



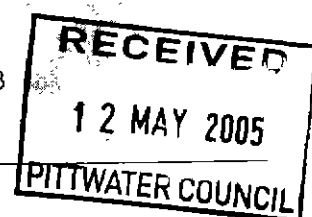
## Final Occupation Certificate

CC or CDC no. CC2005-04128

Issued in accordance with the Environmental Planning & Assessment Regulation 2000 with reference to the Environmental Planning & Assessment Act 1979 Sections 109C(1)(c) and 109H

### DETAILS OF THE APPLICANT

Name Australand Holdings Limited  
Address Level 3, 1C Homebush Bay Drive, RHODES 2138  
Contact no (telephone/fax) 9767 2000 - 0438 534 628 (Warwick)



### DETAILS OF THE OWNER

Name Australand Holdings Limited  
Address Level 3, 1C Homebush Bay Drive, RHODES

### DETAILS OF THE BUILDING

Street Address 15-19, Sector 11  
Macpherson Street, WARRIEWOOD 2102  
Proposed Lots 2104-2106  
Lot 9 Sect C of DP 5464  
Lot 1 of DP 16387  
Lot 81 of DP 1027967  
Description of the building 3 x Two Storey Dwellings  
Development Application no. 0482/03  
CC or CDC no. CC2005-04128  
Council Area PITTWATER COUNCIL

### DECISION OF THE CERTIFYING AUTHORITY

Type of certificate issued Final Occupation Certificate  
Date of this decision 5/05/2005

Greenfield Accredited Certifiers Certificate No. CC2005-04128

**INFORMATION ATTACHED TO THIS DECISION**

- Council Submission Cheque: \$30.00
- Insulation Certificate
- Engineers Certificates for Piers and Slab
- Part A & B Pest treatment Certificates
- Wet Areas Certificate
- Smoke detectors Certificate
- Final Survey Report
- Floor Level Survey Report
- Ridge Survey Report
- Landscape Certificate
- Glazing Certificate
- Plumbers Certificate for rainwater tank
- Landscape Certificate

---

**INSPECTIONS CARRIED OUT DURING CONSTRUCTION**

Kieran Tobin certifies that the subject stages of construction were inspected and were found to be satisfactory. The development was completed in accordance with the approved plans and specifications and Council's Development Consent conditions, if applicable.

Date	Inspection	Inspected by
01/10/04	Commencement	Kieran Tobin
13/10/04	Storm Water	Kieran Tobin
14/10/04	Storm Water	Kieran Tobin
19/01/05	Framework	Kieran Tobin
19/01/05	Wet Areas	Kieran Tobin
14/03/05	Wet Areas	Kieran Tobin
27/04/05	Completion	Kieran Tobin

---

Greenfield Accredited Certifiers Certificate No. CC2005-04128

## FINAL OCCUPATION CERTIFICATE

Kieran Tobin certifies that:

- A current development consent has been granted for the development
- A current construction certificate has been issued with respect to the plans and specifications for the building
- A current complying development certificate has been issued for the development
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia as a class 1a building
- A final fire safety certificate has been issued for the building
- A final report from the Commissioner of Fire Brigades has been considered.

Occupation certificate no. CC2005-04128

Date of the certificate 5/05/2005

---

### SIGNATURE

Signed

Name

  
Kieran Tobin

Greenfield Accredited Certifiers

Address

PO Box 6160 Baulkham Hills BC NSW 2153

Telephone

1300 663 215

Fax

9659 1633

Accreditation body of certifier

DIPNR, 20 Lee St, Sydney NSW 2000

Accreditation no.

44

---

Greenfield Accredited Certifiers Certificate No. CC2005-04128

IO: 15341 ←



## Bradford Home Insulation and Installation Guarantee Certificate

This is to certify that Bradford™ Insulation product has been installed at.

Address L2104-2108 MACPHERSON ST WARRIEWOOD

Date of Installation. Ceiling/Roof 11/04/2005

Walls 02/02/2005

Floor \_\_\_\_\_

**Product Installed:**

Bradford SoundScreen™

Bradford ComfortSeal™

Bradford FireSeal™

Bradford EnviroSeal™ (tick box if installed)

Product R-Value	
Walls	Ceiling/Roof
1.5	2.0

Wall

Roof

It is guaranteed that all products from Bradford™ Insulation will meet the following conditions, when installed in accordance with our directions.

1. Lifetime guarantee.
2. Achieve Simultaneous Determination of Ignitability, Flame Propagation, Heat Release, and Smoke Release indices of: Ignitability 0, Spread of Flame 0, Heat Evolved 0, Smoke Developed 0, when tested in accordance with Australian Standard 1530 part 3 of 1999 (these are the best results possible).
3. Be non-conductive, allergy free, will not pack down, will not rot, mould or deteriorate.
4. Achieve the following thermal resistances.  
R4.0 achieves 4.0m<sup>2</sup>. K/W R3.5 achieves 3.5m<sup>2</sup>. K/W R3.0 achieves 3.0m<sup>2</sup>. K/W  
R2.5 achieves 2.5m<sup>2</sup>. K/W R2.0 achieves 2.0m<sup>2</sup>. K/W R1.5 achieves 1.5m<sup>2</sup>. K/W
5. In the unlikely event of any damage occurring as a direct result of the installation of Bradford Insulation products, that damage will be rectified by the installer

*Tom Newton*

Tom Newton  
Group Marketing Manager  
Bradford Insulation  
CSR Building Products Limited  
ABN 55 008 631 356



Relax, it's Bradford.

# BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

## CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.





SITE ADDRESS: **WARRIEWOOD, 2104/2104-2106 MACPHERSON STREET**  
BUILDER OR OWNER: **AUSTRALAND PROPERTIES**

**ATTENTION:** Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granigard barrier ineffective.

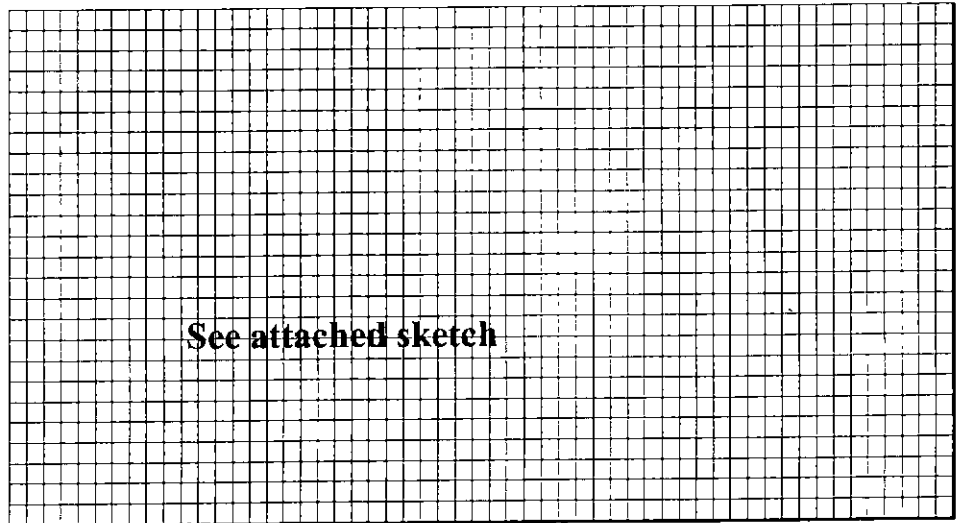
### Slab Penetrations

Ref. 23707000

#### LEGEND

- Treated area 
- Plumbing line 
- Pier 
- Steps 

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 16-9-2004  
Number of Penetrations: 7  
Materials Applied: Termiflanges

### Certification

*This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.*

Applied by: M Goodall

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

# BUILDING INDUSTRY PEST SERVICES

A.B.N. 56 947 548 056

## CONTRACTORS JOB SHEET

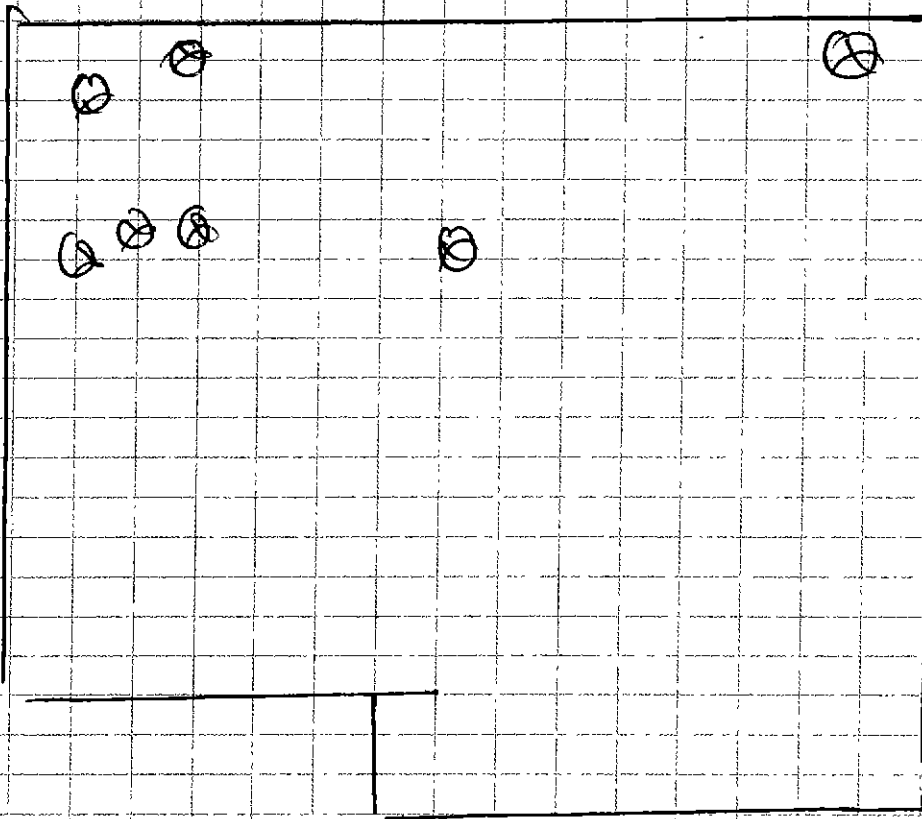
Builder: Australian Properties Date: 16/9/07

Site Address: LOT 2104 MACPHERSON ST  
WARRIEWOOD Job Sheet No.: 13813

Contractor: MARK GOODALL Job No.: 813

ABN: 88238621079 SIGNED: M Goodall Ref No.: 23707000

### JOB PLAN



Special notes: \_\_\_\_\_  
\_\_\_\_\_

# BUILDING INDUSTRY PEST SERVICES

Reference No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

## CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

ADDRESS: **WARRIEWOOD, 2104/2104-2106 MACPHERSON STREET**

OWNER OR OWNER: **AUSTRALAND PROPERTIES**

NOTE: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Further treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Grantgard barrier ineffective.

### Curing

Reference: 23707001

**END**

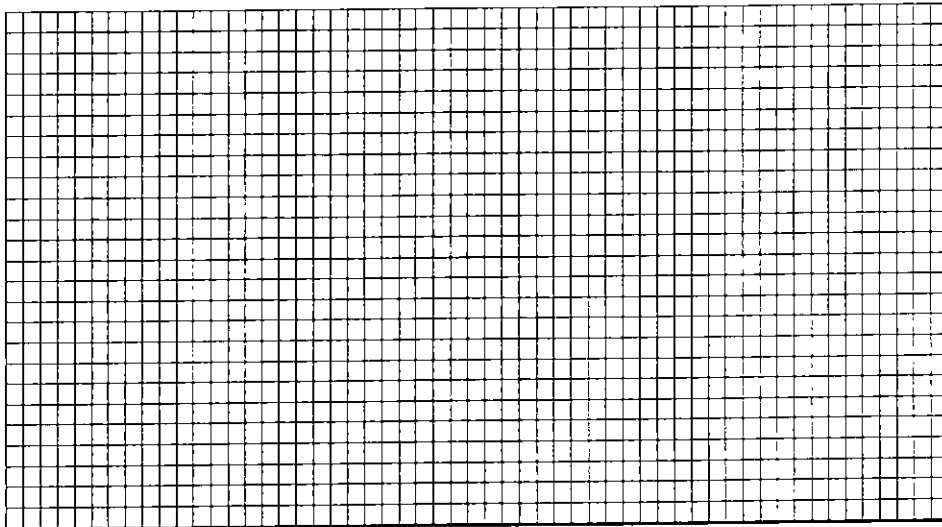
Protected area



Boundary line



Sketch only - refer builder's drawings for true dimensions.



DATE OF TREATMENT: 21-9-2004

Area Protected: 120 square metres

Materials Applied: PVA J51.016

### Certification

This document certifies that the above structure has been treated in accordance with AS/NZS 360-1 except for the limitations listed above &/or overleaf.

