed by an N.A.T.A. accredited test laboratory.

Airlite provides a 7 Year Guarantee against faulty workmanship and materials.

Airlite representative

Date

8/10/14

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date

Precise Windows and Doors



PTY.LTD.

ABN 27169109273 1/107 Percival Road, Smithfield N.S.W 2164

Certificate of Compliance.

is hereby granted to:

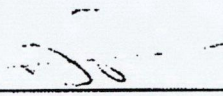
TOTAL CONSTRUCTIONS PTY LTD

This is to certify that the glass supplied for shower screens at the address mentioned below

Complies with the safety standards of A.S.1288 - 2006, A.S.2047 - 1999.

ADDRESS: 101A WAKEHURST PARKWAY

ELANORA HEIGHTS NSW 2101



Granted: 19th November 2014 **DANI ALZENED**
MANAGER

50

9/10/2014

keystone
STAINLESS

pty ltc

ABN: 29 141 517 857

7/1-5 Thew Parade, Cromer, NSW, 2099

Daniel : 0403 833 303 | Dave: 0408 328 376

info@keystonestainless.com.au | www.keystonestainless.com.au

To whom it may concern,

This letter is to confirm that the glass balustrades installed by Keystone Stainless Pty Ltd at 100A Wakehurst Parkway, Elanora Heights have been installed in accordance with part 3.9.2 of The Building Code of Australia - Balustrades.

All glass panels are toughened and have been manufactured in accordance with AS 1288 - 2006, the Australian Standard for glass in buildings.

If you have any questions please feel free to contact me on the above number.

Daniel Crosdale
Director

⑥

Refresh

Plumbing Services

Date 19-Nov-2014

ABN 310 747 187 27

To
Total Construction PO Box 212 North Strathfield, Sydney NSW Australia

Re : 100A Wakehurst Parkway , Elanora Heights NSW 2101

We hereby confirm that the Stormwater at the above address has been installed in accordance with the NSW Code of Practice 2006 and requirements of Pittwater Council in accordance with Kate Waddington's Hydraulic Design drawings 9234 C1.00

7

Refresh

Plumbing Services

Date 19-Nov-2014

To
Total Construction
PO Box 212
North Strathfield, Sydney NSW
Australia

ABN 310 747 187 27

Re : 100A Wakehurst Parkway , Elanora Heights NSW 2101

We hereby confirm that the installed 13,000 litre water tank has a dedicated 5000 litre Fire Fighting compartment governed by a float valve to protect the 5000 litres from being used for other purposes.

The tank has been installed in accordance with the NSW Code of Practice 2006 and requirements of Pittwater Council in accordance with Kate Waddington's Hydraulic Design drawings 9234 C1.00

8



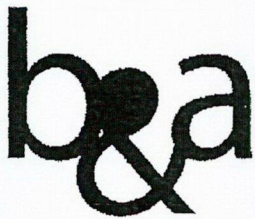
Byrne & Associates

Registered Surveyors

SURVEY REPORT

**No.100A WAKEHURST PARKWAY,
ELANORA HEIGHTS**

8



Byrne & Associates

Registered Surveyors

63 Waterloo St (PO Box 167)
NARRABEEN NSW 2101
ph: 9913 7110 | fax: 9913 1583
survey@byrneandassociates.com.au
www.byrneandassociates.com.au

Byrne & Associates Pty Ltd
abn: 69 002 109 202

Our Ref: 10221
6TH May, 2015

Mr. B Whealing
No.100A Wakehurst Parkway,
ELANORA HEIGHTS NSW 2101

Dear Sir,

RE: No.100A WAKEHURST PARKWAY, ELANORA HEIGHTS

As instructed, I have carried out a survey of the Land situated at Elanora Heights in the Local Government Area of Pittwater, Parish of Narrabeen and the County of Cumberland, having access via a Right of Carriageway to Wakehurst Parkway, being known as Lot 2 in Deposited Plan 1177671 and being the land referred to in Torrens Title Folio Identifier 2/1177671.

