



R# 212714
\$30
20.03.07
mp

TRANSMITTAL FORM

To:	Pittwater Council	Project No:	01630
Address:	DX 9018 Mona Vale		
Attention:	Customer Service	Date:	19 March 2007
Project:	36 Cabbage Tree Road, Bayview		
From:	Tim DeBeck		
Method of Delivery:	<input type="checkbox"/> Mail <input type="checkbox"/> Courier <input type="checkbox"/> By Hand <input type="checkbox"/> Collected <input checked="" type="checkbox"/> DX		
Subject:	Occupation Certificate No. 07/1160-2		

Dear Sir or Madam:

Please find enclosed one (1) copy of the Occupation Certificate No. 07/1160-2 and it's attachment in accordance with Clause 151 (2) of the Environmental Planning & Assessment Regulation 2000, issued for the above project together with a cheque of \$30.00 being the lodgement fee.

Attachments

1. Final fire safety schedule.
2. Application for Occupation Certificate.
3. Certificate for Mechanical Services prepared by Integral Air, dated 11 December 2006.
4. Certificate for Fire Dampers, prepared by Bullock Pty Ltd, dated 1 December 2006.
5. Certificate for termite installation prepared by Pest North, dated 12 December 2006.
6. Certificate for Waterproofing prepared by Smithy's Contracting Pty Ltd, dated 20 November 2006.
7. Waterproofing Warranties prepared by Smithy's Contracting, dated 12 December 2006.
8. Certificate for glazing prepared by All Purpose Glass and Glazing, dated 18 January 2007.
9. Certificate for glazing prepared by Complete, dated 12 December 2006.
10. Slip Test Report prepared by ATTAR, dated 17 July 2007.
11. Slip Test Report prepared by CSIRO, dated 31 January 2007.
12. Slip Test Report [prepared by CSIRO, dated 9 September 2006.
13. Certificate for roadways prepared by North Shore Paving Pty Ltd, dated 19 January 2007.
14. Section 73 Certificate prepared by Sydney Water, dated 9 February 2004.
15. Certificate for Anchorage Point System prepared by Roof Safe, dated 10 August 2006.



BUILDING REGULATIONS CONSULTANTS

Level 6 / 189 Kent Street Sydney New South Wales 2000
 Telephone 02 8298 6800 Facsimile 02 8298 6899 email@mckenzie-group.com.au
 www.mckenzie-group.com.au

Transmittal Form - Council

Offices in Melbourne and Brisbane

Issued 13.2.03

16. Certificate for works to the driveway prepared by Copeland C. Lengthbridge, dated 15 February 2007.
17. Certificate for structural works prepared by JR Masonry, dated 16 February 2007.
18. Certificate for Fire Doors prepared by Ikon Doors Pty Ltd, dated 19 January 2007.
19. Certificate for portable fire extinguishers prepared by Flamesstop, dated 31 January 2007.
20. Certificate for landscaping prepared by Taylor Brammer Pty Ltd dated 16 February 2007.
21. Test Report prepared by AWTA Textile Testing, dated 3 March 2007.
22. Structural Certificate prepared by Low and Hooke, dated 12 February 2007.
23. Structural Certificate prepared by Low and Hooke, dated 9 February 2007.
24. Glazing Certificate prepared by Complete dated 19 February 2007.
25. Roofing Certificate prepared by Australian Roofing and Cladding, dated 16 February 2007.
26. Landscaping Certificate prepared by Bolan's Tree Service, dated 19 February 2007.
27. Component Certificate for Ground Floor Levels prepared by Bee & Lethbridge Pty Ltd, dated 15 February 2007.
28. Component Certificate for Roof Ridge Levels prepared by Bee & Lethbridge Pty Ltd, dated 15 February 2007
29. Component Certificate for Excavation and/or Filling Levels prepared by Bee & Lethbridge Pty Ltd, dated 15 February 2007
30. Component Certificate for Subsequent Floor Levels prepared by Bee & Lethbridge Pty Ltd, dated 15 February 2007
31. Component Certificate for Building Setout Levels prepared by Bee & Lethbridge Pty Ltd, dated 15 February 2007
32. Component Building Component Certificate for Location of perimeter walls and establishment of Grund Floor Levels prepared by Bee & Lethbridge Pty Ltd, dated 15 February 2007
33. Component Certificate for Artificial Lighting and Mechanical Ventilation prepared by Bee & Lethbridge Pty Ltd, dated 16 February 2007.
34. Certificate for paving prepared by North Shore Paving Co. Pty Ltd, dated 19 January 2007
35. Certificate for Fire Rated Dry walls prepared by Fast Track Interiors, dated 22 February 2007
36. Electrical Certificate prepared by Rivercorp.
37. Hydrant Flow Tests prepared by Aline Pumps, dated 12 March 2007.
38. Correspondence prepared by Step Ahead Building, dated 9 March 2007.
39. Correspondence prepared by Step Ahead Building, dated 9 March 2007.
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41. Correspondence from Pittwater Council, dated 22 February 2007.
42. Landscaping Certificate prepared by Northern Suburbs Landscaping, dated 20 February 2007.
43. Arborist Certificate prepared by Bolars Tree Service, dated 19 February 2007.
44. Certificate for Driveway Construction, dated 15 February 2007.
45. Certificate for Roof Cladding, prepared by Australian Roof Cladding, dated 16 February 2007.
46. Certificate for Stair Construction prepared by Stair Lock International, dated 19 February 2007.
47. Evidence of a positive covenant
48. Certificate for Handrails and Balustrades prepared by Low and Hooke, dated 14 March 2007.
49. Registration Notice prepared by the Department of Lands, dated 2 March 2007.
50. Fire Safety Certificate prepared by Rivercorp, dated 19 January 2007.
51. Letter prepared by Parkland Group Pty Ltd, dated 6 March 2007.
52. Certificate for Termite Control prepared by Jason Wade.
53. Certificate for Glazing prepared by Glasstec.
54. Correspondence prepared by Sparks and Partners, dated 19 February 2007.
55. Correspondence prepared by Village Care, dated 20 February 2007.
56. Correspondence prepared by United Super Investments, dated 20 February 2007.
57. Correspondence prepared by Sparks and Partners, dated 5 March 2007.
58. Certificate for Lift Services prepared by Going Up Elevators, dated 2 February 2007.
59. Certificate for openings in fire isolated shafts prepared by Going Up Elavators, dated 2 February 2007.
60. Certificate for emergency lighting and exit signs prepared by Rivercorp.
61. Works as Executed plans prepared by Bee and Lethbridge Pty Ltd.
62. Final Fire Safety Certificate prepared by G and W Hydraulics, dated 12 December 2006.
63. Geotechnical Certificate prepared by Douglas Partners
64. Geotechnical Certificate prepared by Douglas Partners, dated 7 February 2007.
65. Certificate from Grindley regarding Walls, Roof Frames and Window Locations, dated 9 March 2007.
66. Correspondence prepared by Grindley regarding Sound Transmission Ratings, dated 9 March 2007.
67. Final Fire Safety Certificate prepared by Grindley.
68. Plumbing Certificate prepared by G and W Hydraulics



69. Access Report for Occupation prepared by Accessibility Solutions Pty Ltd.

Please provide a receipt upon completion of payment process and **note our reference**.

If you require further information please contact me on (02) 8298 6800.