Issued by: M Goodall

Signature:

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

# BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

## CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: WARRIEWOOD, 2104/2104-2106 MACPHERSON STREET

BUILDER OR OWNER: AUSTRALAND PROPERTIES

**ATTENTION:** Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

### Perimeter Chemical Treatment

Ref. 23707002

#### LEGEND

Treated area



Plumbing line



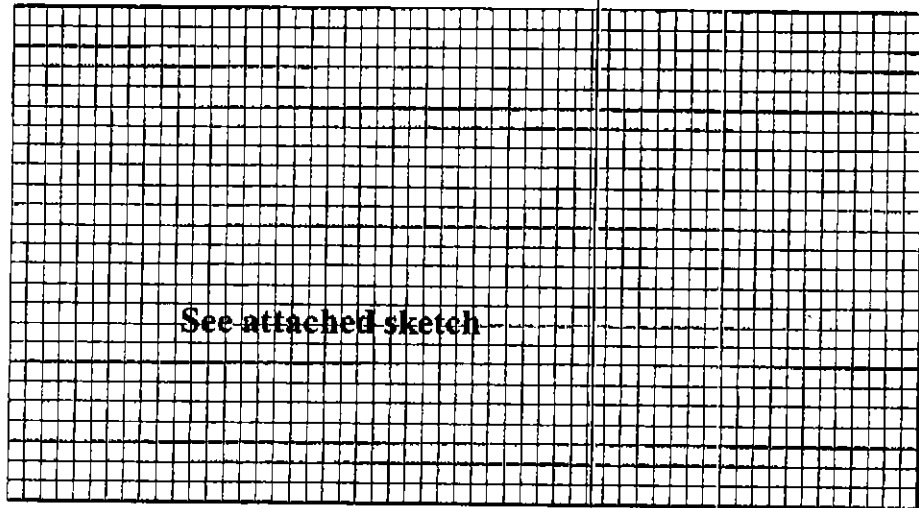
Pier



Steps



Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 11-4-2005  
Volume of Concentrate: 0.6125 litres  
Volume of Emulsion: 245 litres  
Application Rate: 0.25 litres / sq. metre  
Linear Metres: 49 metres  
Materials Applied: Bifenthrin

### Perimeter Treatment Certificate of Completion

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.

Applied by: M Goodali

Signature:

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.





# BUILDING INDUSTRY PEST SERVICES

SUBSIDIARY OF ENVIROPEST P/L

Level 2, Suite 3  
39 Stanley Street  
Bankstown N.S.W. 2200  
Tel: (02) 9793 2166  
Fax: (02) 9708 6306  
DX 11227, Bankstown

A.B.N. 56 947 548 056

## INSTALLATION SHEET

Builder: AUSTIN AND PROPERTIES Date: 11-4-05

Site Address: LOT 2104 MCPHERSON STREET  
WARRIMOO Job Sheet No.: 18119

Installer: MARK GEORGE  
Signed: M-George Ref No: 3707002

### Environmental Information

**External**  
Chemical Name: 157 PREG  
Vol of Concentration: 200/100LTS  
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: ..

### Area Protected

Under Slab M2: .. Perimeter L/m: 49  
Subfloor M2: .. Penetrations Qty: ..  
Cure M2: .. Ringline L/m: ..

**Slab**  
 Monolithic slab on ground  
 In-fill slab  Waffle pod  
 R/J Timber floor  Lift floor

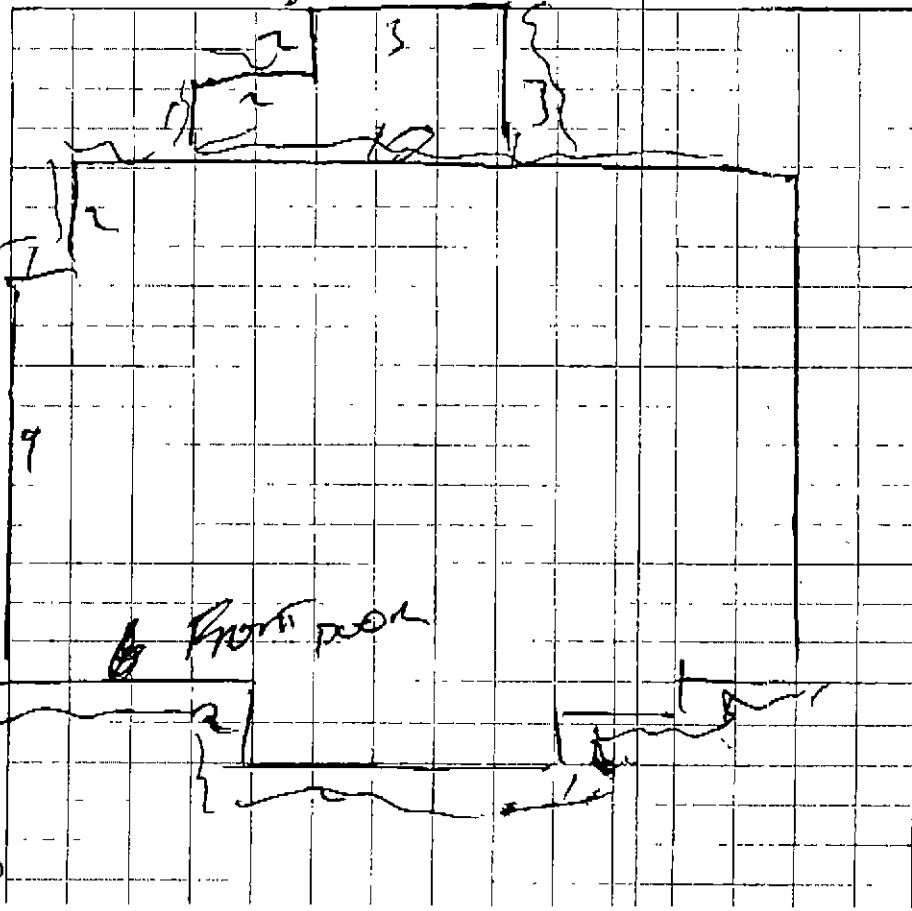
### Method of Protection

Physical Barrier  Chemical Barrier

### Termguard Legend

Perth trap  Drilled pipe  Penetration

### JOB PLAN



# Inspection Certificate



Project No: 3122104 Date: 16.9.04  
Client/Owner: Rylehall Pty Ltd Time: 2.20 pm  
Contractor: Australand Properties Inspector: B Dobson

Project Description: Proposed Residential Development

Appleyard Forrest  
Consulting Engineers Pty Ltd  
ACN 002 610 522

This is to certify that an inspector from the above office has attended your site at Lot 2104, Stage 21, Macpherson Street, Warriewood and has inspected the following:

PO Box 140  
Gordon NSW 2072 Australia

Section: Drop Panel Raft Slab

**Gosford**  
58-60 Hills Street  
Gosford NSW 2250 Australia  
Telephone: 02 4324 3499  
Facsimile: 02 4324 2951

## Items/Areas Inspected

- |  |                                     |                |
|--|-------------------------------------|----------------|
| a) Subgrade                              | <input type="checkbox"/>            |                |
| b) Sub Base                              | <input checked="" type="checkbox"/> | - Satisfactory |
| c) Vapour Barrier Membrane               | <input checked="" type="checkbox"/> |                |
| d) Pier Spacing and Depth                | <input checked="" type="checkbox"/> |                |
| e) Pier Diameter                         | <input checked="" type="checkbox"/> |                |
| f) Pier Reinforcement                    | <input checked="" type="checkbox"/> |                |
| g) Edge Beam Size                        | <input checked="" type="checkbox"/> | - Satisfactory |
| h) Edge Beam Reinforcement               | <input checked="" type="checkbox"/> |                |
| i) Ground Floor Slab Thickness           | <input checked="" type="checkbox"/> |                |
| j) Ground Floor Slab Reinforcement       | <input checked="" type="checkbox"/> |                |
| k) Suspended Slab (level ) Thickness     | <input checked="" type="checkbox"/> |                |
| l) Suspended Slab (level ) Reinforcement | <input checked="" type="checkbox"/> |                |
| m) Strip Footing Size                    | <input type="checkbox"/>            |                |
| n) Strip Footing Reinforcement           | <input type="checkbox"/>            |                |
| o) Retaining Wall Footings               | <input type="checkbox"/>            |                |
| p) Retaining Wall Reinforcement          | <input type="checkbox"/>            |                |
| q) Pool Shell Reinforcement              | <input type="checkbox"/>            |                |
| r) Pole Holes                            | <input type="checkbox"/>            |                |
| s) Curtain Wall                          | <input type="checkbox"/>            |                |
| t) Pad Footings                          | <input type="checkbox"/>            |                |
| u) Detention Tank Base Reinforcement     | <input type="checkbox"/>            |                |
| v) Detention Tank Lid                    | <input type="checkbox"/>            |                |

**Castle Hill**  
Unit 35, 7 Anella Avenue  
Castle Hill NSW 2154 Australia  
Telephone: 02 9634 6311  
Facsimile: 02 9634 6544

**Bowral**  
Suite 1, 407-409 Bong Bong Street  
Bowral NSW 2576 Australia  
Telephone: 02 48621507  
Facsimile: 02 48621568

**International**  
Telephone: + (612) 4324 3499  
Facsimile: + (612) 4324 2951

**Email**  
postmaster@appleyardforrest.com.au

**Website**  
www.appleyardforrest.com.au

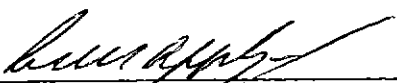
## General Comments:

This certificate is issued on the assumption that good construction practice will be observed prior to placement of concrete; eg. piers to be cleaned, dewatered and any deleterious material removed from pier bases and slab area.

As a consequence of this inspection, we certify that items "b, c, g, h, i, j" have been checked and found to comply with the design requirements set out on the drawings identified hereunder.

These design requirements have been established in order to ensure that the completed building or structure will meet the appropriate Objective, Functional Statement, and Performance Requirement required by clauses B1.1, B1.2 and B1.3 of BCA96.

Appleyard Forrest Consulting Engineers Pty Ltd Drawing No(s): 3122101/S1/A, S2/B, S3/A→S8/A

  
\_\_\_\_\_  
L D Appleyard MIE Aust NPER-3 Accredited Certifier  
(Civil and Structural)

Date 21 September 2004



1 Cornish Street  
Speers Point NSW 2284  
PO Box 934  
Pennant Hills 1715

DIRECTORS R G WOOD, B E (CIVIL) M.I.E AUST  
S G WOOD, B.E (CIVIL) M.I.E AUST.  
S G. MONTFORD, ADV BLDG CERT  
**ABN 15 068 316 432**

Phone (02) 4965 8410  
Fax (02) 4965 8710  
Mobile 0412 514 747  
www.civilsydney.com.au  
Email civil@tg.com.au

9<sup>th</sup> August,2004

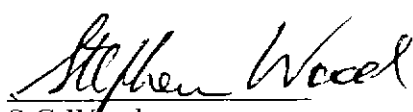
Job No:04/Aus

Australand,\_  
Locked Bag 2106,  
DX 8419,  
North Ryde.NSW.1670.  
Ph:9767 2000Fax:9767 2944

**ENGINEERS CERTIFICATE**

**Project: Lots 2101 – 2106 Macpherson St, Warriewood.**

This is to certify that piles driven at the above mentioned site have been driven in accordance with AS2159. Sets recorded indicate the piles supplied and driven are capable of supporting a safe working loads **P:70KN** calculations being based on the Hiley Formula. As shown on Drawings Prepared by Appleyard Forrest. Job No:3122101 Drawing No/Rev: A Dated 13/7/2004.

  
S.G Wood  
B.E. (Civil) M.I.E Aust.

**The Fibreglass Works**

A.B.N. 93 003 987 424

**Factory:**

61 Wellington St  
Riverstone NSW 2765

**PO Box 257**

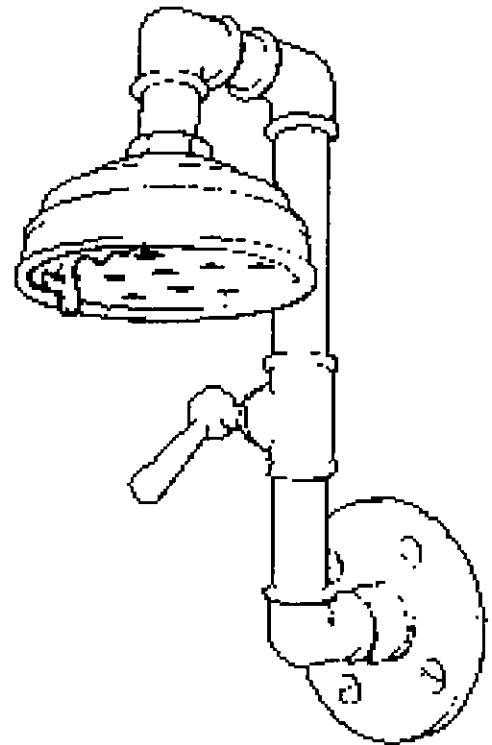
Riverstone NSW 2765

**Telephone : (02) 9627 5500**

**Fax : (02) 9627 3659**

GOLD LICENCE No.:-17790C

CSIRO TECHNICAL ASSESSMENT No.:- 170



14 February 2005

AUSTRALAND HOLDINGS LTD  
LOCKED BAG 2106  
NORTH RYDE NSW 2113

SUBJECT: SHOWER TRAYS AND FLASHING

This is to confirm that The Fibreglass Works installed waterproofing to all internal wet areas as per:-

AUSTRALIAN STANDARDS 3740-2004 Standards as per THE FIBREFLASH  
WATERPROOFING SYSTEM - CSIRO TECHNICAL ASSESSMENT 170.