I REPORT that, for identification purposes only, I have surveyed the land as mentioned above and shown by red edging on the attached sketch plan

IN MY OPINION:-

(1) Upon the subject land and wholly within its boundaries there stands a Split Level Metal and Concrete Residence, together with various other improvements, being known as No.100A WAKEHURST PARKWAY, ELANORA HEIGHTS.

(2) The position of the aforementioned Residence, in relation to the boundaries of the subject land is as shown on the attached sketch plan.

(3) As shown on the attached sketch plan, the reduced level, based on Australian Height Datum, for the:-

- a. Ground Floor Level is 18.13 A.H.D.
- b. First Floor Level is 20.83 A.H.D.
- c. Second Floor Level is 23.55 A.H.D.
- d. Top of the Roof at its highest point is about. 28.6 A.H.D.

2

- (4) The subject land enjoys the benefit of
- A Right of Carriageway 3.5 and 5 metres wide and variable width created by the registration of Deposited Plan 1177671.
 - An Easement for Services 3.5 and 5 metres wide and variable width created by the registration of Deposited Plan 1177671.
 - An Easement to Drain Water 3.5 and 5 metres wide and variable width created by the registration of Deposited Plan 1177671.
 - An Easement for Services 1.5 metres wide and variable width created by the registration of Deposited Plan 1177671.

(5) The subject land is affected by Restrictions on the Use of Land created by the registration of Deposited Plan 1177671.

(6) The position of survey marks placed that define part of the boundaries of the subject land are as shown on the attached sketch plan.

Registered Surveyor



8

WALL ON
RESTRICTION
BOUNDARY
1.0 WALL-BDY

D.P. 1014199

84.465

(45.985)

RETAINING
(A)

15.33

86.11

1 1 7 7 6 7 1

(42.46)

D.P. 13152

71

571

Registered Surveyor

E BASED ON AUSTRALIAN HEIGHT DATUM

SURVEY P.M. 10260 R.L. 2.13 A.H.D.
INTERSECTION OF MIRROOL STREET AND

BYRNE & ASSOCIATES PTY LIMITED
CONSULTING SURVEYORS & ENGINEERS

**63 WATERLOO STREET
NARRABEEN 2101**

Ph: (02) 9913 7110 Fax: (02) 9913 1583
Email: survey@byrneandassociates.com.au

Date of Survey	27/04/15	Prepared by	PBB	Date	2/05/15	Approved by	Date	R.R.	N/A
File Name	10221D.DWG	Sheet	1	of	1	Sheets	Plan No. A3 - 10221D		



SMOKE ALARM CERTIFICATION

Date14...../.....10...../.....14.....

Application Number :- DA/CC/CDC /

I, James Anthony Devery (full name) being the licenced electrician and responsible installer, hereby certify that the smoke alarm/s located as follows:

Upper Hall level 3, Mid Hall level 2/1 (specify room locations)

at 100A Wakehurst pkwy Elanora Heights (property address)

have been selected, located, connected and installed in accordance with:

- AS 3786 - 1993 - Smoke Alarms,
- AS 3000 - 2007 - Electrical Installations, and
- Part 3.7.2 of Volume 2 of the National Construction Code Series (BCA)

Number of alarms3.....

Date of test14...../.....10...../.....14.....

Company name Inspire electrical solutions

Signature J.Devery

Licence number191080c.....

(10)

TOTAL CONSTRUCTION

Concept to Completion

Total Construction Pty Ltd ABN 32 067 732 941
Level 2, 3 George Street - PO Box 212 - North Strathfield NSW 2137
T 02 9746 9555 F 02 9746 9588 www.totalconstruction.com.au



7/11/14
To PCA

Re - 100A Wakehurst Parkway, Elanora Heights 2101- Insulation Certification

Attention : Darren Ball

We hereby confirm that the insulation for the above address has been installed in accordance with the BASIX Requirements noted on this DA & in accordance with BCA 2009.