Regards,

R. Kemerson

Per

Tim DeBeck

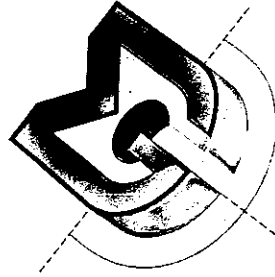
Assistant Building Surveyor

McKenzie Group Consulting (NSW) Pty Ltd

ACN 093 211 995

Copy To:	Attention:	Address:
Step Ahead Building Consultants Pty Ltd	Warren Lavis	26 Kennedy Street, Bayview NSW 2104





M K E N Z I E
GROUP CONSULTING

OCCUPATION CERTIFICATE No. 07/1160-2

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

Owner

Name: United Super Investment
Address: Level 1, 60 Collins Street, Melbourne, Victoria, 3000

Property Details

Address: 36 Cabbage Tree Road, Bayview
Lot No: 12
DP No: DP 789400
Municipality: Pittwater Council

Building Details

Part: Bayview Gardens Expansion, including 32 residential units and carparking
Use: Residential and Carpark
BCA classification: 2 and 7a

Development Consent / Complying Development Certificate

Certificate no.: N0852/02
Date of Determination: 27 May 2004

Construction Certificate

Certificate no.: 06/1160-1
Date of Determination: 9 May 2005

Determination

Type of Certificate: Final
Approved/Refused: Approved
Date of Determination: 16 March 2007

Attachments

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-

Certificate Final / Principal Certifying Authority

I, Mark Cogo certify that;

- I have been appointed as the principal certifying authority under s 109E.
- A current Development Consent/Complying Development Certificate is in force with respect to the building.
- If any building work has been carried out, a current Construction Certificate (or Complying Development Certificate) has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required, a final fire safety certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

Signature



Mark Cogo
Accredited Certifier Grade 1
BPB Registration No. 0066
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Date of determination **16 March 2007**
Certificate Number **07/1160-2**



ATTACHMENT 1
Fire Safety Schedule

(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
1.	Portable Fire Extinguishers	AS2444 (2001)
2.	Mechanical Ventillation / Smoke Exhaust	AS1668, 1-1996 BCA spec C2.12, C3.15, C2.5, D1.7, E1.8, E2.2, E2.2a, F4.12, G3.8, AS1668-2-1991, BCA 2004 Part E2
3.	Emergency Lighting and Exit Lights	AS2293, BCA Clause E4.4, 4.5, 4.6, 4.8
4.	Fire Hydrant System	AS2419.1
5.	Fire Hose Reel	AS2441
6.	Smoke Detection and Alarm System	Drawings 1080-E03H, 1080-E04H, 1080-E05G, 1080-E06G
7.	Fire Doors	BCA Clause C3.4 & C.1.1 type A, AS1530.4, AS1905.1




**STEP AHEAD BUILDING
CONSULTANTS PTY LIMITED**

26 KENNEDY PLACE
BAYVIEW NSW 2104
Tel: 02 9999 3416
Fax: 02 9979 6174
Mob: 0408 263 025

APPLICATION FOR OCCUPATION CERTIFICATE
Environmental Planning and Assessment Act 1979 Sections 109(1)(c) and 109H

Type of Certificate sought:	Final Certificate
Applicant:	Warren Lavis Step Ahead Building Consultants Pty Limited 26 Kennedy Place BAYVIEW NSW 2104 Tel: 02 9999 3416 Fax: 02 9979 6174
Owner of Building:	United Super Investments Level 1, 60 Collins Street MELBOURNE VIC 3000 Tel: 03 9639 0131 Fax: 03 9663 2033
Subject Land:	36 Cabbage Tree Road BAYVIEW NSW 2104 Lot No: 121 Section: DP No: 769400 Municipality: Pittwater
Building Details	New Use: 32 Residential Units and Carparking BCA Classification(s): SEPP5
Development Consent No.	Certificate No: N0852/02 Date of Determination: 9 February 2004 Date of Modification of Development Consent: 27 May 2004
Construction Certificate	Certificate No: Date of Determination:
Date of Receipt (to be completed by certifying authority)	Date: 12 March 2007

Note 1 - Before occupation certificate may be issued, the certifying authority must be satisfied that:

- A development consent or a complying development certificate is in force with respect to the building, and
- A construction certificate has been issued with respect to the plans and specifications for the building.

Note 2 - A final fire safety certificate or interim safety certificate is not required for a class 1a or class 10 building.


(Warren Lavis - Applicant)



CERTIFICATE OF COMPLIANCE

Address of Building: 36 Cabbage Tree Road, Bayview NSW 2104

Owners Address: Level 1 Reserve Bank Building, 60 Collins St
Melbourne, Vic 3000

Owners Name: Australian Super Development Pty Ltd

Description Of Building: 32 New Independent Living Units and Carpark at the existing Bayview Garden Retirement Village. Class 2 and 7a building.

Trade: Integral Air Pty Ltd

Description of Work: 1-Supply & Installation of Carpark Exhaust system C/W Fans,duct,Grills,MCC Board.
System to operate on a timer and also is linked to the roller door shutter.
2-Supply & Installation of 32 Independent Toilet Exhaust Ventilation C/W fire Dampers where required to operate via light switch and with a timer.

Dear Sir/Madam

I, **Zouhair Barakat**, an authorised representative of INTEGRAL AIR PTY LTD (ABN 79 098 460 998), hereby certify that the following works have been constructed, tested and installed in a proper tradesman like manner to fully comply in all respects with the relevant codes and regulations and standards and in accordance with the general conditions of contract.

No.	System / Works	Standard of Installation
1	Mechanical Ventilation/Smoke Exhaust	AS 1668.1-1998 BCA spec C2.12, C3.15, C2.5, D1.7, E1.8, E2.2, E2.2a, F4.12, G3.8 AS1668.2-1991 BCA 2004 Part E2
2	Smoke ventilation	AS2665-2001
3	Mechanical ventilation	AS1668.1-1998. AS1668.2-1991
4	Fire seals to penetration in a fire resisting structure	BCA 2004 clause C3.15 and Spec C3.15

Yours Faithfully

Signed: 

Date: 11.1.12 1200.6

37:244-254 Horsley Rd . Milperra NSW 2214, Australia

Tel: 1300 550 518 Fax 9774 4300

ABN 79 098 460 998

Integral Group Pty Ltd T As Integral Air



BULLOCK

MFG. PTY. LTD.

22 PIKE STREET, RYDALMERE, N.S.W. 2116
P.O. BOX 285, RYDALMERE BC N.S.W. 1701
AUSTRALIA

TELEPHONE: 61 2 9684 1311
61 2 9698 5786
FAX: 61 2 9684 2250

ABN 59 001 199 677
A.C.N. 001 199 677
INCORPORATED IN N.S.W.

1st December, 2006.

Integral Group Pty Ltd
37/244-254 Horsley Rd,
MULPERRA NSW 2214

Attention: Mr. Z. Brakat

Project: BAY VIEW GARDENS

Dear Sir,

We hereby certify that the Fire Dampers supplied by us for the abovementioned project were made to comply with the test criteria of AS1682 (AS1530-Part 4) and have been tested by the C.S.I.R.O. at North Ryde, N.S.W. FSP-1046 (Drop-loc type).

The dampers were supplied against our Invoice No. 86379,86615

The fire dampers have a four hour rating and a compliance label is attached with relevant information imprinted thereon.

Bullock Mfg. Pty Ltd only certify the manufacture of the fire dampers whereas compliance with AS 1682 would include installation of same.

Yours faithfully,

Graeme Clark
Manager.

MANUFACTURERS OF FIRE DAMPERS, VOLUME DAMPERS, ACCESS DOORS
AND HARDWARE FOR THE AIR CONDITIONING INDUSTRY

Email: bullmfg@bigpond.net.au
www.bullockmfg.com.au

Your Ref:
Our Ref: PC6021.WPSJN214/6021

12 December 2006

Grindley Constructions Pty Ltd
55 Grandview Street
PYMBLE 2073

Certificate of Installation - AS 3660.1

This is to certify that following Termite Control Barrier has been installed by a person accredited under the Product to deter concealed entry by termites from the soil to the building above the Barrier, generally in accordance with Australian Standard AS 3660.1-2000 "Termite Management - Part 1: New Building Work" and to the following details;

Date of Installation: 1 December 2006
Site Address: 36-42 Cabbage Tree Road BAYVIEW
For: Retirement village expansion
Owners: Bayview Gardens Expansion
Installation Details: Product Specifications (as listed below)
Standard Warranty (attached - 4 pages)

- 109A - Service penetrations through concrete slab
- 102C - Perimeter installation to rebated raft slab within the wall cavity
- 102B - Perimeter installation to footing slab within the wall cavity
- 109R - Retro-fit Penetration Protection
- 107 - Strip shielding
- 103 - Perimeter Protection

Recommended

Inspection Interval: 12 months (refer AS 3660.2)

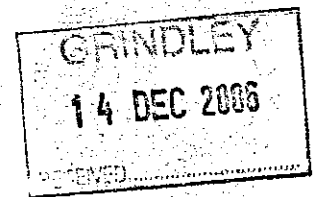
Remarks: This Certificate is issued in recognition of the abovementioned stage of installation only. Further treatment of the building may be required to result in a complete and continuous Termite Barrier, to meet the requirements of AS 3660.1-2000. Termites are able to bridge barrier systems. Regular inspections must be conducted at recommended intervals to ensure maximum building protection.