A copy of this assessment is available upon request.

This work was carried out for AUSTRALAND HOLDINGS LTD on: 11/02/05  
at 2104 MACPHERSON STREET WARRIEWOOD

Order No. 212078/712

TFW Ref. 50582

Yours faithfully,

THE FIBREGLASS WORKS

JEFFREY SAYLE  
MANAGER

INSTALLATION AND TEST REPORT

**DIAS  
ELECTRICAL  
CONTRACTING**

Dias Electrical Contracting Pty Ltd  
ACN 056 884 303 UC NO 11875C  
Suite 4, 52 Peachtree Road  
Penrith NSW 2750  
Telephone (02) 4721 7057  
Facsimile (02) 4721 7058

A Fire Detection and Alarm System has been installed within the Building in accordance with Part E.1.7. of the Building Code of Australia.

SMOKE ALARMS FOR RESIDENTIAL ACCOMMODATION

PREMISES: 2104 MacPherson Street  
Warriewood

BUILDING APPLICATION NO: \_\_\_\_\_

CLIENT'S NAME: \_\_\_\_\_

TYPE OF SYSTEM: New

LOCATION OF DETECTORS: 1 x top of stairs  
1 x bottom of

ALARM DETAILS:

Smoke detectors interconnected 240 volt mains supply, with a 9 volt back up battery.

SUPPLIER: Clipsal PRODUCT/MODEL NO: 755

SSL LISTING NO: AS3786-93

DATE OF INSTALLATION & TESTING: 7.4.05

INSTALLER'S DETAILS

NAME: Dias Electrical Contracting P/Ltd

ADDRESS: 4/52 Peachtree Road, Penrith NSW 2750

TELEPHONE: 02 4721 7057

FAX NO: 02 4721 7058

SIGNATURE: [Signature]

DATE: 13.4.05



**Pittwater Council**  
**Component Certificate**

DA No:

CC No:

Property: LOT 204 SECTOR II @ 11 MACPHERSON STREET  
WARRIEWOOD

**Landscaping**

LS-1

I, ANNA KING of ANNA KING LANDSCAPE ARCHITECTS  
(Name) (Business)

at "WOLLI" PO BOX 26 BERRIMA NSW 2577  
(Mailing Address)

being a:

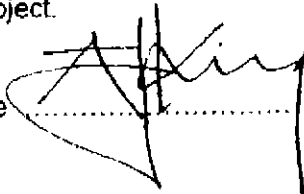
- qualified horticulturist
- landscape architect

my qualifications being:

BLARCH AAILA

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature 

Date APRIL 29, 2005



A JELD-WEN Company

**Stegbar Pty Limited**

ABN 57 017 070 280

3 Moorebank Avenue  
Moorebank NSW 2170  
Australia

Tel: (02) 8778 1111  
Fax: (02) 8778 1100

P.O. Box 476  
Moorebank NSW 1875

Date: 14/4/2005

Rylehall Pty Ltd  
(Australand Holdings Ltd)  
Level 3, 1C Homebush Bay Drive  
Rhodes NSW 2138

Re: Lot 2104 MacPherson St, Warrivillewood  
Document of Certification

Please be advised that Stegbar Showerscreens are glazed in accordance with AS 1288-1994  
Section 5 HUMAN IMPACT SAFETY REQUIREMENTS (in particular Clause 5 - 12)  
SHOWER DOORS, SHOWERSCREENS AND BATH ENCLOSURES.

Yours faithfully

Mark Poole  
Stegbar Pty Ltd  
Sales Manager  
Wardrobes and Showerscreens



RAINWATER HARVESTING \* WATER MANAGEMENT \* ENVIRONMENTAL  
SOLUTIONS

Wednesday, 27 April 2005

Mr. Rod Tillett  
Australand  
Homebush Bay Drive  
Homebush

Att: Rod

Re: Rainwater Harvesting systems at Lots 2101-2106 MacPherson St., Warriewood

Dear Rod,

Rainwater Harvesting systems for the above site are installed and functional.

All Products/systems supplied comply with:

- AS3500
- Plumbing Industrial Commission of Victoria.
- The Master Plumbers and Mechanical Services Association of Australia.
- National Plumbing Code of Australia
- Sydney Water
- NSW Health re Hazard Ratings
- CUPDR Amendment 18 Circular
- Watermark & SAI Global
- Wyong & Gosford Councils

Further certification may be required by the installing Plumber.

Should you require any further information please do not hesitate to contact me.

Best regards,

*Mark De Gioia*

Mark De Gioia.  
H2enviro P/L

H2enviro P/L 2/106 Magowar Road  
Girraween NSW 2145 ABN 28099279642  
Ph: 02 9896 0876 Fax: 02 9631 9132  
Free Call 1800 240 005  
[www.h2enviro.com.au](http://www.h2enviro.com.au)



2105

# COMFORT PLUS



## Bradford Home Insulation and Installation Guarantee Certificate

This is to certify that Bradford™ Insulation product has been installed at.

Address L2104-2108 MACPHERSON ST WARRIEWOOD

Date of Installation: Ceiling/Roof 11/04/2005  
Walls 02/02/2005  
Floor

**Product Installed:**

Bradford SoundScreen™  
 Bradford ComfortSeal™  
 Bradford FireSeal™

Product R-Value	
Walls	Ceiling/Roof
1.5	2.0
Wall <input type="checkbox"/>	Roof <input type="checkbox"/>

Bradford EnviroSeal™ (tick box if installed)

It is guaranteed that all products from Bradford™ Insulation will meet the following conditions, when installed in accordance with our directions

1. Lifetime guarantee.
2. Achieve Simultaneous Determination of Ignitability, Flame Propagation, Heat Release, and Smoke Release Indices of: Ignitability 0, Spread of Flame 0, Heat Evolved 0, Smoke Developed 0, when tested in accordance with Australian Standard 1530 part 3 of 1999 (these are the best results possible)
3. Be non-conductive, allergy free, will not pack down, will not rot, mould or deteriorate.
4. Achieve the following thermal resistances  
 R4.0 achieves 4.0m² K/W R3.5 achieves 3.5m² K/W R3.0 achieves 3.0m² K/W  
 R2.5 achieves 2.5m² K/W R2.0 achieves 2.0m² K/W R1.5 achieves 1.5m² K/W
5. In the unlikely event of any damage occurring as a direct result of the installation of Bradford Insulation products, that damage will be rectified by the installer

*Tom Newton*

Tom Newton  
 Group Marketing Manager  
 Bradford Insulation  
 CSR Building Products Limited  
 ABN 55 008 631 356



**CSR**  
**Bradford**  
**Insulation**

Relax, it's Bradford.

# BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

## CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: **WARRIEWOOD, 2105/2104-2106 MACPHERSON STREET**

BUILDER OR OWNER: **AUSTRALAND PROPERTIES**


**ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Grantgard barrier ineffective.**


### Slab Penetrations

Ref. 23708000

#### LEGEND

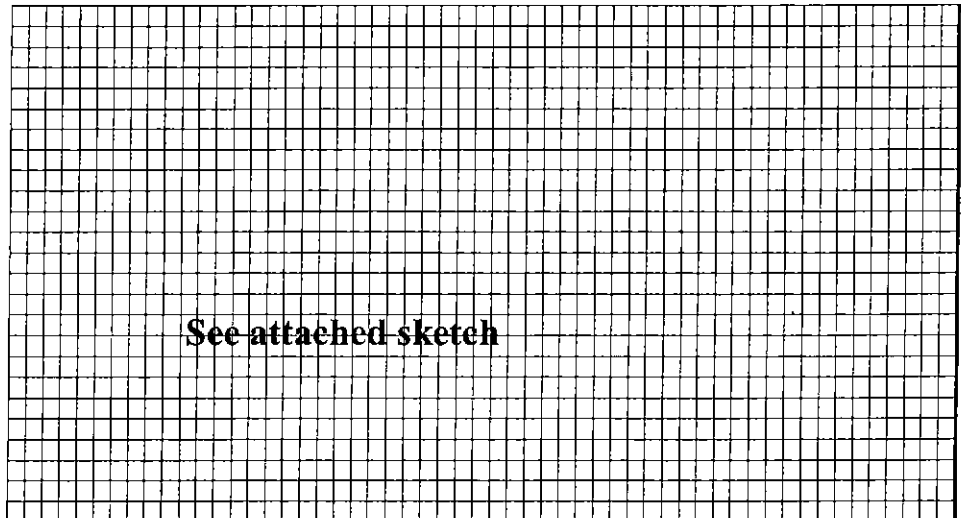
Treated area 

Plumbing line 

Pier 

Steps 

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 16-9-2004

Number of Penetrations: 7

Materials Applied: Termiflanges

### Certification

*This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.*

Applied by: M Goodall

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

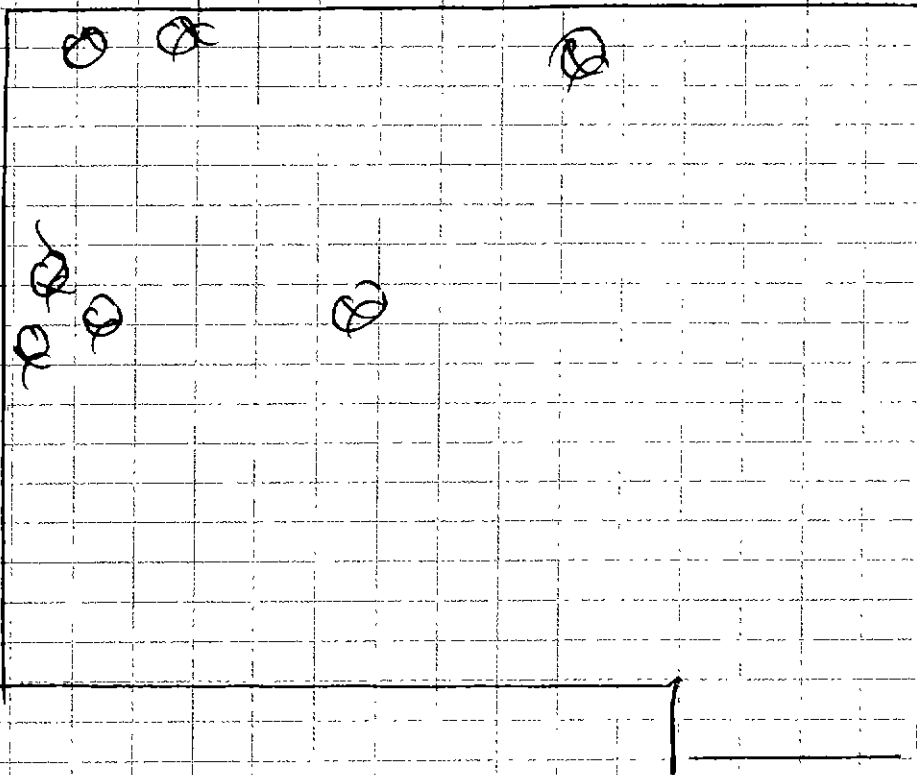
# BUILDING INDUSTRY PEST SERVICES

A.B.N. 56 947 548 056

## CONTRACTORS JOB SHEET

Builder: AUSTRIAN PROPERTIES Date: 16/9/09  
Site Address: LOT 2105 MACPHERSON ST  
CUAMBERWOOD Job Sheet No.: 13814  
Contractor: MARK GOODALL Job No.: 8A  
ABN: 88238621079 SIGNED: M Goodall Ref No.: 23708000

### JOB PLAN



Special notes: \_\_\_\_\_

# BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

## CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.





SITE ADDRESS: **WARRIEWOOD, 2105/2104-2106 MACPHERSON STREET**  
BUILDER OR OWNER: **AUSTRALAND PROPERTIES**

**ATTENTION:** Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

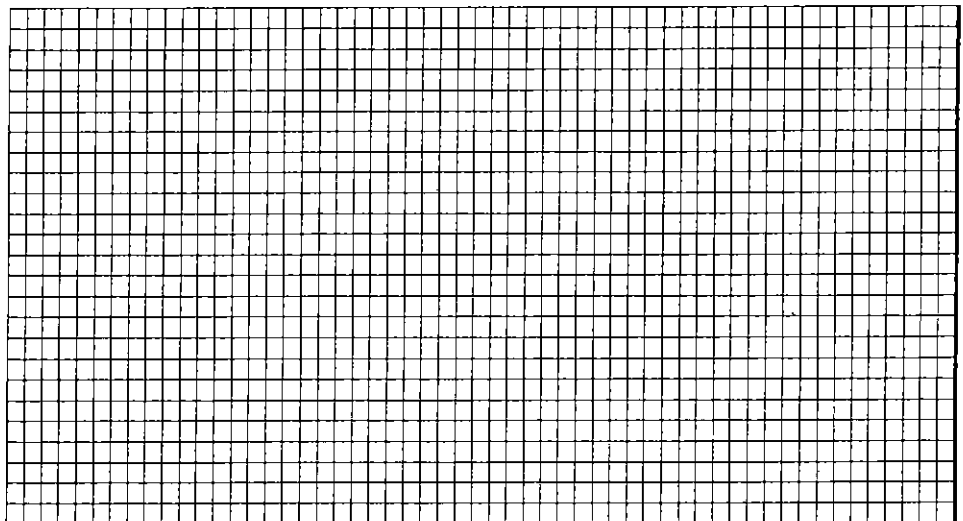
### Curing

Ref. 23708001

#### LEGEND

- Treated area 
- Plumbing line 
- Pier 
- Steps 

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 21-9-2004  
Area Protected: 120 square metres  
Materials Applied: PVA J51.016

### Certification

*This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.*

Applied by: M Goodall

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

**BUILDING INDUSTRY PEST SERVICES**

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

**CERTIFICATE OF TREATMENT**

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.