Floor – suspended floor above enclosed subfloor RO 0.6 (or 1.3 including construction)

External wall – framed (meta clad) RO 1.30 or 1.7 including construction)

Ceiling and roof – skillion , raked roof RO 2.24 / roof foiled backed blanket (55mm) framed

Total construction P/L

R. Stubbs

11

Refresh

Plumbing Services

Date 19-Nov-2014

ABN 310 747 187 27

To

Total Construction
PO Box 212
North Strathfield, Sydney NSW
Australia

Re : 100A Wakehurst Parkway , Elanora Heights NSW 2101 – BASIX commitment

We hereby confirm that the plumbing installation/ fixtures have been installed in accordance with the BASIX requirements stated the DA consent Condition E8 and as per the Certificate number - 141962S

STATEMENT OF COMPLIANCE BUSHFIRE CONSTRUCTION REQUIREMENTS

Pursuant to Part 3.7.4 of the Building Code of Australia 2012
Volume 2

A Bushfire Assessment was provided and/or details demonstrating compliance with the deemed-to-satisfy provisions of the BCA2012 as part of the Building Permit Process for the proposed new building works.

If there has been any changes to these features proposed or during construction, the dwelling should be re-assessed to ensure that compliance with the Deemed-to-satisfy Part 3.7.4 and Performance Provisions of the BCA2012 P2.3.4 is maintained.

The builder and owner must check that these requirements have been carried out and certify that they have been completed in accordance with the Building Code of Australia 2012 and Australian Standard AS3959-2009 *Construction of buildings in bushfire-prone areas*. If the dwelling has not been constructed to the standards listed, further details must be provided to the relevant building surveyor for approval to show that the required construction requirements have been achieved for the relevant Bushfire Attack Level.

CERTIFICATION

I / We certify that the construction requirements for Bushfire Attack Level:

BAL-12.5 BAL-19 BAL-29 BAL-40 BAL-FZ (Please circle)

for the building works at :

100A Wakehurst Parkway, Glenora Heights 2101

have been completed so as to comply with the Building Code of Australia 2012 and Australian Standard AS3959-2009 *Construction of buildings in bushfire-prone areas*.

Signed:

Builder [Signature]

Date 12/9/14

Owner B. Wrenly

Date 12/9/14

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation Certificate or
Subdivision Certificate

Development Application for _____	Name of Applicant _____
Address of site _____	

Declaration made by geotechnical engineer on completion of the Development

I, PAUL ROBERTS on behalf of JK Geotechnics
 (Insert Name) (Trading or Company Name)

on this the 18 JUNE 2015
 certify that I am a ~~Geotechnical Engineer~~, Engineering Geologist and/or ~~Geotechnical Engineer~~ as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 17 APRIL 2007 referred to below.

Geotechnical Report Details:

Report Title: <u>GEOTECHNICAL ASSESSMENT AT 106 WAKEMURST PARKWAY, GLANDORA HEIGHTS</u>	Report Ref. No: <u>209922Rrpt</u>
Report Date: <u>17/4/07</u>	
Author: <u>PAUL ROBERTS</u>	
Author's Company/Organisation: <u>JK Geotechnics</u>	

We/ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.

We/ I have inspected and/or ~~am~~ ^{are} satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.

We/ I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development ~~referred to in the~~ ^{our/} development consent D.A. _____ dated _____ ^{we are} (D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

We are/ I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk. *as discussed in the Report*

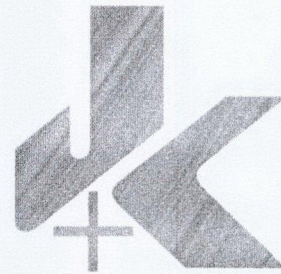
List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