The hot water unit, downpipes etc, being located adjacent the exterior wall so as not to obstruct regular inspection of physical barriers.

Remaining protection to the building to be provided by other means to meet AS 3660.1-2000.

Service penetrations through the slab protected by Termimesh collars retro-fitted to the slab surface. Protection begins at the level of mesh barrier. Carpark levels are sacrificial. Regular inspections to this area are strongly recommended in accordance with AS3660.1-2000.

Jason W. Gerard *per A. Collier*
B.App.Sci.(E.H.)Dist.,Att.Build.Insp.,Cert.Urban Pest Contr.
Director



Your Ref:
Our Ref: PC6021.WPSJN214/6021

12 December 2006

Grindley Constructions Pty Ltd
55 Grandview Street
PYMBLE 2073

Certificate of Installation - AS 3660.1

This is to certify that following Termite Control Barrier has been installed by a person accredited under the Product to deter concealed entry by termites from the soil to the building above the Barrier, generally in accordance with Australian Standard AS 3660.1-2000 "Termite Management - Part 1: New Building Work" and to the following details;

Date of Installation: 1 December 2006
Site Address: 36-42 Cabbage Tree Road BAYVIEW
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- 107 - Strip shielding
- 103 - Perimeter Protection

Recommended Inspection Interval: 12 months (refer AS 3660.2)

Remarks: This Certificate is issued in recognition of the abovementioned stage of installation only. Further treatment of the building may be required to result in a complete and continuous Termite Barrier, to meet the requirements of AS 3660.1-2000. Termites are able to bridge barrier systems. Regular inspections must be conducted at recommended intervals to ensure maximum building protection.
The hot water unit, downpipes etc, being located adjacent the exterior wall so as not to obstruct regular inspection of physical barriers.
Remaining protection to the building to be provided by other means to meet AS 3660.1-2000.
Service penetrations through the slab protected by Termimesh collars retro-fitted to the slab surface. Protection begins at the level of mesh barrier. Carpark levels are sacrificial. Regular inspections to this area are strongly recommended in accordance with AS3660.1-2000.

Jason W. Gerard 
B.App.Sci.(E.H.)Dist.,Att.Build.Insp.,Cert.Urban Pest Cntrl.
Director

Termimesh Standard Warranty

WARRANTY NUMBER

267519

SCHEDULE

Termimesh System - Standard Warranty

This Warranty is issued to the Owner of the premises situated at:

Location: **36-42 Cabbage Tree Road**
Suburb: **BAYVIEW**
State: **N S W** Postcode: **2104**
Installation Date: **1 December 2006**

No. of attached units sharing this Warranty: **7**
Unit or identity numbers: **Hns 36-42**

Warranty issued on behalf of all units to: **builder**

Name of Builder: **Grindley Constructions Pty Ltd**

Name of Owner: **Bayview Gardens Expansion,**

TYPE OF INSTALLATION

Unattached Building or Unit

Attached Building or Unit

Standard Warranty

Applicable to:

Commercial [®]

Addition/Extension

Other

Service Centre No. **214** Job Ref. No.: **6021**

Owner's Phone No:

This Warranty is issued without alteration or erasure in conjunction with a Certificate of Installation AS3660.1 that specifies the Recommended Inspection Interval and Remarks on Installation limitations.

This Warranty is issued in relation to a Termimesh Barrier Installed to protect from Damage each Unit identified in the Schedule on the date of installation specified in the Schedule ("the Date of Installation"). This Warranty relates only to the quality of Materials and work skill of the Installation. It is not a policy of insurance.

Your Responsibility for Care and Maintenance

- Please look after your Termimesh Barrier.
- Remind trades people of its existence so that they do not unintentionally damage the Barrier.
- Take precautions to prevent materials being placed adjacent to the Barrier.
- Take particular care with garden beds and paving. Always leave a clear inspection zone, making sure that finished ground levels, paving, footpaths and garden beds are below the Barrier, as failure to do so may result in termites Bridging.
- The purpose of termite barriers is to deter concealed access. No barrier can prevent the foraging activity of termites, which is why Standards Australia and TERMIMESH strongly recommend that you arrange for a professional inspection of the Premises at least once every year and more frequently if the Premises is located in an area which is highly susceptible to termite activity. Failure to conduct inspections may result in termite entry and damage to the Premises that is not covered by this Warranty.

This page must be read in conjunction
with pages 2, 3 and 4 of the Termimesh Standard Warranty.

7. What the Warranty covers

In any case in which a valid Claim is made, subject to the limitations set out in Clause 9, below, the Service Centre will Repair or Replace (at the cost of TERMIMESH in the case of Faulty Materials):

- (a) So much of the Barrier, as, in the discretion of a Service Centre Representative, is deemed necessary;
- (b) Structural Timber or Secondary Timber on the Premises which has been rendered Structurally Unsafe as a result of Damage caused by Termites penetrating the Barrier or which in the opinion of the Service Centre Representative is visually unacceptable.

8. What the Warranty does not cover

This Warranty does *not* provide cover in relation to:

- (a) any matter which is not expressly provided for under Clause 7;
- (b) loss or damage caused otherwise than as a result of Termites penetrating the Barrier due to Faulty Installation or Faulty Materials;
- (c) loss or damage arising from any of the following:
 - (i) termite activity resulting from Bridging;
 - (ii) damage to the Barrier caused by a party other than a Service Centre Representative;
 - (iii) damage to the Barrier resulting from land movement or subsidence;
 - (iv) damage to the Barrier arising from any "act of God" such as fire, flood, lightning or storm.
- (d) any matter of which notice is not given to the Service Centre within 30 days of you becoming aware of any activity or damage which may reasonably suggest the presence of termites on the Premises unless the Service Centre has accepted responsibility under Clause 3.

9. Limitation on Cost of Repair or Replacement

The maximum liability of the Service Centre and TERMIMESH under this Warranty shall be, in respect of the cost of Repair and/or Replacement of Structural Timber and/or Secondary Timber arising as a result of any and all Claims, as follows:

- (a) If this Warranty is issued in relation to a Group of Attached Units:
 - (i) \$150,000 in respect of the Group of Attached Units; and
 - (ii) subject to sub-clause 9(a)(i), \$50,000 in respect of each Unit in the Group of Attached Units.
- (b) In any case to which sub-clause 9(a) does not apply, \$50,000.

10. Limitation on liability to match materials

When Repairing or Replacing any Property, the Service Centre shall make every reasonable effort to match substitute materials with those being Repaired or Replaced. However, the Service Centre shall not be obliged to Replace any Property solely for matching purposes.

Nothing in this Warranty operates to exclude or limit your statutory rights.

Definitions

For the purposes of this Warranty, the following definitions apply.

"Barrier" means the mesh barrier, including mesh flanges on service pipes, comprised of Materials approved by TERMIMESH, which has been Installed at the Premises on the Date of Installation, in respect of which this Warranty is issued;

"Bridging" means entry by termites into the Premises by a means of access other than penetration of the Barrier;

"Builder" means the party primarily responsible for the construction of the Premises, and includes each of its employees, agents and subcontractors;

"Building" means any Unit referred to in the Schedule as being a Unit in which the Barrier was installed to protect from Damage;

"Claim" means a claim to the benefit of this Warranty;

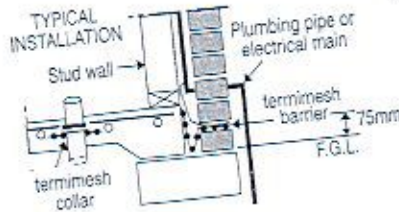
termimesh system



**TERMITE PROTECTION NOTICE
—NON CHEMICAL METHOD***

This building has been constructed with a stainless steel mesh barrier which restricts termites from accessing timbers in accordance with AS 3660.1 as follows:

Service Penetrations Perimeter
Control Joints **STRIP SHIELDING**



An inspection of these barriers and the subfloor area for termite activity after 3 months from the completion of the building and then at regular intervals not exceeding 12 months is highly recommended. (North of Tropic of Capricorn 3 to 6 months).