SITE ADDRESS: WARRIEWOOD, 2105/2104-2106 MACPHERSON STREET  
BUILDER OR OWNER: AUSTRALAND PROPERTIES

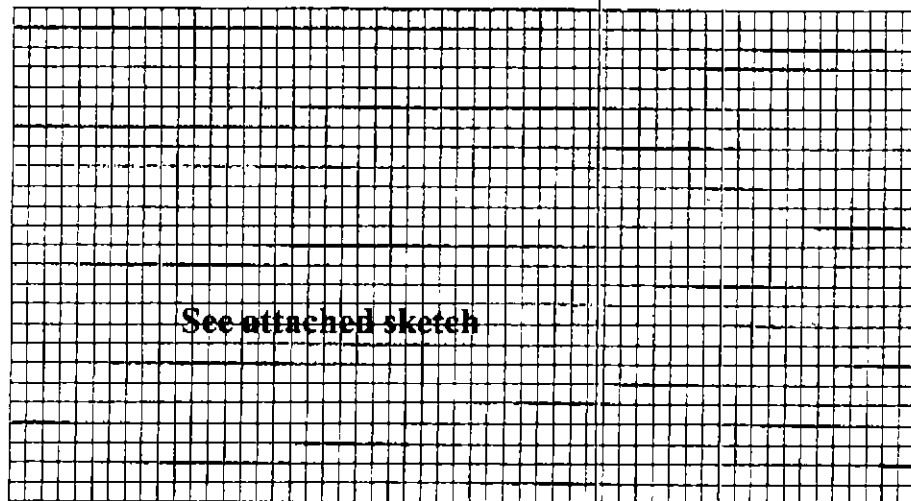
**ATTENTION:** Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

**Perimeter Chemical Treatment**

Ref. 23708002

**LEGEND**

- Treated area 
- Plumbing line 
- Pier 
- Steps 



See attached sketch

Rough sketch only - refer builder's plans for true dimensions.

DATE OF TREATMENT: 11-4-2005  
Volume of Concentrate: 0.45 litres  
Volume of Emulsion: 180 litres  
Application Rate: 0.25 litres / sq metre  
Linear Metres: 36 metres  
Materials Applied: Bifenthrin

**Perimeter Treatment Certificate of Completion**

*This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.*

Applied by: M Goodall

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.



# BUILDING INDUSTRY PEST SERVICES

SUBSIDIARY OF ENVIROPEST P/L

A.B.N. 56 947 548 056

## INSTALLATION SHEET

Level 2, Suite 3  
39 Stanley Street  
Bankstown N.S.W. 2200  
Tel: (02) 9793 2166  
Fax: (02) 9708 6306  
DX 11227, Bankstown

Builder: Australian Properties

Date: 11-4-05

Site Address: Lot 2105 Macpherson Street

Warrimoo

Job Sheet No.: 18120

Installer: Mark Goodall

SIGNED: M. Goodall

Ref No: 23708002

**Environmental Information**

**External**

Chemical Name: Disinfect

Vol of Concentration: 250/100 ml

Vol of Emulsion: 180

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: .....

**Area Protected**

Under Slab M2: ..... Perimeter L/m: 50

Subfloor M2: ..... Penetrations Qty: .....

Cure M2: ..... Ringline L/m: .....

**Slab**

Monolithic slab on ground

In-fill slab  Waffle pod

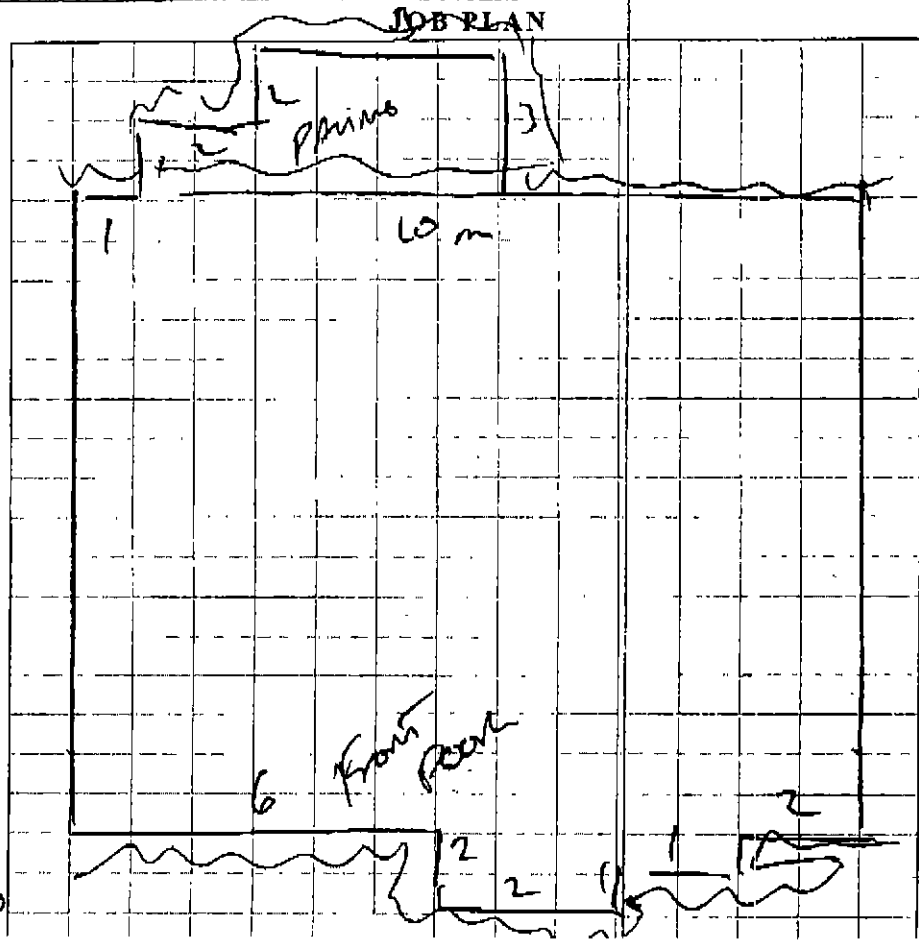
B/J Timber floor  Ultra floor

**Method of Protection**

Physical Barrier  Chemical Barrier

**Termguard Legend**

Path trap  Drilled pipe ..... Penetration



# Inspection Certificate

Project No: 3122105 Date: 16.9.04  
Client/Owner: Rylehall Pty Ltd Time: 2.30 pm  
Contractor: Australand Properties Inspector: B Dobson

**Appleyard  
Forrest**  
Consulting Engineers

Project Description: Proposed Residential Development

Appleyard Forrest  
Consulting Engineers Pty Ltd  
ACN 002 610 522

This is to certify that an inspector from the above office has attended your site at Lot 2105, Stage 21, Macpherson Street, Warnewood and has inspected the following:

PO Box 140  
Gordon NSW 2072 Australia

Section: Drop Panel Raft Slab

**Gosford**  
58-60 Hills Street  
Gosford NSW 2250 Australia  
Telephone: 02 4324 3499  
Facsimile: 02 4324 2951

## Items/Areas Inspected

- |   |   |                |
|---|---|----------------|
| a) Subgrade                             | □ | - Satisfactory |
| b) Sub Base                             | □ |                |
| c) Vapour Barrier Membrane              | □ | - Satisfactory |
| d) Pier Spacing and Depth               | □ |                |
| e) Pier Diameter                        | □ |                |
| f) Pier Reinforcement                   | □ |                |
| g) Edge Beam Size                       | □ |                |
| h) Edge Beam Reinforcement              | □ |                |
| i) Ground Floor Slab Thickness          | □ |                |
| j) Ground Floor Slab Reinforcement      | □ |                |
| k) Suspended Slab (level) Thickness     | □ |                |
| l) Suspended Slab (level) Reinforcement | □ |                |
| m) Strip Footing Size                   | □ |                |
| n) Strip Footing Reinforcement          | □ |                |
| o) Retaining Wall Footings              | □ |                |
| p) Retaining Wall Reinforcement         | □ |                |
| q) Pool Shell Reinforcement             | □ |                |
| r) Pole Holes                           | □ |                |
| s) Curtain Wall                         | □ |                |
| t) Pad Footings                         | □ |                |
| u) Detention Tank Base Reinforcement    | □ |                |
| v) Detention Tank Lid                   | □ |                |

**Castle Hill**  
Unit 35, 7 Anella Avenue  
Castle Hill NSW 2154 Australia  
Telephone: 02 9634 6311  
Facsimile: 02 9634 6544

**Bowral**  
Suite 1, 407-409 Bong Bong Street  
Bowral NSW 2576 Australia  
Telephone: 02 48621507  
Facsimile: 02 48621568

**International**  
Telephone: + (612) 4324 3499  
Facsimile: + (612) 4324 2951

**Email**  
postmaster@appleyardforrest.com.au

**Website**  
www.appleyardforrest.com.au

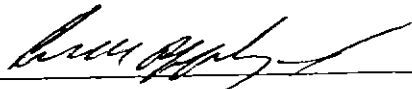
## General Comments:

This certificate is issued on the assumption that good construction practice will be observed prior to placement of concrete; eg. piers to be cleaned, dewatered and any deleterious material removed from pier bases and slab area.

As a consequence of this inspection, we certify that items "b, c, g, h, i, j" have been checked and found to comply with the design requirements set out on the drawings identified hereunder.

These design requirements have been established in order to ensure that the completed building or structure will meet the appropriate Objective, Functional Statement, and Performance Requirement required by clauses B1.1, B1.2 and B1.3 of BCA96

Appleyard Forrest Consulting Engineers Pty Ltd Drawing No(s): 3122101/S1/A, S2/B, S3/A→S8/A

  
L D Appleyard MIEAust NPER-3 Accredited Certifier  
(Civil and Structural)

Date 21 September 2004

# CIVIL SYDNEY

PTY. LTD.

1 Cornish Street  
Speers Point NSW 2284  
PO Box 934  
Pennant Hills 1715

DIRECTORS R G WOOD, B.E. (CIVIL) M.I.E AUST  
S G. WOOD, B E (CIVIL) M I E AUST  
S G. MONTFORD, ADV BLDG CERT  
**ABN 15 068 316 432**

Phone (02) 4965 8410  
Fax (02) 4965 8710  
Mobile 0412 514 747  
www.civilsydney.com.au  
Email civil@tig.com.au

9<sup>th</sup> August, 2004

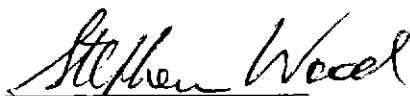
Job No:04/Aus

Australand...  
Locked Bag 2106,  
DX 8419.  
North Ryde.NSW.1670.  
Ph:9767 2000Fax:9767 2944

## ENGINEERS CERTIFICATE

**Project: Lots 2101 – 2106 Macpherson St, Warriewood.**

This is to certify that piles driven at the above mentioned site have been driven in accordance with AS2159. Sets recorded indicate the piles supplied and driven are capable of supporting a safe working loads **P:70KN** calculations being based on the Hiley Formula. As shown on Drawings Prepared by Appleyard Forrest. Job No:3122101 Drawing No/Rev: A Dated 13/7/2004.



S.G Wood  
B.E. (Civil) M.I.E Aust.



# The Fibreglass Works

A.B.N. 93 003 987 424

## Factory:

61 Wellington St  
Riverstone NSW 2765

PO Box 257

Riverstone NSW 2765

Telephone : (02) 9627 5500

Fax : (02) 9627 3659

GOLD LICENCE No.:-17790C

CSIRO TECHNICAL ASSESSMENT No.:- 170

14 February 2005

AUSTRALAND HOLDINGS LTD  
LOCKED BAG 2106  
NORTH RYDE NSW 2113

## SUBJECT: SHOWER TRAYS AND FLASHING

This is to confirm that The Fibreglass Works installed waterproofing to all internal wet areas as per:-

AUSTRALIAN STANDARDS 3740-2004 Standards as per THE FIBREFLASH  
WATERPROOFING SYSTEM - CSIRO TECHNICAL ASSESSMENT 170.

A copy of this assessment is available upon request.