EMAIL DATED 24/5/15 PREPARED BY BRIAN WHEALING ANNOTATED STORMWATER MANAGEMENT PLAN DATED 30/5/15 PREPARED BY BRIAN WHEALING LETTER (REF. 209922R124, dated 18/6/15) PREPARED BY JK GEOTECHNICS
--

Signature Paul Roberts
 Name PAUL ROBERTS
 Chartered Professional Status CP Eng
 Membership No. 2307698
 Company JK Geotechnics

18 June 2015
Ref No. 20992ZRlet4

Mr Brian Whealing
100 Wakehurst Parkway
ELANORE HEIGHTS NSW 2101



JK Geotechnics
GEOTECHNICAL & ENVIRONMENTAL ENGINEERS

PO Box 976, North Ryde BC NSW 1670
115 Wicks Rd, Macquarie Park NSW 2113
Tel: 02 9888 5000 Fax: 02 9888 5003
www.jkgeotechnics.com.au

Dear Sir

GEOTECHNICAL ADVICE
100 WAKEHURST PARKWAY, ELANORA HEIGHTS, NSW

The undersigned completed an inspection of the above site following construction of the new residence in order to complete Council Form 3.

During the site meeting we noted the water tank located below the south-western corner of the new house. Brian Whealing confirmed that the tank had been constructed on a concrete pad underlain by compacted fill in accordance with the supplier's recommendations. However, the water tank is founded on a colluvial soil slope and has therefore not been founded on bedrock, as recommended in our geotechnical report Ref. 20992ZRpt) dated 17 April 2007. We were not requested to provide advice or complete a site inspection in relation to the water tank founding conditions.

As the water tank construction has not been completed in accordance with our geotechnical advice it has been excluded from the completed Council Form 3. Should instability of the colluvial soil slope occur, we have assessed the risk to life and property to be at 'acceptable' levels in relation to the criteria given in Reference 1 of our report and the Pittwater Council Risk Management Policy.


However, we recommend that the owners monitor the slope immediately below the water tank on an annual basis and after heavy or prolonged rainfall. If there are any causes for concern, such as tilting of the water tank, separation at pipe connections, tension cracking behind the crest of the slope, bulging landscape walls below, etc then further geotechnical advice will need to be immediately sought. In addition, on a five yearly basis, this area of the site should be included in the geotechnical inspections described below.

We also note that fibre glass rock bolts were used to support detached blocks of sandstone on the slope above the new house. We recommend that advice from the manufacturers and a bushfire consultant in relation to the fire resistance of the bolts and any additional; fire protection that may be required.

We reiterate the following conditions recommended for ongoing management of the site as outlined in Section 7.4 of our geotechnical report:

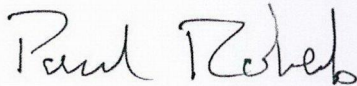
- 7.4.1 All new surface (including roof) and subsurface drains must be subject to ongoing and regular maintenance by the property owners, including checking for leaks. In addition, such maintenance must also be carried out by a plumber at no more than ten yearly intervals; including provision of a written report confirming scope of work completed (with reference to the 'as-built' drawing) and identifying any required remedial measures



- 
- 7.4.2 The existing cliff face above the proposed development must be inspected by an experienced geotechnical engineer/engineering geologist at five yearly intervals; including provision of a written report confirming scope of work completed and identifying any required remedial measures.

Should you require any further information regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully
For and on behalf of
JK GEOTECHNICS



Paul Roberts
Senior Associate

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Level 2, 3 George Street - PO Box 212 - North Strathfield NSW 2137
T 02 9746 9555 F 02 9746 9588 www.totalconstruction.com.au



17/12/14
To PCA

Re - 100A Wakehurst Parkway, Elanora Heights 2101- **Street Trees, Road Reserve and area adjoining the site condition**
Condition E3 of the DA consent - Builder comment

Attention : Darren Ball

We hereby confirm that the **Street Trees, Road Reserve and area adjoining the site condition** have not been damaged by the building works at the above address and as per Condition E3 of the DA Consent there is no rectification works required to be done

Please find attached a photo of the concrete driveway and the streetscape adjacent and we note there was very little street interaction with street trees due to the trees being over 50m away which are not possible to damage by our works and road reserve has no storm water lines in street and no kerb or gutters.