* This notice is required as part of the Building Code of Australia for termite control and should be placed in the electrical meter box.

PLEASE NOTE:

1. Any service installed in the building after the termimesh installation must enter above the barrier.
2. External ground level including gardens, paving, paths etc, must be at least 75mm below the barrier or more as determined by the local authority.
3. For slab on ground construction, the slab forms part of the barrier and must be constructed in accordance with AS 2870. **DO NOT PENETRATE THE MESH IN ANY WAY!**
4. Enquires to your local Service Centre.
5. Tel: **1800 644 303**

Address **36-42 CABBAGE TREE ROAD, BAYVIEW GARDENS**
Installation Date **1/12/06** Registration No. **214/6021**


1.	2.	3.	4.	5.	6.
7.	8.	9.	10.	11.	12.

Inspection Dates

MBS 102C 0600

D.W

Installation **Compliance Certificate for Wet Area Waterproofing**

Development consent no	N0852/02	
Construction Certificate no	05/1160-1	
Description of Work	Waterproofing Membrane to Wet Areas	
Subject land	36-42 Cabbage Tree Road, Bayview NSW 2104	
Type of Certificate	Installation	
Classification of the Building	Class 1	
Description of work and standard it meets	The wet area waterproofing elements of the development have been installed to meet the relevant code requirement as listed in Appendix A. AS3740/2004	
Certificate	I (Print name) <u>Stephen Smith</u> (Sign name)  Date <u>20th November 2006</u> Contractor Licence No: 47329C	
	Certify that: The wet area waterproofing elements of the development have been installed in accordance with the relevant code requirements as listed in Appendix A.	
Certified by (Company details)	Smithy's Contracting Pty Ltd	
Address	66 Victoria Street, Lidcombe 2141	
Ph	02 9646-5188	
Fax	02 9649-1780	
Appendix A		
Relevant Australian Standards		
Australian Standard	BCA clause reference	
As 3740 Wet area waterproofing	F1.7	

GRINDLEY
21 NOV 2006
 RECEIVED



SMITHY'S CONTRACTING
66 VICTORIA STREET
LIDCOMBE 2141.

PH: 9646 5188

FAX: 9649 1780

EMAIL: smithyscontracting@bigpond.com.au

ACN: 002 849 176

ABN: 49 002 849 176

12th December 2006

15 YEAR WARRANTY

Project/Builder: Grindley Construction Pty Ltd
Job Site: 36-42 Cabbage Tree Road, Bayview NSW 2104
Surface Details: Balconies
Product: Vulkem 350/450
Date Completed Installation: 14th December 2006

GUARANTEE

Smithy's Contracting Pty Ltd., applicators of Vulkem 350/450 (hereinafter called "supplied materials") manufactured by Tremco (hereinafter called "manufacturer") and supplied to Smithy's Contracting for application on the above project and surfaces:

HEREBY WARRANTS that for a period of fifteen (15) years such supplied materials

1. will not become brittle or crack due to normal exposure or contraction or expansion
2. will provide a fire rated barrier
3. will not fail cohesively or adhesively in a properly designed membrane or joint where movement does not exceed normal design details

When applied in accordance with the manufacturers written instructions and subject to the following terms and conditions

- (i) This warranty covers the supply free of charge for the first fifteen (15) years, of sufficient materials only as is required to recoat or reseal the affected areas only, should there be breakdown in the sealant system as a result of faulty or inadequate material having been supplied by the company.

- (ii) This warranty shall not apply if the sealant or membrane is ruptured by any cause other than failure of the supplied materials and/or is subject to misuse or abnormal use or condition Smithy's Contracting Pty Ltd., makes no warranty with respect to appearance or colour.
- (iii) This warranty is in lieu of any and all other warranties, expressed or implied, including any warranty of fitness for a particular purpose or merchantability, in respect of the supplied materials except as provided herein. Smithy's Contracting Pty Ltd., shall not be liable or obligated for any loss or consequential or other damage arising directly or indirectly in respect of the supplied materials or the use or failure thereof.
- (iv) In the event of an alleged failure or deterioration relating to the coating system, the client shall give written notice thereof to Smithy's Contracting Pty Ltd., within seven days of the discovery of such alleged failure or deterioration.
- (v) When site inspections are carried out during the warranty period, all remedial recommendations suggested by Smithy's Contracting Pty Ltd., must be carried out within 7 days and in accordance with the specifications and directions given
- (vi) The definition of "normal" conditions of service is limited to that described in the printed specification data and application instructions for the supplied materials and the ASTM test limits therein nominated.

Stephen L Smith



For and on behalf of
Smithy's Contracting Pty Ltd.



SMITHY'S CONTRACTING
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EMAIL: smithyscontracting@bigpond.com.au

ACN: 002 849 176

ABN: 49 002 849 176

12th December 2006

15 YEAR WARRANTY

Project/Builder: Grindley Construction Pty Ltd
Job Site: 36-42 Cabbage Tree Road, Bayview NSW 2104
Surface Details: Balconies
Product: Fibertite Sheet Membrane
Date Completed Installation: 14th December 2006

GUARANTEE

Smithy's Contracting Pty Ltd., applicators of Fibertite Sheet Membrane (hereinafter called "supplied materials") manufactured by Research & Applied Technologies P/L (hereinafter called "manufacturer") and supplied to Smithy's Contracting for application on the above project and surfaces:

HEREBY WARRANTS that for a period of fifteen (15) years such supplied materials

1. will not become brittle or crack due to normal exposure or contraction or expansion
2. will provide a fire rated barrier
3. will not fail cohesively or adhesively in a properly designed membrane or joint where movement does not exceed normal design details

When applied in accordance with the manufacturers written instructions and subject to the following terms and conditions

- (i) This warranty covers the supply free of charge for the first fifteen (15) years, of sufficient materials only as is required to recoat or reseal the affected areas only, should there be breakdown in the sealant system as a result of faulty or inadequate material having been supplied by the company.



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ACN: 002 849 176

ABN: 49 002 849 176

12th December 2006

15 YEAR WARRANTY

Project/Builder: Grindley Construction Pty Ltd
Job Site: 36-42 Cabbage Tree Road, Bayview NSW 2104
Surface Details: Balconies
Product: Sika Plan Sheet Membrane
Date Completed Installation: 14th December 2006

GUARANTEE

Smithy's Contracting Pty Ltd., applicators of Sika Plan Sheet Membrane (hereinafter called "supplied materials") manufactured by Sika Australia P/L (hereinafter called "manufacturer") and supplied to Smithy's Contracting for application on the above project and surfaces:

HEREBY WARRANTS that for a period of fifteen (15) years such supplied materials

1. will not become brittle or crack due to normal exposure or contraction or expansion
2. will provide a fire rated barrier
3. will not fail cohesively or adhesively in a properly designed membrane or joint where movement does not exceed normal design details

When applied in accordance with the manufacturers written instructions and subject to the following terms and conditions

- (i) This warranty covers the supply free of charge for the first fifteen (15) years, of sufficient materials only as is required to recoat or reseal the affected areas only, should there be breakdown in the sealant system as a result of faulty or inadequate material having been supplied by the company.

- (ii) This warranty shall not apply if the sealant or membrane is ruptured by any cause other than failure of the supplied materials and/or is subject to misuse or abnormal use or condition Smithy's Contracting Pty Ltd., makes no warranty with respect to appearance or colour.
- (iii) This warranty is in lieu of any and all other warranties, expressed or implied, including any warranty of fitness for a particular purpose or merchantability, in respect of the supplied materials except as provided herein. Smithy's Contracting Pty Ltd., shall not be liable or obligated for any loss or consequential or other damage arising directly or indirectly in respect of the supplied materials or the use or failure thereof.
- (iv) In the event of an alleged failure or deterioration relating to the coating system, the client shall give written notice thereof to Smithy's Contracting Pty Ltd., within seven days of the discovery of such alleged failure or deterioration.
- (v) When site inspections are carried out during the warranty period, all remedial recommendations suggested by Smithy's Contracting Pty Ltd., must be carried out within 7 days and in accordance with the specifications and directions given
- (vi) The definition of "normal" conditions of service is limited to that described in the printed specification data and application instructions for the supplied materials and the ASTM test limits therein nominated.