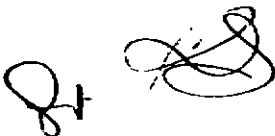
This work was carried out for AUSTRALAND HOLDINGS LTD on: 11/02/05  
at 2105 MACPHERSON STREET WARRIEWOOD

Order No. 212078/712.2

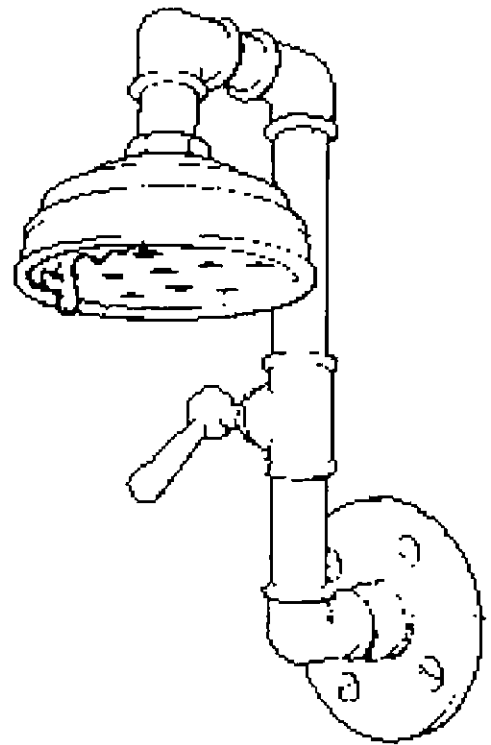
TFW Ref. 50583

Yours faithfully,

THE FIBREGLASS WORKS



JEFFREY SAYLE  
MANAGER



INSTALLATION AND TEST REPORT

**DIAS  
ELECTRICAL  
CONTRACTING**

Dias Electrical Contracting Pty Ltd  
ACN 054 884 303 UC NO 14575C  
Suite 4, 52 Peachtree Road  
Penrith NSW 2750  
Telephone (02) 4721 7057  
Facsimile (02) 4721 7058

A Fire Detection and Alarm System has been installed within the Building in accordance with Part E.1.7. of the Building Code of Australia.

SMOKE ALARMS FOR RESIDENTIAL ACCOMMODATION

PREMISES: 2105 Macpherson Street

BUILDING APPLICATION NO: \_\_\_\_\_

CLIENT'S NAME: \_\_\_\_\_

TYPE OF SYSTEM: New

LOCATION OF DETECTORS: 1x top of stairs  
1x bottom of stairs

ALARM DETAILS:

Smoke detectors interconnected 240 volt mains supply, with a 9 volt back up battery.

SUPPLIER: Clipsal PRODUCT/MODEL NO: 755

SSL LISTING NO: AS3786-93

DATE OF INSTALLATION & TESTING: 7 4 05

INSTALLER'S DETAILS

NAME: Dias Electrical Contracting P/Ltd

ADDRESS: 4/52 Peachtree Road, Penrith NSW 2750

TELEPHONE: 02 4721 7057

FAX NO: 02 4721 7058

SIGNATURE: H. Dias

DATE: 13 4 05



**Pittwater Council**  
**Component Certificate**

DA No:

CC No:

Property: LOT 2105 SECTOR II @ 11 MACPHERSON STREET  
WARRIEWOOD

**Landscaping**

LS-1

I, ANNA KING of ANNA KING LANDSCAPE ARCHITECTS  
(Name) (Business)

at "WOLLI" PO BOX 26 BERRIMA NSW 2577  
(Mailing Address)

being a:

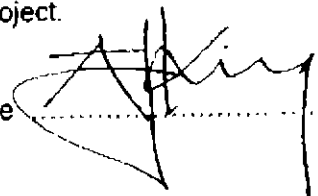
- qualified horticulturist
- landscape architect

my qualifications being:

BLARCH AAILA

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature 

Date APRIL 29, 2005

**STEGBAR**

A JELD-WEN Company

**Stegbar Pty Limited**

ABN 42 0017 090 260

3 Moorebank Avenue  
Moorebank NSW 2170  
Australia

Tel: (02) 8778 1111  
Fax: (02) 8778 1100

P.O. Box 476  
Moorebank NSW 1875

Date: 13/4/2005

Rylehall Pty Ltd  
(Australand Holdings Ltd)  
Level 3, 1C Homebush Bay Drive  
Rhodes NSW 2138

Re: Lot 2105 Macpherson St, Werriswood  
Document of Certification

Please be advised that Stegbar Showerscreens are glazed in accordance with AS 1288-1994  
Section 5 HUMAN IMPACT SAFETY REQUIREMENTS (in particular Clause 5 - 12)  
SHOWER DOORS, SHOWERSCREENS AND BATH ENCLOSURES.

Yours faithfully



Mark Poole  
Stegbar Pty Ltd  
Sales Manager  
Wardrobes and Showerscreens



RAINWATER HARVESTING \* WATER MANAGEMENT \* ENVIRONMENTAL  
SOLUTIONS

Wednesday, 27 April 2005

Mr. Rod Tillett  
Australand  
Homebush Bay Drive  
Homebush

Att: Rod

Re: Rainwater Harvesting systems at Lots 2101-2106 MacPherson St., Warriewood

Dear Rod,

Rainwater Harvesting systems for the above site are installed and functional.

All Products/systems supplied comply with:

- AS3500
- Plumbing Industrial Commission of Victoria.
- The Master Plumbers and Mechanical Services Association of Australia.
- National Plumbing Code of Australia
- Sydney Water
- NSW Health re Hazard Ratings
- CUPDR Amendment 18 Circular
- Watermark & SAI Global
- Wyong & Gosford Councils

Further certification may be required by the installing Plumber.

Should you require any further information please do not hesitate to contact me.

Best regards,

*Mark De Gioia*

Mark De Gioia.  
H2enviro P/L

H2enviro P/L 2/106 Magowar Road  
Girraween NSW 2145 ABN 28099279642  
Ph: 02 9896 0876 Fax: 02 9631 9132  
Free Call 1800 240 005  
[www.h2enviro.com.au](http://www.h2enviro.com.au)



## Bradford Home Insulation and Installation Guarantee Certificate

This is to certify that Bradford™ Insulation product has been installed at:

Address L2104-2106 MACPHERSON ST WARRIEWOOD

Date of Installation. Ceiling/Roof 11/04/2005  
Walls 02/02/2005  
Floor

**Product Installed:**

Bradford SoundScreen™

Bradford ComfortSeal™

Bradford FireSeal™

Bradford EnviroSeal™ (tick box if installed)

Product R-Value	
Walls	Ceiling/Roof
1.5	2.0
Wall <input type="checkbox"/>	Roof <input type="checkbox"/>

It is guaranteed that all products from Bradford™ Insulation will meet the following conditions, when installed in accordance with our directions

1. Lifetime guarantee
2. Achieve Simultaneous Determination of Ignitability, Flame Propagation, Heat Release, and Smoke Release Indices of: Ignitability 0, Spread of Flame 0, Heat Evolved 0, Smoke Developed 0, when tested in accordance with Australian Standard 1530 part 3 of 1999 (these are the best results possible)
3. Be non-conductive, allergy free, will not pack down, will not rot, mould or deteriorate.
4. Achieve the following thermal resistances:  
 R4.0 achieves 4.0m<sup>2</sup>. K/W R3.5 achieves 3.5m<sup>2</sup>. K/W R3.0 achieves 3.0m<sup>2</sup>. K/W  
 R2.5 achieves 2.5m<sup>2</sup>. K/W R2.0 achieves 2.0m<sup>2</sup>. K/W R1.5 achieves 1.5m<sup>2</sup>. K/W
5. In the unlikely event of any damage occurring as a direct result of the installation of Bradford Insulation products, that damage will be rectified by the installer

*Tom Newton*

Tom Newton  
 Group Marketing Manager  
 Bradford Insulation  
 CSR Building Products Limited  
 ABN 55 008 631 356



Relax, it's Bradford.

# BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

## CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: **WARRIEWOOD, 2106/2104-2106 MACPHERSON STREET**





BUILDER OR OWNER: **AUSTRALAND PROPERTIES**

**ATTENTION:** Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

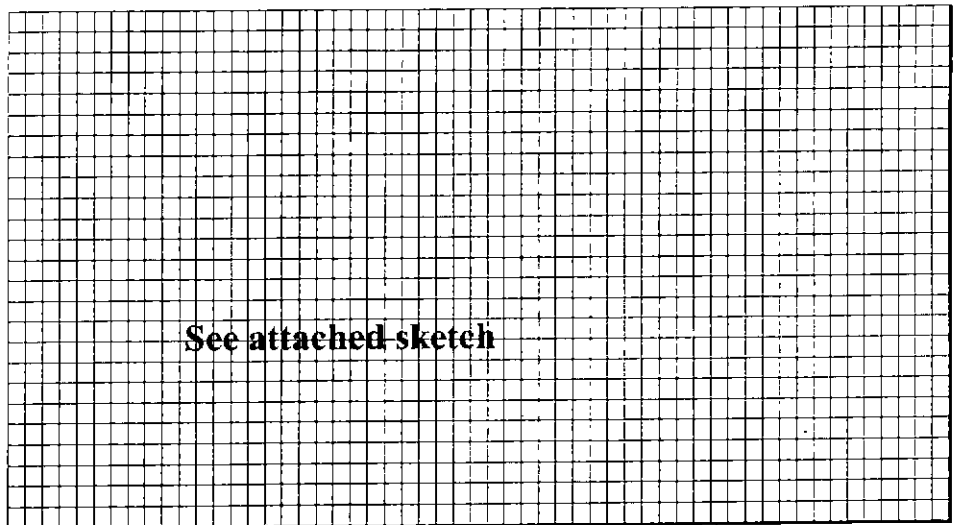
### Slab Penetrations

Ref 23709000

#### LEGEND

- Treated area 
- Plumbing line 
- Pier 
- Steps 

Rough sketch only - refer builder's plans for true dimensions.

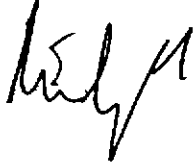


DATE OF TREATMENT: 16-9-2004  
Number of Penetrations: 7  
Materials Applied: Termiflanges

### Certification

*This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.*

Applied by: M Goodall

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

# BUILDING INDUSTRY PEST SERVICES

A.B.N. 56 947 548 056

## CONTRACTORS JOB SHEET

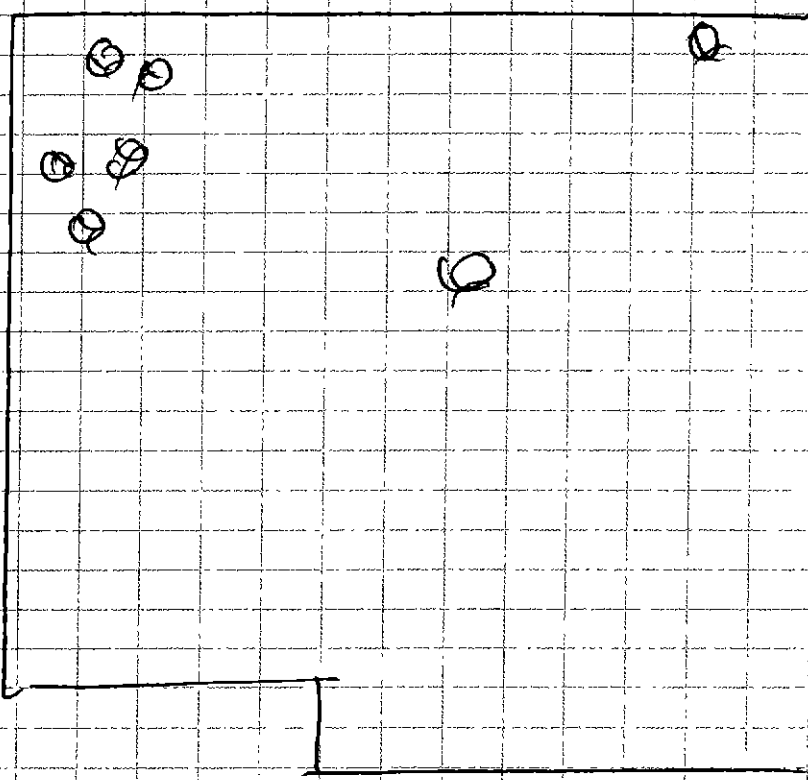
Builder: AUSTRIAN PROPERTIES Date: 16/9/09

Site Address: LOT 2106 - MACPHERSON ST  
WARRIEWOOD Job Sheet No.: 13815

Contractor: MARK GOODALL Job No.: 815

ABN: 88 238 621079 SIGNED: M Goodall Ref No.: 23709000

### JOB PLAN



Special notes: \_\_\_\_\_



# BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

## CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: **WARRIEWOOD, 2106/2104-2106 MACPHERSON STREET**





BUILDER OR OWNER: **AUSTRALAND PROPERTIES**

**ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.**

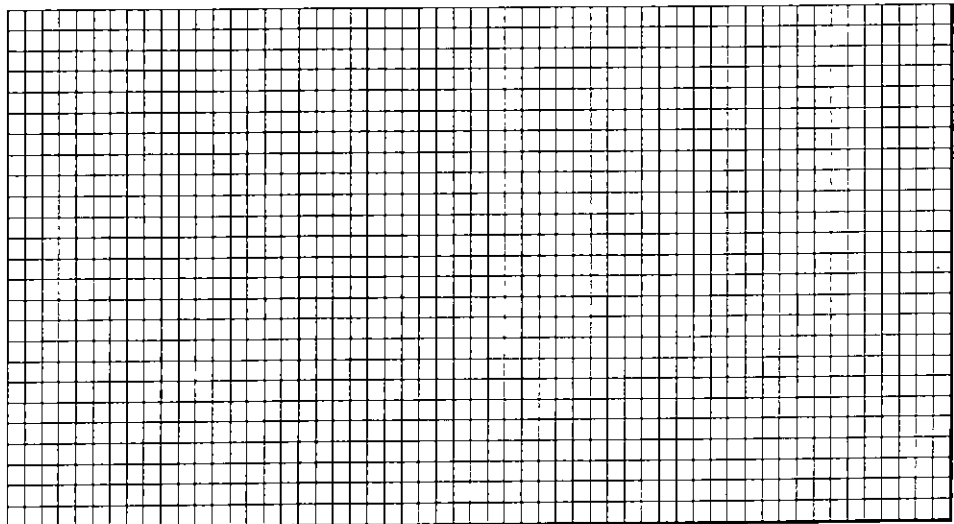
### Curing

Ref. 23709001

#### LEGEND

- Treated area 
- Plumbing line 
- Pier 
- Steps 

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 21-9-2004  
Area Protected: 120 square metres  
Materials Applied: PVA J51.016

### Certification

*This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.*

Applied by: M Goodall

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

# BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200  
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

## CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.





SITE ADDRESS: **WARRIEWOOD, 2106/2104-2106 MACPHERSON STREET**  
BUILDER OR OWNER: **AUSTRALAND PROPERTIES**

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granigard barrier ineffective.