The road verge condition is the same as prior to the project commencing just roadbase and dirt.

Total construction P/L

16

TOTAL CONSTRUCTION

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17/12/14
To PCA

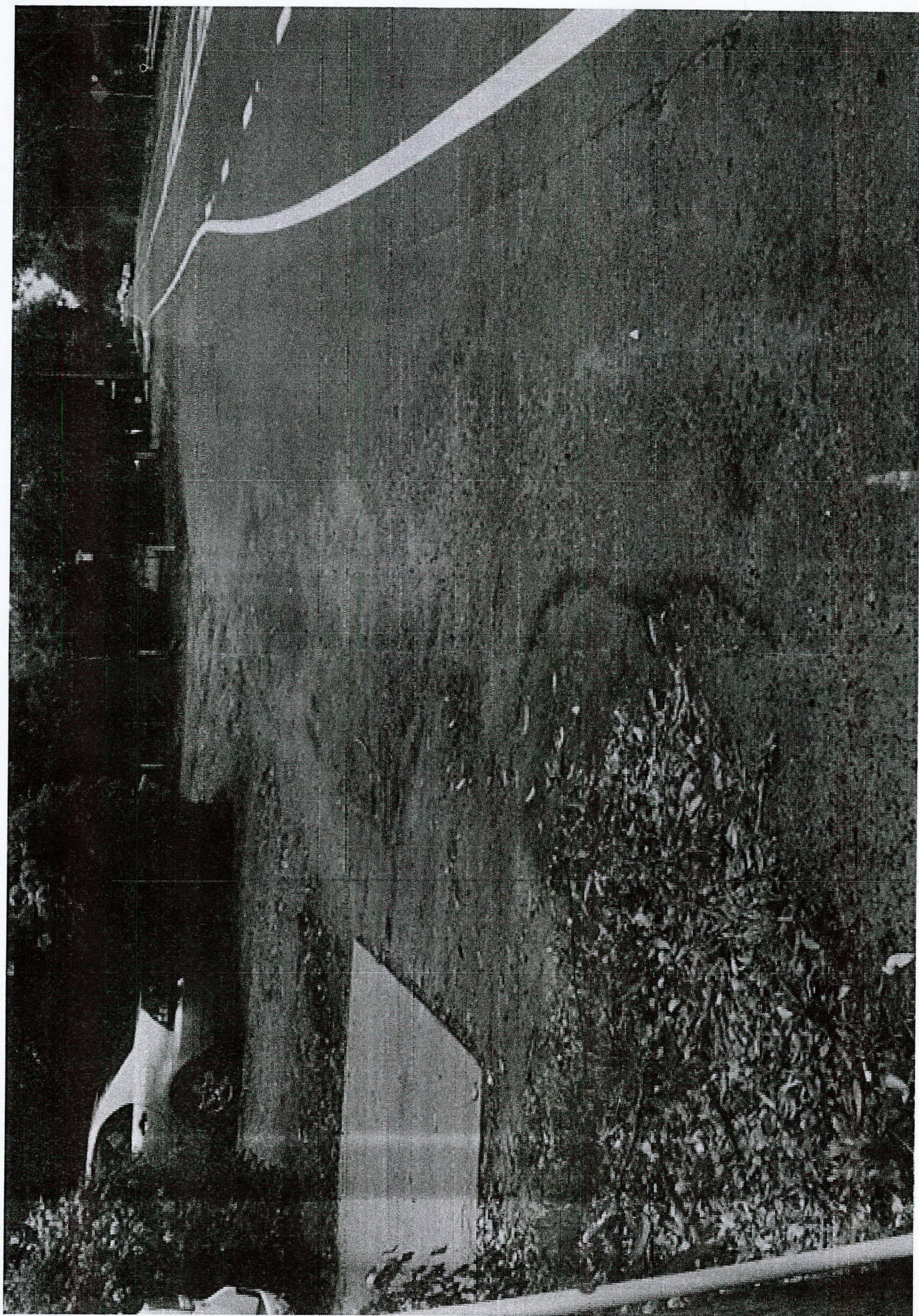
Re - 100A Wakehurst Parkway, Elanora Heights 2101- **Public Infrastructure**
DA Condition E4 - Builder comment