Stephen L Smith



For and on behalf of
Smithy's Contracting Pty Ltd.



SMITHY'S CONTRACTING

66 VICTORIA STREET

LIDCOMBE 2141.

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FAX: 9649 1780

EMAIL: smithyscontracting@bigpond.com.au

ACN: 002 849 176

ABN: 49 002 849 176

12th December 2006

15 YEAR WARRANTY

Project/Builder: Grindley Construction Pty Ltd
Job Site: 36-42 Cabbage Tree Road, Bayview NSW 2104
Surface Details: Balconies
Product: Sika Epoxy
Date Completed Installation: 14th December 2006

GUARANTEE

Smithy's Contracting Pty Ltd., applicators of Sika Epoxy (hereinafter called "supplied materials") manufactured by Sika Australia P/L (hereinafter called "manufacturer") and supplied to Smithy's Contracting for application on the above project and surfaces:

HEREBY WARRANTS that for a period of fifteen (15) years such supplied materials

1. will not become brittle or crack due to normal exposure or contraction or expansion
2. will provide a fire rated barrier
3. will not fail cohesively or adhesively in a properly designed membrane or joint where movement does not exceed normal design details

When applied in accordance with the manufacturers written instructions and subject to the following terms and conditions

- (i) This warranty covers the supply free of charge for the first fifteen (15) years, of sufficient materials only as is required to recoat or reseal the affected areas only, should there be breakdown in the sealant system as a result of faulty or inadequate material having been supplied by the company.

- (ii) This warranty shall not apply if the sealant or membrane is ruptured by any cause other than failure of the supplied materials and/or is subject to misuse or abnormal use or condition Smithy's Contracting Pty Ltd., makes no warranty with respect to appearance or colour.
- (iii) This warranty is in lieu of any and all other warranties, expressed or implied, including any warranty of fitness for a particular purpose or merchantability, in respect of the supplied materials except as provided herein. Smithy's Contracting Pty Ltd., shall not be liable or obligated for any loss or consequential or other damage arising directly or indirectly in respect of the supplied materials or the use or failure thereof.
- (iv) In the event of an alleged failure or deterioration relating to the coating system, the client shall give written notice thereof to Smithy's Contracting Pty Ltd., within seven days of the discovery of such alleged failure or deterioration.
- (v) When site inspections are carried out during the warranty period, all remedial recommendations suggested by Smithy's Contracting Pty Ltd., must be carried out within 7 days and in accordance with the specifications and directions given
- (vi) The definition of "normal" conditions of service is limited to that described in the printed specification data and application instructions for the supplied materials and the ASTM test limits therein nominated.

Stephen L Smith



For and on behalf of
Smithy's Contracting Pty Ltd.



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FAX: 9649 1780

EMAIL: smithyscontracting@bigpond.com.au

ACN: 002 849 176

ABN: 49 002 849 176

20th November 2006

15 YEAR WARRANTY

Project/Builder: Grindley Construction Pty Ltd
Job Site: 36-42 Cabbage Tree Road, Bayview NSW 2104
Surface Details: Block Work Retaining Walls
Product: Ruberoid Bitumen Sheet Membrane
Date Completed Installation: 14th December 2006

GUARANTEE

Smithy's Contracting Pty Ltd., applicators of Ruberoid Bitumen Sheet Membrane (hereinafter called "supplied materials") manufactured by Sealex Industries (hereinafter called "manufacturer") and supplied to Smithy's Contracting for application on the above project and surfaces:

HEREBY WARRANTS that for a period of fifteen (15) years such supplied materials

1. will not become brittle or crack due to normal exposure or contraction or expansion
2. will provide a fire rated barrier
3. will not fail cohesively or adhesively in a properly designed membrane or joint where movement does not exceed normal design details

When applied in accordance with the manufacturers written instructions and subject to the following terms and conditions

- (i) This warranty covers the supply free of charge for the first fifteen (15) years, of sufficient materials only as is required to recoat or reseal the affected areas only, should there be breakdown in the sealant system as a result of faulty or inadequate material having been supplied by the company.

- (ii) This warranty shall not apply if the sealant or membrane is ruptured by any cause other than failure of the supplied materials and/or is subject to misuse or abnormal use or condition Smithy's Contracting Pty Ltd., makes no warranty with respect to appearance or colour.
- (iii) This warranty is in lieu of any and all other warranties, expressed or implied, including any warranty of fitness for a particular purpose or merchantability, in respect of the supplied materials except as provided herein. Smithy's Contracting Pty Ltd., shall not be liable or obligated for any loss or consequential or other damage arising directly or indirectly in respect of the supplied materials or the use or failure thereof.
- (iv) In the event of an alleged failure or deterioration relating to the coating system, the client shall give written notice thereof to Smithy's Contracting Pty Ltd., within seven days of the discovery of such alleged failure or deterioration.
- (v) When site inspections are carried out during the warranty period, all remedial recommendations suggested by Smithy's Contracting Pty Ltd., must be carried out within 7 days and in accordance with the specifications and directions given
- (vi) The definition of "normal" conditions of service is limited to that described in the printed specification data and application instructions for the supplied materials and the ASTM test limits therein nominated.

Stephen L. Smith



For and on behalf of
Smithy's Contracting Pty Ltd.



SMITHY'S CONTRACTING
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EMAIL: smithyscontracting@bigpond.com.au

ACN: 002 849 176

ABN: 49 002 849 176

20th November 2006

15 YEAR WARRANTY

Project/Builder: Grindley Construction Pty Ltd
Job Site: 36-42 Cabbage Tree Road, Bayview NSW 2104
Surface Details: Wet Areas-Bathrooms/Toilets/Ensuites/Laundries
Product: Gripset 38 Liquid Rubber Membrane
Date Completed Installation: 14th December 2006

GUARANTEE

Smithy's Contracting Pty Ltd., applicators of Gripset38 Liquid Rubber Membrane (hereinafter called "supplied materials") manufactured by Gripset Industries (hereinafter called "manufacturer") and supplied to Smithy's Contracting for application on the above project and surfaces:

HEREBY WARRANTS that for a period of fifteen (15) years such supplied materials

1. will not become brittle or crack due to normal exposure or contraction or expansion
2. will provide a fire rated barrier
3. will not fail cohesively or adhesively in a properly designed membrane or joint where movement does not exceed normal design details

When applied in accordance with the manufacturers written instructions and subject to the following terms and conditions

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- (iii) This warranty is in lieu of any and all other warranties, expressed or implied, including any warranty of fitness for a particular purpose or merchantability, in respect of the supplied materials except as provided herein. Smithy's Contracting Pty Ltd., shall not be liable or obligated for any loss or consequential or other damage arising directly or indirectly in respect of the supplied materials or the use or failure thereof.
- (iv) In the event of an alleged failure or deterioration relating to the coating system, the client shall give written notice thereof to Smithy's Contracting Pty Ltd., within seven days of the discovery of such alleged failure or deterioration.
- (v) When site inspections are carried out during the warranty period, all remedial recommendations suggested by Smithy's Contracting Pty Ltd., must be carried out within 7 days and in accordance with the specifications and directions given
- (vi) The definition of "normal" conditions of service is limited to that described in the printed specification data and application instructions for the supplied materials and the ASTM test limits therein nominated.

Stephen L Smith



For and on behalf of
Smithy's Contracting Pty Ltd.