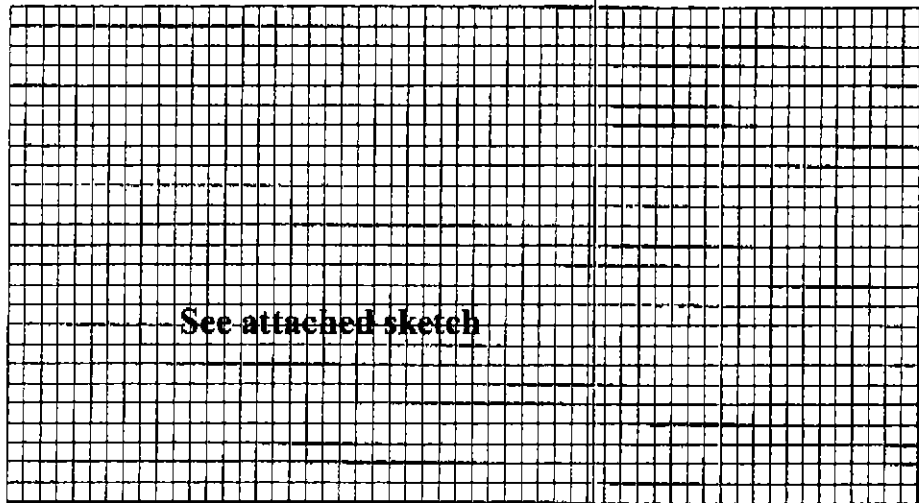
### Perimeter Chemical Treatment

Ref. 23709002

#### LEGEND

- Treated area 
- Plumbing line 
- Pier 
- Steps 

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 11-4-2005  
 Volume of Concentrate: 0.575 litres  
 Volume of Emulsion: 230 litres  
 Application Rate: 0.25 litres / sq. metre  
 Linear Metres: 46 metres  
 Materials Applied: Bifenethrin

### Perimeter Treatment Certificate of Completion

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.

Applied by: M Goodall

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.



# BUILDING INDUSTRY PEST SERVICES

SUBSIDIARY OF ENVIROPEST P/L

Level 2, Suite 3  
39 Stanley Street  
Bankstown N.S.W. 2200  
Tel: (02) 9793 2166  
Fax: (02) 9708 6306  
DX 11227, Bankstown

A.B.N. 56 947 548 056

## INSTALLATION SHEET

Builder: Australian Properties  
Site Address: LOT 206 MACPHERSON ST,

Date: 11-4-05

Installer: WARRIEWOOD  
MARK GOODALE

Job Sheet No.: 18121

SIGNED: M Goodale

Ref No.: 23709002

### Environmental Information

Chemical Name: D-Force  
Vol of Concentration: 250ml 100%  
Vol of Emulsion: 200L  
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

### Area Protected

Under Slab M2 Perimeter L/m: 416  
Subfloor M2 Penetrations Qty  
Cure M2 Ringline L/m

Slab  
 Monolithic slab on ground  
 In-fill slab  Waffle pod  
 B/J Timber floor  Ultra floor

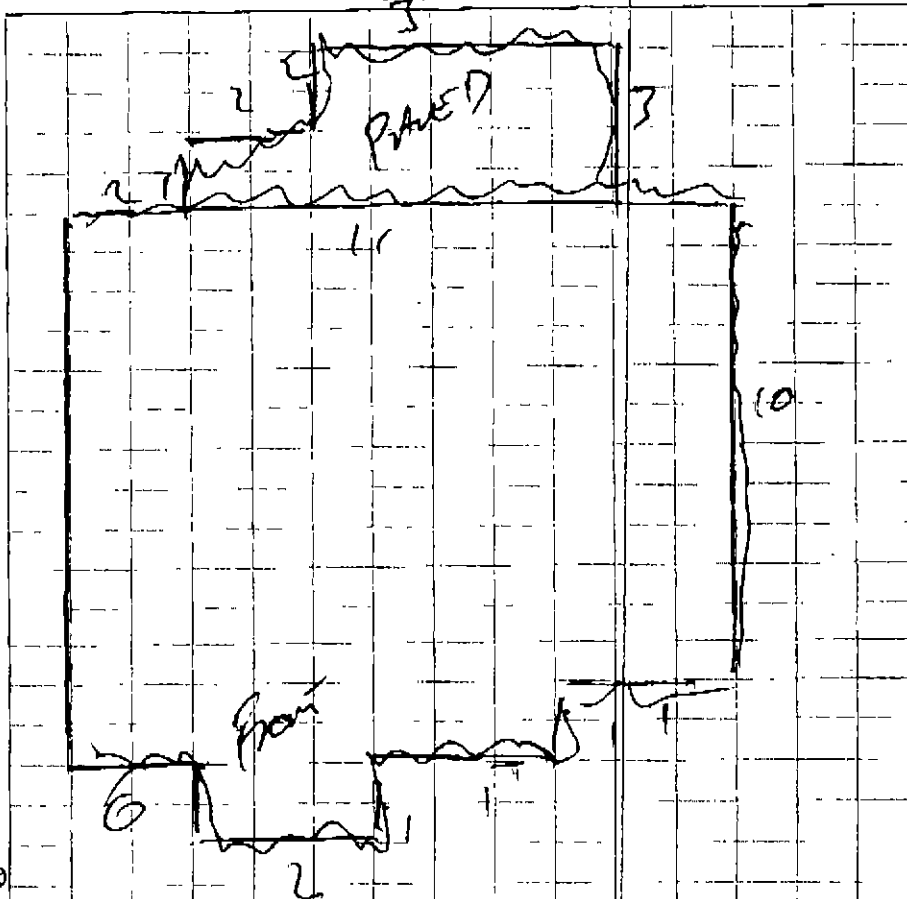
### Method of Protection

Physical Barrier  Chemical Barrier

### Termguard Legend

Path trap  Drilled pipe \_\_\_\_\_ Penet nbm

### JOB PLAN





**Appleyard  
Forrest**  
Consulting Engineers

# Inspection Certificate

Project No: 3122106 Date: 16.9.04  
 Client/Owner: Rylehall Pty Ltd Time: 2.40 pm  
 Contractor: Australand Properties Inspector: B Dobson

Project Description: Proposed Residential Development

Appleyard Forrest  
 Consulting Engineers Pty Ltd  
 ACN 002 610 522

This is to certify that an inspector from the above office has attended your site at Lot 2106, Stage 21, Macpherson Street, Warriewood and has inspected the following:

PO Box 140  
 Gordon NSW 2072 Australia

Section: Drop Panel Raft Slab

**Gosford**  
 58-60 Hills Street  
 Gosford NSW 2250 Australia  
 Telephone 02 4324 3499  
 Facsimile 02 4324 2951

## Items/Areas Inspected

- |  |                                     |                |
|--|-------------------------------------|----------------|
| a) Subgrade                              | <input type="checkbox"/>            |                |
| b) Sub Base                              | <input checked="" type="checkbox"/> | - Satisfactory |
| c) Vapour Barrier Membrane               | <input checked="" type="checkbox"/> |                |
| d) Pier Spacing and Depth                | <input type="checkbox"/>            |                |
| e) Pier Diameter                         | <input type="checkbox"/>            |                |
| f) Pier Reinforcement                    | <input type="checkbox"/>            |                |
| g) Edge Beam Size                        | <input checked="" type="checkbox"/> | - Satisfactory |
| h) Edge Beam Reinforcement               | <input checked="" type="checkbox"/> |                |
| i) Ground Floor Slab Thickness           | <input checked="" type="checkbox"/> |                |
| j) Ground Floor Slab Reinforcement       | <input checked="" type="checkbox"/> |                |
| k) Suspended Slab (level ) Thickness     | <input type="checkbox"/>            |                |
| l) Suspended Slab (level ) Reinforcement | <input type="checkbox"/>            |                |
| m) Strip Footing Size                    | <input type="checkbox"/>            |                |
| n) Strip Footing Reinforcement           | <input type="checkbox"/>            |                |
| o) Retaining Wall Footings               | <input type="checkbox"/>            |                |
| p) Retaining Wall Reinforcement          | <input type="checkbox"/>            |                |
| q) Pool Shell Reinforcement              | <input type="checkbox"/>            |                |
| r) Pole Holes                            | <input type="checkbox"/>            |                |
| s) Curtain Wall                          | <input type="checkbox"/>            |                |
| t) Pad Footings                          | <input type="checkbox"/>            |                |
| u) Detention Tank Base Reinforcement     | <input type="checkbox"/>            |                |
| v) Detention Tank Lid                    | <input type="checkbox"/>            |                |

**Castle Hill**  
 Unit 35, 7 Anella Avenue  
 Castle Hill NSW 2154 Australia  
 Telephone: 02 9634 6311  
 Facsimile 02 9634 6544

**Bowral**  
 Suite 1, 407-409 Bong Bong Street  
 Bowral NSW 2576 Australia  
 Telephone 02 48621507  
 Facsimile: 02 48621568

**International**  
 Telephone + (612) 4324 3499  
 Facsimile: + (612) 4324 2951

**Email**  
 postmaster@appleyardforrest.com.au

**Website**  
 www.appleyardforrest.com.au

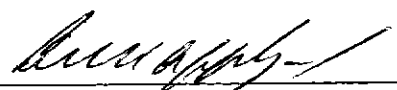
## General Comments:

This certificate is issued on the assumption that good construction practice will be observed prior to placement of concrete; eg. piers to be cleaned, dewatered and any deleterious material removed from pier bases and slab area.

As a consequence of this inspection, we certify that items "b, c, g, h, i, j" have been checked and found to comply with the design requirements set out on the drawings identified hereunder.

These design requirements have been established in order to ensure that the completed building or structure will meet the appropriate Objective, Functional Statement, and Performance Requirement required by clauses B1.1, B1.2 and B1.3 of BCA96.

Appleyard Forrest Consulting Engineers Pty Ltd Drawing No(s): 3122101/S1/A, S2/B, S3/A→S8/A

  
 L D Appleyard MIEAust NPER-3 Accredited Certifier  
 (Civil and Structural)

Date 21 September 2004

# CIVIL SYDNEY

PTY LTD

1 Cornish Street  
Speers Point NSW 2284  
PO Box 934  
Pennant Hills 1715

DIRECTORS. R G WOOD, B E (CIVIL) M I E, AUST  
S G WOOD, B E (CIVIL) M I E, AUST  
S G MONTFORD, ADV BLDG CERT  
**ABN 15 068 316 432**

Phone (02) 4965 8410  
Fax (02) 4965 8710  
Mobile 0412 514 747  
www.civilsydney.com.au  
Email civil@lig.com.au

9<sup>th</sup> August, 2004

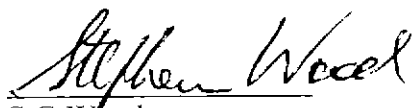
Job No:04/Aus

Australand,  
Locked Bag 2106,  
DX 8419,  
North Ryde, NSW, 1670.  
Ph:9767 2000 Fax:9767 2944

## ENGINEERS CERTIFICATE

### Project: Lots 2101 – 2106 Macpherson St, Warriewood.

This is to certify that piles driven at the above mentioned site have been driven in accordance with AS2159. Sets recorded indicate the piles supplied and driven are capable of supporting a safe working loads **P:70KN** calculations being based on the Hiley Formula. As shown on Drawings Prepared by Appleyard Forrest. Job No:3122101 Drawing No/Rev: A Dated 13/7/2004.

  
S.G Wood  
B.E. (Civil) M I E Aust.