Attention : Darren Ball

We hereby confirm that the Public Infrastructure has not been damaged by the building works at the above address and as per Condition E4 of the DA Consent there is no rectification works required to be done

Please find attached a photo of the concrete driveway and the streetscape adjacent and we note there is very little street infrastructure , no stormwater lines in street and no kerb or gutters.
The road verge condition is the same as prior to the project commencing.

Total construction P/L





Case No. 117904

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT		
Council	Pittwater Council	
Street	100 Wakehurst Parkway Narrabeen	
Lot No	123	DP 13152
Subdivision into	Lots numbered	Development
2 lots	1 & 2	Subdivision of one (1) lot into two (2).
NAME OF APPLICANT J Bennett		
APPLICANT'S ADDRESS C/o Byrne & Associates Pty Ltd PO Box 167 Narrabeen NSW 2101		

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.

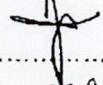
THE FOLLOWING ITEMS 2 AND 5 APPLY TO LOT/S Lots IN THE SUBDIVISION:

- 1. ~~Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
 - 2. ~~Water facilities are available.~~
 - 3. ~~Water facilities cannot be provided within a reasonable time from the date of this certificate.~~
 - 4. ~~Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
 - 5. ~~Sewerage facilities are available.~~
 - 6. ~~Sewerage facilities are under the control of the local council.~~
 - 7. ~~Sewerage facilities cannot be provided within a reasonable time from the date of this certificate.~~
 - 8. ~~Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required.~~
- THE FOLLOWING ITEMS AND APPLY TO LOT/S IN THE SUBDIVISION:
- 9. ~~Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
 - 10. ~~Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
 - 11. ~~Sewerage facilities are under the control of the local council.~~

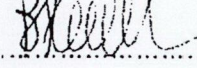
Applicant Reference No. 21057

Council Reference No. N0349/07

Name Jack Diplock
(Approving Officer for and on behalf of Sydney Water)

Signature 

Name Bruce Hall
(Approving Officer for and on behalf of Sydney Water)

Signature 

Urban Growth Business Head Office Dated: 27 October 2011

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent.



Australian Bushland Restoration

ABN25 069 197 459

90 Parr Parade~Narrabeena~ N.S.W.

Phone 99823827~ Fax 99823827 ~ Mobile phone 0417626462

To Whom It May Concern,

Australian Bushland Restoration P/L (ABR) have been engaged in November 2011 to provide bushland management certification services to Brian Whealing of number 100 Wakehurst Parkway, Elanora. The works undertaken were part of the Conditions of Consent for a residential subdivision, DA NO0349/07

The conditions required ABR to oversee the implementation of particular conditions outlined within the Conditions of Consent for the Development Application namely conditions

- E 10,11,12,
- F 9

This included ;

- Removal of Noxious and Environmental Weeds is to be certified by a Bushland Management Consultant as being complete.
- Removal of Noxious and Environmental Weeds is to be certified by the Bushland Management Consultant as being in accordance with approved Ecological Sustainability Plan.
- The Bushland Management Consultant is to certify that Bushland is in the same (or better condition) post development relative to pre-development except in the location of the approved zone of influence of the development on the site.
- The Bushland Management Consultant to certify that:
 - a. native plant selection and planting as per the approved ESD plan has been completed,
 - h. all actions prescribed in the approved Ecological Sustainability Plan have been undertaken fully and where relevant completed and that an appropriate program of regeneration and maintenance has been entered into to comply with requirements of the Plan, and
 - i. that areas/features requiring protection have been adequately protected and are in an acceptable condition.