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EMAIL: smithyscontracting@bigpond.com.au

ACN: 002 849 176

ABN: 49 002 849 176

20th November 2006

15 YEAR WARRANTY

Project/Builder: Grindley Construction Pty Ltd

Job Site: 36-42 Cabbage Tree Road, Bayview NSW 2104

Surface Details: Balconies

Product: Fibertite Sheet Membrane/Sika Plan Sheet Membrane/Sika Epoxy/Vulkem 350/450

Date Completed Installation: 14th December 2006

GUARANTEE

Smithy's Contracting Pty Ltd., applicators of Fibertite Sheet Membrane, Sika Plan Sheet Membrane, Sika Epoxy & Vulkem 350/450 Membrane (hereinafter called "supplied materials") manufactured by Research & Applied Technologies P/L, Sika Australia P/L, Tremco (hereinafter called "manufacturer") and supplied to Smithy's Contracting for application on the above project and surfaces:

HEREBY WARRANTS that for a period of fifteen (15) years such supplied materials

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2. will provide a fire rated barrier
3. will not fail cohesively or adhesively in a properly designed membrane or joint where movement does not exceed normal design details

When applied in accordance with the manufacturers written instructions and subject to the following terms and conditions

- (i) This warranty covers the supply free of charge for the first fifteen (15) years, of sufficient materials only as is required to recoat or reseal the affected areas only, should there be breakdown in the

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- (iii) This warranty is in lieu of any and all other warranties, expressed or implied, including any warranty of fitness for a particular purpose or merchantability, in respect of the supplied materials except as provided herein. Smithy's Contracting Pty Ltd., shall not be liable or obligated for any loss or consequential or other damage arising directly or indirectly in respect of the supplied materials or the use or failure thereof.
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- (vi) The definition of "normal" conditions of service is limited to that described in the printed specification data and application instructions for the supplied materials and the ASTM test limits therein nominated.

Stephen L Smith



For and on behalf of
Smithy's Contracting Pty Ltd.



**KYLQUOIR PTY. LTD. TRADING AS
ALL PURPOSE GLASS & GLAZING**

A.B.N. 64003 509 377 Lic. No. R98775
4/11-15 Eddie Road, Minchinbury 2770
Email: allpurposeglass@bigpond.com.au
Phone: (02) 9832 1566 Fax: (02) 9832 1238

INSTALLATION CERTIFICATION

PROJECT: Grindley Constructions Pty Ltd

ADDRESS: Bayview Gardens

Pursuant to the provisions of Clause A2.2 of the Building Codes of Australia, Volume 1.

I, Allan Briggs of All Purpose Glass & Glazing

Hereby certify:-

That the Shower Screens and Vanity Mirrors, installed in the building (Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,
BCA Clause B1.4 & BCA Clause F1.13
- 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: AS 1288 2006
- e) Other practices or standards relied upon for this certification:
.....
- f) Exclusions: YES/NO No

Full Name of Certifier: Allan Briggs

Qualifications and Experience: 18 years

Address of Certifier: C/O Unit 4/11-15 Eddie Road Minchinbury 2770

Phone Numbers: Bus: (02) 9832 1566 Fax: (02) 9832 1238 Mob: 0425 295 380

Signature: [Handwritten Signature] Date: 18/1/07



KYLQUOIR PTY. LTD. TRADING AS
ALL PURPOSE GLASS & GLAZING

A.B.N. 64003 509 377 Lic. No. R98775
4/11-15 Eddie Road, Minchinbury 2770
Email: allpurposeglass@bigpond.com.au
Phone: (02) 9832 1566 Fax: (02) 9832 1238

PERIOD OF WARRANTY

In addition to any warranties or condition implied by the Trade Practice Act, 1974 (as amended) we warrant all our products against defective workmanship and faulty materials for (5) five years from date of purchase for domestic use, (3) three years for commercial use. We undertake to repair or replace free of charge each product or part thereof on the condition that product is:

- A) Maintained in accordance with our guidelines.
- B) Found on examination to be defective due to faulty materials or constructional workmanship.
- C) An unauthorized person has not attempted repairs.
- D) Proof of purchase domestic use.
- E) Proof of purchase commercial use.
- F) Thermal breakage is NOT covered in this warranty.
- G) The product has not been misused please phone All Purpose Glass & Glazing (02) 9832 1566.

NB: No warranty applies for mirrors that are defected "edge creep" after installation date, as this is a standard across all industries.

CARE AND MAINTENANCE

All aluminium surfaces should be kept clean by prompt removal of dust, or any other foreign matter, using clean water and a small amount of mild detergent as required. Do Not under any circumstances use any abrasive type cleaning agents (Bleach, Jif or similar) abrasive cleaning materials such as steel wool as this will damage the surface. Thoroughly wash off any residue with clean water.

Cleaning as detailed above is desirable if the finish of the powder coat aluminium is to be preserved. Use a soft sponge so as not to scratch the paint surfaces. Small scratches, if they do occur, may be buffed out using good quality car polish, however care must be taken not to over-do.

In maintaining the appearance of your mirror wardrobe doors it is important to clean often. Clean water should be used in some circumstances with the addition of a small amount of detergent. Use a soft sponge so as not to scratch the glass. For small marks or fingerprints on the mirror surface use window cleaners, similar to Windex.



12th December 2006

Glazing Certificate

TO: Grindley Constructions Pty Ltd

ATTENTION: Damon Walker

FAX: 9988-3575

Bayview Gardens Retirement Village

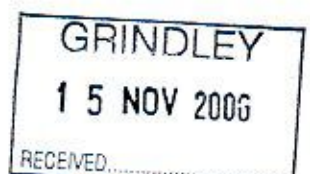
All glazing installed by Elegant at the above project for the Shower Screens and Mirrors have been glazed to Australian Standards Codes A.S 1288, 1989.

All glazing for this project also conforms to the Building Code of Australia 1996 Volume 2 Part 3.6.9.

It is not always possible to show markings to this effect as glass may be cut away during manufacture.

Regards

Martin Edgell
Commercial Manager





ATTAR

Advanced Technology Testing and Research

*Acoustic Emission * Slip Resistance Testing
*Materials Failure Analysis *Corrosion Monitoring
*Non-Destructive Testing Training

A Division of Engineering Materials Evaluation Pty. Ltd.
A.B.N. 14 006 554 785

ATTAR TEST REPORT NO. 02/5198.6



The tests reported herein have been performed in accordance with its terms of accreditation. This laboratory is accredited by the National Association of Testing Authorities, Australia. This document shall not be reproduced except in full. Registration Number: 2735

July 17, 2002

Total Pages: 1

WET SLIP RESISTANCE

Job No: M02/3450

Prepared for:	BetterTiles Pty Ltd 25 Fox St GRANVILLE NSW 2142					
Attention:	Liana Gasparre					
Test Site:	ATTAR, Unit 27, 134 Springvale Road, Springvale.					
Test Date:	July 12, 2002					
Test Specimens, Size and Quantity:	Caesar Pierre Celtiche Marfil, 40x40cm, 5 off.					
Preparation:	As received from the factory, washed in tap water and methylated spirits and dried.					
Fixed/Unfixed:	Unfixed.					
Air Temperature:	20°C					
Test Equipment:	Stanley Skid Resistance Tester (Pendulum) Serial Number 8117, Calibrated 08/04/2002.					
Test Standard:	AS/NZS 4586 - 1999 Slip resistance classification of new pedestrian surface materials - Appendix A.					
Slider Rubber:	Four S Batch No. (61)72					
Classification Criteria:	Refer Appendix 1 - Classification Criteria, attached.					
Pendulum Number	Specimen Number					Mean
	1	2	3	4	5	
	48	46	46	41	44	43
Classification:	W					

These results apply only to the specimens tested and it is recommended that before selection of flooring or paving materials the effect of service conditions, including maintenance procedures and wear on their slip-resistance be checked.

NOTE: Any specimens supplied will be disposed of in two (2) months time, unless otherwise instructed.

ATTAR

Gary G Martin
Dr Gary G Martin MIEAust CPEng
Technical Director

David Padfield
David Padfield
Materials Engineer

\\ROB\SharedDocs\My documents\Reports\2002\SLIPT025198.6

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27/134 Springvale Road, PO Box 286, SPRINGVALE VIC. 3111
Phone: (03) 9574 6144 Fax: (03) 9574 6133
www.attar.com.au Email: admin@attar.com.au

BTG454
Serres



ATTAR

Advanced Technology Testing and Research

*Acoustic Emission * Slip Resistance Testing
*Materials Failure Analysis *Corrosion Monitoring
*Non-Destructive Testing Training

A Division of Engineering Materials Evaluation Pty. Ltd.
A.B.N. 14 006 554 785

CLASSIFICATION CRITERIA - AS/NZS 4586 - 1999

Compliance

TABLE 1
TEST AND CLASSIFICATIONS COMBINATIONS

Test conditions	Test method	Classification table to be used
Wet pendulum	Appendix A	Table 2
Wet pendulum and dry floor friction	Appendices A and B	Tables 2 and 3
Dry floor friction	Appendix B	Table 3*

*Samples tested under dry conditions only are assumed to have a default wet classification of Z and shall be reported as classification ZF or ZG.