# The Fibreglass Works

A.B.N. 93 003 987 424

**Factory:**

61 Wellington St  
Riverstone NSW 2765

PO Box 257

Riverstone NSW 2765

Telephone : (02) 9627 5500

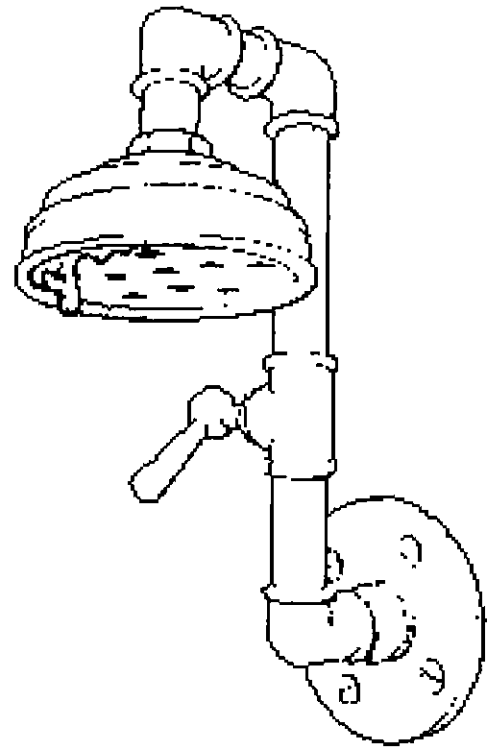
Fax : (02) 9627 3659

GOLD LICENCE No.:-17790C

CSIRO TECHNICAL ASSESSMENT No.:- 170

28 February 2005

AUSTRALAND HOLDINGS LTD  
LOCKED BAG 2106  
NORTH RYDE NSW 2113



SUBJECT: SHOWER TRAYS AND FLASHING

This is to confirm that The Fibreglass Works installed waterproofing to all internal wet areas as per:-

AUSTRALIAN STANDARDS 3740-2004 Standards as per THE FIBREFLASH  
WATERPROOFING SYSTEM - CSIRO TECHNICAL ASSESSMENT 170.

A copy of this assessment is available upon request.

This work was carried out for AUSTRALAND HOLDINGS LTD on: 18/02/05  
at 2106 MACPHERSON STREET WARRIEWOOD

Order No. 212078/712.3

TFW Ref. 50584

Yours faithfully,

THE FIBREGLOSS WORKS

JEFFREY SAYLE  
MANAGER

INSTALLATION AND TEST REPORT

**DIAS  
ELECTRICAL  
CONTRACTING**

Dias Electrical Contracting Pty Ltd  
ACN 056 884 303 UC NO 14375C  
Suite 4, 52 Peachtree Road  
Penrith NSW 2750  
Telephone (02) 4721 7057  
Facsimile (02) 4721 7058

A Fire Detection and Alarm System has been installed within the Building in accordance with Part E.1.7. of the Building Code of Australia.

SMOKE ALARMS FOR RESIDENTIAL ACCOMMODATION

PREMISES: 2706 Macpherson Street  
Warriewood

BUILDING APPLICATION NO: \_\_\_\_\_

CLIENT'S NAME: \_\_\_\_\_

TYPE OF SYSTEM: New

LOCATION OF DETECTORS: 1 x top of stairs  
1 x bottom of stairs

ALARM DETAILS:

Smoke Detectors interconnected 240 volt mains supply, with a 9 volt back up battery.

SUPPLIER: Clipsal PRODUCT/MODEL NO: 755

SSL LISTING NO: AS3786-93

DATE OF INSTALLATION & TESTING: 12.4.05

INSTALLER'S DETAILS

NAME: Dias Electrical Contracting P/Ltd

ADDRESS: 4/52 Peachtree Road, Penrith NSW 2750

TELEPHONE: 02 4721 7057 FAX NO: 02 4721 7058

SIGNATURE: [Signature] DATE: 13.4.05



A JELB WEN Company

**Stegbar Pty Limited**

ABN 52 007 070 260

3 Moorebank Avenue  
Moorebank NSW 2170  
Australia

Tel: (02) 8778 1111  
Fax: (02) 8778 1100

PO Box 476  
Moorebank NSW 1875

Date: 13 / 4 / 2005

Rylehall Pty Ltd  
(Australand Holdings Ltd)  
Level 3, 1C Homebush Bay Drive  
Rhodes NSW 2138

Re: Lot 2106 Mulphersn St, Wanniewood  
Document of Certification

Please be advised that Stegbar Showerscreens are glazed in accordance with AS 1288-1994  
Section 5 HUMAN IMPACT SAFETY REQUIREMENTS (in particular Clause 5 - 12)  
SHOWER DOORS, SHOWERSCREENS AND BATH ENCLOSURES.

Yours faithfully

Mark Poole  
Stegbar Pty Ltd  
Sales Manager  
Wardrobes and Showerscreens





**Pittwater Council**  
**Component Certificate**

DA No:

CC No:

Property: LOT 210<sup>b</sup> SECTOR II @ II MACPHERSON STREET  
WARRIEWOOD

**Landscaping**

LS-1

I ANNA KING of ANNA KING LANDSCAPE ARCHITECTS  
(Name) (Business)

at "WOLLI" PO BOX 26 BERRIMA NSW 2577  
(Mailing Address)

being a:

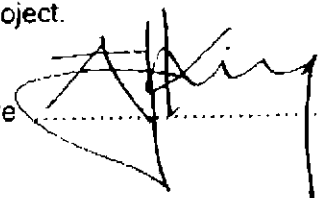
- qualified horticulturist
- landscape architect

my qualifications being:

BLARCH AAILA

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature 

Date APRIL 29, 2005



RAINWATER HARVESTING \* WATER MANAGEMENT \* ENVIRONMENTAL  
SOLUTIONS

Wednesday, 27 April 2005

Mr. Rod Tillett  
Australand  
Homebush Bay Drive  
Homebush

Att: Rod

Re: Rainwater Harvesting systems at Lots 2101-2106 MacPherson St., Warriewood

Dear Rod,

Rainwater Harvesting systems for the above site are installed and functional.

All Products/systems supplied comply with:

- AS3500
- Plumbing Industrial Commission of Victoria.
- The Master Plumbers and Mechanical Services Association of Australia.
- National Plumbing Code of Australia
- Sydney Water
- NSW Health re Hazard Ratings
- CUPDR Amendment 18 Circular
- Watermark & SAI Global
- Wyong & Gosford Councils

Further certification may be required by the installing Plumber.

Should you require any further information please do not hesitate to contact me.

Best regards,

*Mark De Gioia*

Mark De Gioia.  
H2enviro P/L

H2enviro P/L 2/106 Magowar Road  
Girraween NSW 2145 ABN 28099279642  
Ph: 02 9896 0876 Fax: 02 9631 9132  
Free Call 1800 240 005  
[www.h2enviro.com.au](http://www.h2enviro.com.au)

# Craig & Rhodes

## SURVEYORS ENGINEERS PLANNERS

INCORPORATING OMNIGELSON & ASSOCIATES

Craig & Rhodes Pty Ltd.  
 ABN 77 650 509 991 ACN 010 209 791  
 5, Macquarie Street, Sydney, NSW 2000  
 14-15, Cambridge Street, Brisbane, QLD 4000  
 17-19, Market Street, Melbourne, VIC 3000  
 17-19, Market Street, Perth, WA 6000  
 17-19, Market Street, Adelaide, SA 5000  
 17-19, Market Street, Hobart, TAS 7000  
 17-19, Market Street, Darwin, NT 1105

### SURVEYOR'S REPORT

4 May, 2005  
Ref: 1699-11-24

Re: **Proposed Lot 2104 MACPHERSON STREET, WARRIEWOOD.**

LAND:

In accordance with instructions received from your firm, we have carried out a survey on Proposed Lot 2104 in unregistered D.P. 1077673 situated at Macpherson Street, Warriewood, in the Local Government Area of Pinner, Parish of Narrabeen and County of Cumberland. D.P. 1077673 is a subdivision of Proposed Lot 21 in unregistered D.P. 1089419, which is a subdivision of Lot 15 in D.P. 1078002. The street description of the subject lands per Lot 18 in D.P. 1078002 being part of the land, a Certificate of Title 1078002. The subject property is shown edged green on the accompanying sketch.

EASEMENTS & RESTRICTIONS:

Attaching part of Lot 18 D.P. 1078002 and the subject Lot 2104 is a Covenant as set out in instrument No. B608689 and referred to hereafter.  
 Affecting 21 in D.P. 1078002 and the subject Lot 2104 is an Easement to Drain Water Variable Width (Vehicle of Lot) as set out in instrument signed with D.P. 1078002 shown attached 'C' or sketch.

Upon registration of the above-mentioned D.P. 1090419 and D.P. 1077673 the following easements and restrictions will apply:-

Affecting the land will be a Restriction on the Use of Land as set out in instrument to be lodged with above-mentioned D.P. 1090419.

Affecting the land will be a Positive Covenant as set out in the instrument to be lodged with above-mentioned D.P. 1090419.

The above-mentioned Easement to Drain Water Variable Width (Vehicle of Lot) as set out in instrument lodged with D.P. 1078002 and labelled 'C' on sketch will be released upon the registration of D.P. 1090419.

Affecting and appurtenant to the land will be Easements for Support of a wall as set out in instrument to be lodged with the above-mentioned D.P. 1077673 shown attached 'A' on sketch.

Appurtenant to the land will be an Easement for Maintenance, Access and Overhang of a wall as set out in instrument to be lodged with the above-mentioned D.P. 1077673 shown attached 'B' on sketch.

Affecting the land will be an Easement for Electricity Purposes over existing 99 of cables as set out in instrument to be lodged with the above-mentioned D.P. 1077673 shown attached 'C' on sketch.

Affecting the land will be an Easement for Telecommunications Purposes over existing lines of cables as set out in instrument to be lodged with above-mentioned D.P. 1077673 shown attached 'D' on sketch.

Surveyors 1 Nov 1993



4. May. 2005 12:11

CRAIG & RHODES 61 2 9869 2341

No. 4575

P. 12

CRAIG & RHODES Pty Ltd  
Survey Report: 1699-11-21 Lot 2104-Dent MacPherson S-VN Austr G4-05-05

Page 2 of 2

Appointed to the lot will be an Easement for telephone signal purposes over existing line of cables as set out in returned to be lodged with the abovementioned D.P. 1677873 shown hereafter on sketch.

Affecting and appurtenant to the lot will be an Easement to Drain Water 1.5 wide as set out in returned to be lodged with the abovementioned D.P. 1677873 shown hereafter on sketch. Affecting the line will be a Right of Way as set out in instrument to be lodged with the abovementioned D.P. 1677873 and returned to the land.

**IT IS MY OPINION:**

The 2 Storey Brick 5 Flats Carport Dwelling stands in relation to the subject boundaries as shown on sketch.

Encroachments by and/or upon the subject property exist as shown on sketch.

Encroachments of common walls are permitted within the terms of the abovementioned Easement to Support 0.2 wide

Encroachments of roof overhangs are within the abovementioned Easement for Watercourse, Access and Overhang 0.2 wide and are permitted to remain under the terms of those easements.

The property is shown as proposed Lot 2104 MacPherson Street, MacPherson and has frontage to Blair Street Way, which will be indicated as a public road upon the registration of D.P. 1280410.

Read and level of the ground level, first floor, and roof levels stated on Australian Height Datum are as shown on sketch.

The property conforms with the Council's plan in relation to the abovementioned lot with the exception of Clause 2 which is a total only 0.2m man building to be erected on the land which was formerly Lot 1 in D.P. 16397.

The property conforms with the Registrar of the Use of Land contained in the instrument to be lodged with the abovementioned D.P. 1677873.

The property's party fences as shown on sketch.

Other than as shown on the sketch and referred to in the report, no other encroachments were observed by or upon the subject property.

The subject property has been surveyed for identification purposes only and survey marks should be placed on structures and to the street corner near the boundaries.

Date of Survey: 8 February, 2005

*Colin Viner*  
Colin Viner

Witnessed by:

Australand Holdings - road  
D.J. 8419 RYDE

Land Surveyor registered under  
The Surveying Act, 2002



# CRAIG & RHODES

## SURVEYORS ENGINEERS PLANNERS

Craig & Rhodes Pty Ltd.  
 ABN 77 050 509 191 ACH 330 200 001  
 Suite 504, Level 4 DX 4000 ST VIC  
 151-16 Camberley St Tel: 03 9589 3935  
 Epping VIC 3101 Fax: 03 9589 3141  
 PC Box 233 Only Bortholomew  
 Epping VIC 3101

### SURVEYOR'S REPORT

4 May 2005  
Ref: 1090-11-21

Re: **Proposed Lot 2105 Macpherson Street, Warriewood.**

**LAND:**

In accordance with instructions received from your firm, we have certified our survey on Proposed Lot 2105 in unregistered D.P. 1077873 situated at Macpherson Street Warriewood, in the Local Government Area of Pittwater, Part of Narragunnah and County of Cumberland. D.P. 1077873 is a subdivision of Proposed Lot 21 in unregistered D.P. 1080415, which is a subdivision of Lot 18 in D.P. 1075302. The street description of the subject lot is part Lot 19 in D.P. 1078002 being part of the same in Certificate of Title Folio 10778002. The subject property is shown edged green on the accompanying sketch.