ABR wishes to inform Mr. Whealing and the Principal Certifying Authority, that based on the site visit and correspondence provided by Mr. Whealing that all required tasks have been completed and that compliance with the conditions has been attained. The works undertaken by Mr. Whealing have been satisfactorily completed in a manner and to an extent which achieves the intent and environmental outcomes of the conditions.

If you require any further details or clarification, please don't hesitate to get in touch.

Kind Regards,

David B Harris
Managing Director
Australian Bushland Restoration P/L
0417626462
www.bushregen.com.au

Form: 13PC
Licence: 01-05-074
Licensee: LEAP Legal Software Pty Limited
Firm name: The Property Practice

POSITIVE COVENANT

13

Leave this space clear. Affix additional pages to the top left-hand corner.

New South Wales

Section 88E(3) Conveyancing Act 1919

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

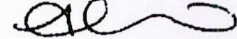
(A) TORRENS TITLE	2/1177671		
(B) LODGED BY	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any Reference:	CODE PC
(C) REGISTERED PROPRIETOR	Of the above land BRIAN GERARD WHEALING AND KATHERINE MARY WHEALING		
(D) LESSEE MORTGAGEE or CHARGE	Of the above land agreeing to be bound by this positive covenant		
	Nature of Interest	Number of Instrument	Name
	NOT APPLICABLE	N.A.	N.A.
(E) PRESCRIBED AUTHORITY	Within the meaning of section 88E(1) of the Conveyancing Act 1919 Pittwater Council		

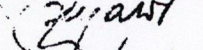
(F) The prescribed authority having imposed on the above land a positive covenant in the terms set out in annexure A hereto applies to have it recorded in the Register and certifies this application correct for the purposes of the Real Property Act 1900.

DATE

(G) Execution by the prescribed authority


I certify that an authorised officer of the prescribed authority who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness: 
Name of witness: A. Clarke
Address of witness: 1 Park St, Mona Vale

Signature of authorised officer: 
Name of authorised officer: Warwick Lawrence
Position of authorised officer: Public Officer

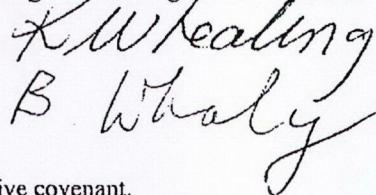
(G) Execution by the registered proprietor

I certify that I am an eligible witness and that the registered proprietor signed this dealing in my presence.
[See note* below]

Signature of witness: 
Name of witness: Brian Gerard Wheeling
Address of witness: 100A Waverley Pkwy

Certified correct for the purposes of the Real Property Act 1900 by the Registered Proprietor.

Signature of Registered Proprietor:


B. Wheeling

(H) Consent of the N.A.

The N.A. under N.A. No. N.A., agrees to be bound by this positive covenant.

I certify that the above N.A. who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness:
Name of witness: N.A.
Address of witness: N.A.

Signature of N.A. :

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

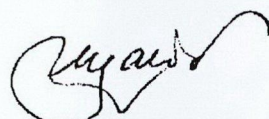
Annexure "A" to Positive Covenant

PARTIES:

**BRIAN GERARD WHEALING AND KATHERINE MARY WHEALING
PITTWATER COUNCIL**

Dated 28 / 7 / 15

The registered proprietor covenants with the Pittwater Council to adhere to the requirements of the Geotechnical Report and Assessment prepared by Jeffrey & Katauskas Pty Ltd dated 17 April 2007 (Annexure B) consisting of 46 pages, requiring on-going maintenance/inspections to ensure that the property achieves the "acceptable level of risk" criteria over the life of the development.

A handwritten signature in black ink, appearing to be 'C. G. W.' or similar, written in a cursive style.