TABLE 2
CLASSIFICATION OF PEDESTRIAN SURFACE MATERIALS
ACCORDING TO THE WET PENDULUM TEST

Class	Pendulum* mean BPN		Contribution of the floor surface to the risk of slipping when wet
	Four S rubber	TRRL rubber	
V	>54	>44	Very low
W	45-54	40-44	Low
X	35-44	-	Moderate
Y	25-34	-	High
Z	<25	-	Very high

*While either of these test methods may be used, the test report shall specify which method was used.
NOTE: It is expected that these surfaces will be more slip resistive when dry.

TABLE 3
CLASSIFICATION OF PEDESTRIAN SURFACE MATERIALS
ACCORDING TO THE DRY FLOOR FRICTION TEST

Classification	Floor friction tester mean value
F	≥0.4
G	<0.4

NOTE: Tables 2 and 3 estimate the contribution only of the floor surface to an occurrence of a slip under the wet or dry conditions. Estimates of the total risk of a slip should include consideration of other possible contributory factors which may include type of footwear, use of walking aid, speed of gait, lighting, wear, surface gradient, contamination and similar.

Means of demonstrating compliance

Pedestrian surfaces that are classified in accordance with Table 2 and, where appropriate, Table 3 shall meet the following criteria:

- (a) The mean test results shall be as follows:
 - (i) For the classifications in Table 2, the mean of the test results shall be above the relevant criteria set out in the Table, and each individual result shall be either within the limit for the classification or, if below the classification, within the mean of the result minus 20%. If either of these criteria is not met, the lot shall be considered to be a lower classification.
 - (ii) For Classification F in Table 3, the mean of the test results shall be equal to or greater than 0.4 and each individual result shall be equal to or greater than 0.35. If either of these criteria is not met, the lot shall be considered to be Classification G.
- (b) The classification in accordance with Table 2 or Table 3 shall be determined by:-
 - (i) selecting and testing at least five specimens at random as defined in Appendices A and B; or
 - (ii) carrying out continuous testing and process control in accordance with AS 3942.
- (c) When testing individual lots, if a particular test fails to produce the expected classification it shall be permissible to:-
 - (i) disregard the first sample, re-sample a minimum of 10 specimens from the whole lot, retest and apply the criteria to the new sample; or
 - (ii) subdivide the lot into smaller lots of different quality, re-sample, retest and reclassify each of the smaller lots.

C:\My Documents\TECHPAPS\ClassifCriteria.doc

27/134 Springvale Road, PO Box 286, SPRINGVALE VIC. 3171

Phone: (03) 9574 6144 Fax: (03) 9574 6133

www.attar.com.au Email: admin@attar.com.au

ANTICHE PIETRE

CARATTERISTICHE TECNICHE TECHNICAL INFORMATION - NOTES TECHNIQUES TECHNISCHE AUSKUNFTE - NOTAS TÉCNICAS

Classificazione secondo EN 14411 ISO 13006 annesso G gruppo B1A con E ≤0,5% UGL
 Classification in accordance with EN 14411 ISO 13006 annex G standards B1A with E ≤0,5% UGL
 Classification selon EN 14411 ISO 13006 annexe G groupe B1A avec E ≤0,5% UGL
 Klassifizierung gemäß EN 14411 ISO 13006 anlage G Gruppe B1A mit E ≤0,5% UGL
 Clasificación según EN 14411 ISO 13006 anexo G Grupo B1A con E ≤0,5% UGL

	CARATTERISTICA TECNICA TECHNICAL CHARACTERISTIC CARACTERISTIQUE TECHNIQUE TECHNISCHE DATEN CARACTERÍSTICAS TÉCNICAS	NORMA NORMS NORME NORM NORMAS	VALORE MEDIO* "CAESAR" AVERAGE** "CAESAR" VALUE MOYEN* VALEUR "CAESAR" "CAESAR" DURCHSCHNITTSWERT* VALOR MEDIO** "CAESAR"
	Dimensione - Size - Dimension Abmessungen - Dimension	ISO 10545-2	Conforme - In accordance - Conforme Erfüllt - Conforme
	Absorbimento % d'acqua Water absorption % Absorption d'eau % Wasseraufnahme % Absorción % de agua	ISO 10545-3	0,05 %
	Resistenza alla lussione Bending strength Résistance à la flexion Biegezugfestigkeit Resistencia a la flexión	ISO 10545-4	≥ 47 N/mm ²
	Resistenza all'abrasione profonda Deep scratch resistance Résistance à l'abrasion profonde Widerstand gegen Tiefenverkratzen Resistencia a la abrasión profunda	ISO 10545-6	≤ 140 mm ³
	Coefficiente di dilatazione termica lineare Thermal linear expansion coefficient Coefficient de dilatation thermique linéaire Koeffizient der linearen thermischen Dehnung Coeficiente de dilatación térmica lineal	ISO 10545-8	= 6,5 (MK ⁻¹) = 6,5 (MK ⁻¹) = 6,5 (MK ⁻¹) = 6,5 (MK ⁻¹) = 6,5 (MK ⁻¹)
	Resistenza agli sbalzi termici Thermal shock resistance Résistance aux écarts de température Temperaturwechsel Beständigkeit Resistencia a los cambios térmicos	ISO 10545-9	Resistente Resistant Résistante Beständig Resistente
	Dilatazione all'umidità Expansion in humidity Dilatation à l'humidité Feuchtigkeitserweiterung Dilatación con la humedad	ISO 10545-10	≤ 0,1 (mm/m)
	Resistenza al gelo Frost resistance Résistance au gel Frostbeständigkeit Resistencia a la helada	ISO 10545-12	Resistente Resistant Résistante Beständig Resistente
	Resistenza all'attacco chimico Resistance to chemical attack Résistance à l'attaque chimique Beständigkeit gegen Chemikalien Resistencia al ataque químico	ISO 10545-13	Resistente Resistant Résistante Beständig Resistente
	Resistenza alle macchie Resistance to stains Résistance aux taches Fleckenbeständigkeit Resistencia a las manchas	ISO 10545-14	Pulibile Cleanable Nettoyable Leicht zu reinigen Fácil de limpiar
	Carico di rottura*** Breaking load*** Charge de rupture*** Bruchlast*** Carga de ruptura***	ISO 10545-4	> 4000 N
	Resistenza allo scivolamento** Slip resistance** Résistance au glissement** Rutschhemmende Eigenschaft** Resistencia al resbalamiento**	DN51130-51097	R10A+B
	Spessore - Thickness Épaisseur - Stärke Espesor		12 mm

* Valori riferiti ai calibri di produzione. - Above values refer to production calibers. - Valeurs rapportées aux calibres de production. - Eigenschaften mit Bezug auf Produktionskaliber. - Valores con referencia a los calibres de producción.
 ** Valori relativi alla finitura naturale del prodotto e relativi a produzioni medie, di rendiamo disponibili alla verifica dell'eventuale loto interessato all'acquisto. - As far as values relating to the matt finish of the product and to medium production lots are concerned, we are willing to check the lot you are interested in purchasing. - Valeurs se référant à la finition naturelle du produit et à des productions moyennes. Nous sommes disponibles pour le contrôle de l'éventuel lot concerné par l'achat. - Werte bezogen auf das natürliche Produktfinish und mittelgroße Produktionsmengen. Für eventuelle Prüfungen der zu erwerbenden Warenposten stehen wir gern zur Verfügung. - Valores correspondientes al acabado natural del producto y a producciones medias, estamos disponibles para verificar el lote en cuestión en el momento de la compra.
 *** Valori validi per i formati quadrati. - Values refer to square size only. - Valeurs rapportées aux formats carrés. - Eigenschaften mit Bezug auf Quadrat Formaten. - Valores con referencia a los formatos cuadrados.

* Per prodotti chimici di uso domestico e additivi per piscina. - For domestic chemicals and swimming pool additives. - Pour produits chimiques à usage domestique et additifs pour piscines. - Für chemische Produkte für den Hausgebrauch und Schwimmbadzusätze. - Para productos químicos de uso doméstico y aditivos para piscina.