**EASEMENTS & RESTRICTIONS:**

Affecting part of Lot 18 D.P. 1075302 and the subject Lot 2105 is a Covenant as set out in Instrument No. B800653 and referred to hereunder.  
 Affecting Lot 19 D.P. 1075302 and the subject Lot 2105 is an Easement to Drain Water Various Ways (Vehicle of 20) as set out in Instrument lodged with D.P. 1078002 shown labeled 37 on sketch.

Upon registration of the aforementioned D.P. 1080415 and D.P. 1077873 the following easements and restrictions will apply:-

- ... Affecting the land will be a Realisation on Use of Land as set out in Instrument to be lodged with aforementioned D.P. 1080415.
- ... Affecting the land will be a Possive Covenant as set out in the Instrument to be lodged with aforementioned D.P. 1080415.
- ... The aforementioned Easement to Drain Water Various Ways (Vehicle of 20) as set out in Instrument lodged with D.P. 1078002 and labeled 37 on sketch will be released upon the registration of D.P. 1080415.
- ... Affecting and appurtenant to the land will be Easements for Support, 2.3 wide as set out in Instrument to be lodged with the aforementioned D.P. 1077873 shown labeled 38 on sketch.
- ... Affecting and appurtenant to the land will be Easements for Drainage Access and Overhang as set out in Instrument to be lodged with the aforementioned D.P. 1077873 shown labeled 39 on sketch.
- ... Affecting the land will be an Easement for Electricity Purposes over existing line of cables as set out in Instrument to be lodged with the aforementioned D.P. 1077873 shown labeled 40 on sketch.

Surveyor No. 1530



4. May. 2005 12:11

CRAIG & RHODES 61 2 9869 2341

No. 4575

P. 15

CRAIG & RHODES Pty Ltd  
Survey Report: 693-1-21 of 2105 Cent MacPherson St WY Austr 04-05-05 Page 2 of 2

Attaching the end will be an Easement for Cable Signal Reception Services over existing ho of cables as set out in Attachment to be lodged with the above mentioned D.P. 407372's shown the as sketch.  
Affected by the same will be a Restriction on the Use of Land as set out in Attachment to be lodged with the above mentioned D.P. 407372's and reference to the same:-

IT IS MY OPINION:

- .. The 2 Storey Brick & Flare Cement Drying stands in relation to the subject boundaries as shown on sketch.
- .. Easements by author upon the subject property set as shown on the sketch.
- .. Easements of common walls are permitted within the terms of the above mentioned Easement for Support & Use.
- .. Easements of roof overhangs etc within the above mentioned Easement for Maintenance, Access and Overhang C & wide end are permitted to remain under the terms of those easements.
- .. The property is known as Proposed Lot 2105 (Common Bound) situated at the corner of the intersection of the Yarran Way, which will be dedicated as a public road upon the registration of D.P. 4080419.
- .. Reduced levels of the ground floor slab, first floor and roof ridge based on Australian Height Datum are as shown in red on sketch.
- .. The property complies with the Government's Building Code No. B006936 with the exception of clause 2.4.1.1 which allows only crane building to be erected on the land which was formerly Lot 1 D.P. 43867.
- .. The property complies with the Restriction on the Use of Land contained in instrument to be lodged with the above mentioned D.P. 407372.
- .. The property is easily viewed as shown on sketch.
- .. Other than as shown on the sketch and reference to in the report no visible aircraft noise were observed by or upon the subject property.
- .. The subject property has been surveyed for identification purposes only and survey marks should be placed if such marks are to be erected on or near the boundaries.

Date of Survey: 8 February, 2005  
 Surveyor: *Craig Rhodes*  
 Director - Tall  
 Lamin Surveyor registered under  
 The Surveying Act, 2002  
 Australand Holdings Limited  
 DX 9416 RYDE





# CRAIG & RHODES

SURVEYORS ENGINEERS PLANNERS

Craig & Rhodes Pty Ltd.  
ABN 77 690 229 791 ACN 039 207 991  
5 Newbold Road, Suite 4108 Spring Creek  
16-18 Cranleigh St Tel 02 9597 815  
ERRINGONG NSW 2111 Fax 02 9597 2341  
PO Box 232 Erzingong NSW 2111  
craig@crh.com.au  
Erzingong NSW 2111

## SURVEYOR'S REPORT

4 May 2005

Ref: 1899-11-21

Re: Proposed Lot 2108 WACHPERSON STREET, WARRIEWOOD.

### LAND:

In accordance with instructions received from your firm, we have carried out a survey on Proposed Lot 2108 in unregistered D.P. 1077873 situated at Wacpherson Street Warriewood, in the Local Government Area of Penrith, Parish of Narrabessen, and County of Cumberland. D.P. 1077873 is a subdivision of Proposed Lot 21 in unregistered D.P. 1060219, which is a subdivision of Lot 9 in D.P. 1078302. The current description of the subject land is set out in D.P. 1078002 being part of the land in Certificate of Title Folio Identifier 991675022. The subject property is shown as set forth on the accompanying sketch.

### EASEMENTS & RESTRICTIONS:

- Affecting part of Lot 19 D.P. 1078002 and the subject Lot 2108 is a Covenant as set out in Instrument No. E3968844 referred to hereafter.
- Affecting Lot 19 D.P. 1078302 and its subject Lot 2108 is an Easement to Drain Water Variable Width (Whole of Lot) as set out in Instrument lodged with D.P. 1075302 shown shaded (S) on sketch.
- Upon registration of the above-mentioned D.P. 1060219 and D.P. 1078002 the following easements and restrictions will apply:
  - Affecting the and V&A as a Restriction on the Use of Land as set out in Instrument No. E3968844.
  - Affecting the land will be a Positive Covenant as set out in the Instrument as set out with above-mentioned D.P. 1060219.
  - The above-mentioned Easement to Drain Water Variable Width (Whole of Lot) as set out in Instrument lodged with D.P. 1078002 and shaded (S) on sketch will be released upon the registration of D.P. 1060219.
  - Affecting and appurtenant to the and V&A as Easements for Support (S) will be set out in Instrument to be lodged with the above-mentioned D.P. 1078002 shown shaded (S) on sketch.
  - Affecting the and V&A as an Easement to Drain Water Variable Width (Whole of Lot) as set out in Instrument to be lodged with the above-mentioned D.P. 1078002 shown shaded (S) on sketch.



4. May. 2005 12:12

CRAIG & RHODES 61 2 9869 2341

No. 4575

P. 18


Announcement to the land with an Easement for Television Signal Receptor Services over existing line of cables as set out in instrument to be lodged with the above-mentioned D.P. 1077873 shown shaded E on sketch.  
Announcement to the land will be an Easement to Drive Water 1.5 Mlts as set out in instrument to be lodged with the above-mentioned D.P. 1077873 shown shaded F on sketch.  
Affecting the land will be a Restriction on the Use of Land as set out in instrument to be lodged with the above-mentioned D.P. 1077873 and referred to hereunder

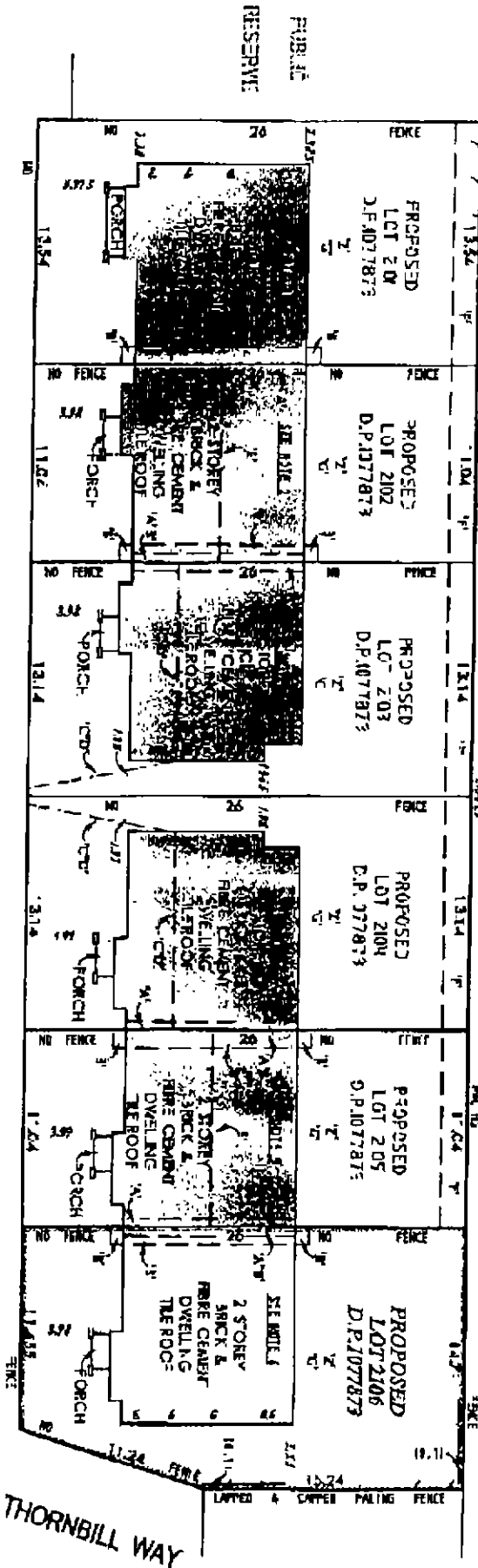
IT IS MY OPINION:

- ... The 2 Storey Brick & Frame Current Dwelling stands in relation to the subject boundaries as shown on sketch.
  - ... Encroachments by and/or upon the subject property exist as shown on the sketch.
  - ... Encroachments of common walls are permitted within the limits of the above-mentioned Easement or Support Easement.
  - ... Encroachments of roof overhangs are within the above-mentioned Easement for Maintenance, Access and Overhang E & walls and are permitted to remain under the terms of these easements.
  - ... The property is known as Proposed Lot 2136 Macpherson Street, Warriewood and has frontages to Bluff Point Way and Thornhill Way, which will be dedicated as public roads in the original of D.P. 1200419
  - ... Reduced levels of the ground floor slab, first floor, and roof ridge based on Australian Height Datum are as shown in red on sketch.
  - ... The property complies with the Covenant, set out in Instrument No. B200829 with the exception of Clause 2 which allows any certain building to be erected on the land which was the first lot in D.P. 3387.
  - ... The property complies with the Restriction on the Use of Land contained in instrument to be lodged with the above-mentioned D.P. 1077873.
  - ... The property is fully fenced as shown on sketch.
  - ... Other than as shown on the sketch and referred to in the report, no visible encroachments were observed by or upon the subject property.
- This subject property has been surveyed for identification purposes only and all survey marks should be placed if structures are to be erected or near the boundaries.

Date of Survey: 8 February, 2006

Surveyed by: Australand Holdings (Pty) Ltd  
C X 4219RY2E

  
Graham J Hill  
Land Surveyor registered under  
the Surveyors Act 2002



- NOTE 1 2ND FLOOR SLAB 14.6  
FIRST FLOOR 14.8  
SOOF RIDGE 12.7
- NOTE 2 2ND FLOOR SLAB 14.4  
FIRST FLOOR 14.6  
SOOF RIDGE 13.7
- NOTE 3 2ND FLOOR SLAB 14.4  
FIRST FLOOR 14.4  
SOOF RIDGE 13.7
- NOTE 4 2ND FLOOR SLAB 14.4  
FIRST FLOOR 14.6  
SOOF RIDGE 13.55
- NOTE 5 2ND FLOOR SLAB 14.4  
FIRST FLOOR 14.6  
SOOF RIDGE 13.55
- NOTE 6 2ND FLOOR SLAB 14.4  
FIRST FLOOR 14.6  
SOOF RIDGE 13.55

SKETCH

1:1 Part of V.D. 1075002

BLIND CEILING S.P. 4.4771 B.M. 11.162 (LAND) V.D. 1075002

- 1. - PROPOSED EASEMENT FOR SUPPORT OF 3 MIDE WIDE D.P. 1377633.
- 2. - PROPOSED EASEMENT FOR MAINTENANCE, ACCESS AND OVERHANG OF 3 MIDE WIDE (V.D. 1075002) D.P. 1377633.
- 3. - PROPOSED EASEMENT FOR ELECTRICITY PURPOSES OVER EXISTING LINE OF CABLES (APPROXIMATE POSITION) (V.D. 1075002) D.P. 1377633.
- 4. - PROPOSED EASEMENT FOR TELECOMMUNICATIONS PURPOSES OVER EXISTING LINE OF CABLES (APPROXIMATE POSITION) (V.D. 1075002) D.P. 1377633.
- 5. - PROPOSED EASEMENT FOR TELEVISION & CABLE RECEIVING SERVICES OVER EXISTING LINE OF CABLES (APPROXIMATE POSITION) (V.D. 1075002) D.P. 1377633.
- 6. - PROPOSED EASEMENT TO CARRY WATER, 5 MIDE WIDE D.P. 1377633.
- 7. - EASEMENT TO DRAIN WATER, WHOLE OF LOT 201 (V.D. 1075002) D.P. 1377633.

BLUE WREN WAY

THORNBILL WAY

This is the sketch referred to in my report  
 dated 4th May 2005 Ref 1089-10-21  
 Registered Land Surveyor