BIG 454
Series

Voci di capitolo - Technical chart - Châtier des charges - Ausschreibungskriterien - Especificaciones:

www.caesar.it



Industrial Research Services

Manuf. & Materials Technology, 14 Julius Ave (Riverside Corp. Park), North Ryde, NSW, 2113, Australia
Telephone: 61 2 9490 5444 Facsimile: 61 2 9490 5555 Email: tiles@csiro.au Web: <http://www.cmmt.csiro.au>

Registered Testing Authority - Building Code of Australia

31 January 2007

Our Ref. ES13 / 976 03/0212

TEST REPORT No. SY1239

Requested by: Grindley Construction Pty Ltd
on (date): 18 January 2007
Manufacturer:
Product Desc.: "Exfoliated Bushamered" 400mm x 400mm x 20mm stone tile

Sampling details:

Where: Delivered
Date: 31 January 2007
By whom: Courier
How (methods): N/A

The results reported relate only to the sample(s) tested and the information received. No responsibility is taken for the accuracy of the sampling unless it is done under our own supervision. CSIRO cannot accept responsibility for deviations in the manufactured quality and performance of the product. While CSIRO takes care in preparing the reports it provides to clients, it does not warrant that the information in this particular report will be free of errors or omissions or that it will be suitable for the client's purposes. CSIRO will not be responsible for the results of any actions taken by the client or any other person on the basis of the information contained in the report or any opinions expressed in it. The reproduction of this test report is only authorised in the form of a complete photographic facsimile. Our written approval is necessary for any partial reproduction.

This test report consists of 4 pages

SUMMARY OF SLIP RESISTANCE TESTS PERFORMED:

		Result	Class
AS/NZS 4586:2004	Slip resistance classification of new pedestrian surface materials Appendix A: WET Pendulum (Four S slider):		
	Mean BPN:	56	V
AS/NZS 4586:2004	Slip resistance classification of new pedestrian surface materials, Appendix D: OIL-WET Ramp		
	Mean overall acceptance angle:	36.5°	R 13

In order to interpret the classifications, please refer to Standards Australia Handbook 197, An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials, which recommends minimum classifications for a wide variety of locations.

It is important to realise that test results obtained on unused factory-fresh samples may not be directly applicable in service, where proprietary surface coatings, contamination, wear and subsequent cleaning all influence the behaviour of the pedestrian surface.



Industrial Research Services

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Telephone: 61 2 9490 5444 Facsimile: 61 2 9490 5555 Email: tiles@csiro.au Web: http://www.cmmt.csiro.au

REPORT NO: SY1239
ISSUE DATE: 31 January 2007
MANUFACTURER:
PRODUCT DESC: "Exfoliated Bushamered" 400mm x 400mm x 20mm stone tile

SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS

WET PENDULUM TEST METHOD

TEST CARRIED OUT IN ACCORDANCE WITH
AS/NZS 4586:2004 (Appendix A)

Test Date: 31 January 2007

RESULTS: Location: Highett Slip Resistance Laboratory Rubber slider used: Four S
Sample: Unfixed Conditioned with grade P400 paper, dry
Cleaning: Deionized water
Temperature: 23°C

Pendulum Friction Tester: Stanley (S/N: 9234, calibrated 13/6/05)
Test conducted by: Peter Westgate

	Specimen				
	1	2	3	4	5
Last 3 swings	56	56	59	57	57
	55	56	58	56	58
	54	55	58	55	57
Averages	55	56	58	56	57

Mean BPN : 56

CLASS :

V

Where products are to be used in wet barefoot areas, it is more appropriate to test to Appendix C of AS/NZS 4586 (which is technically equivalent to DIN 51097).

Comments:

The notional contribution of the floor surface to the risk of slipping when water wet is "very low" (AS4663:2004 Table 1)



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REPORT NO: SY1239
ISSUE DATE: 31 January 2007
MANUFACTURER:
PRODUCT DESC: "Exfoliated Bushamered" 400mm x 400mm x 20mm stone tile

Page 3 of 4

SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS

OIL-WET RAMP TEST METHOD

TEST CARRIED OUT IN ACCORDANCE WITH
AS/NZS 4586:2004 (Appendix D)

Test Date: 31 January 2007

Location: Slip Resistance Laboratory

Sample Unfixed

Joint width: 0 mm

Surface structure: Smooth
 Profiled
 Structured

RESULTS

Mean overall acceptance angle: 36.5 °

Displacement space: not tested

CLASSIFICATION:

Slip Resistance Assessment Group:

R 13

Displacement Space Assessment Group:

.

Comments:

This tile has a rating of R13 and a Mean Acceptance Angle of 36.5 degrees.



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REPORT NO: 1239
ISSUE DATE: 31 January 2007
MANUFACTURER:
TILE DESC: "Exfoliated Bushamered" 400mm x 400mm x 20mm stone tile

Page 4 of 4

Date and Place 31 January 2007, North Ryde, NSW

Name, Title and Digital Signature:



HUGH MCMULLEN
Laboratory Manager

Tel: 61 2 94905414
Fax: 61 2 94905555
Email: Hugh.McMullen@csiro.au

Consulting services are available if further detailed analysis of the test results are required.

PR:M310107-15:28:40



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Telephone: 61 2 9490 5444 Facsimile: 61 2 9490 5555 Email: tiles@csiro.au Web: <http://www.cmmt.csiro.au>

REPORT NO: 1239
ISSUE DATE: 31 January 2007
MANUFACTURER:
PRODUCT DESC: "Exfoliated Bushamered" 400mm x 400mm x 20mm stone tile

Addendum

DETERMINATION OF Rz SURFACE ROUGHNESS

(Using a Taylor-Hobson Surtronic 10 Rz roughness meter using a 0.8mm cut off length)

Test Date: 31 January 2007

RESULTS

Location: Slip Resistance Laboratory

	Rz values
1	53.3
2	39.6
3	83.7
4	35.4
5	51.5
6	66.4
7	93.2
8	48.6
9	109.0
10	71.9

Surface Roughness (Rz) mean = 65.3 microns

BS 7976:2002, Pendulum Testers, requires a different test foot preparation (lapping paper) for pedestrian surfaces that have a Rz roughness of less than 15 microns. This lapping paper tends to reduce the pendulum result, sometimes appreciably. CSIRO recommends the use of this procedure (CSIRO COF1) as an adjunct to AS/NZS 4586. It helps to discriminate among products that have marginal wet slip resistance and to identify those that may be dangerous if wet.

The measurement of the various aspects of surface roughness is complex given the number of potential roughness parameters. While there is still some uncertainty as to exactly what type of roughness needs to be measured, peak-to-trough roughness (Rz) gives a useful guide to the likely slip resistance in wet conditions. Research has suggested that hard floors need to have a slightly higher Rz roughness than polymeric floors for the same degree of safety in wet conditions, but whatever flooring material is used an Rz roughness value of at least 10 microns is required where wet slip resistance may be required. In circumstances where wetness is normal or expected, this figure should be increased by a factor of 2 or more.

Greater peak surface roughnesses are likely to be required where floors slope or where the floor is likely to become contaminated with high viscosity liquids.



Industrial Research Services

Manufacturing & Infrastructure Technology, Graham Road (PO Box 56), Highett, Victoria 3190, Australia
Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 8244 Web: <http://www.omit.csiro.au>

Registered Testing Authority - Building Code of Australia

9 September 2003

Our Ref. EN13 / 421.2 03/0212

TEST REPORT No. 2704s

on (date): 2 September 2003
Manufacturer: Cotto Ceramic
Product Desc.: Dust pressed, Unglazed, Mosiac, ceramic tile, Series: 4SGI-7003 (Black).
Size: 100 x 100.
Sampling details:
Where: Delivered
Date: 2 September 2003
By whom: Courier
How (methods): N/A

The results reported relate only to the sample(s) tested and the information received. No responsibility is taken for the accuracy of the sampling unless it is done under our own supervision. CSIRO cannot accept responsibility for deviations in the manufactured quality and performance of the product. While CSIRO takes care in preparing the reports it provides to clients, it does not warrant that the information in this particular report will be free of errors or omissions or that it will be suitable for the client's purposes. CSIRO will not be responsible for the results of any actions taken by the client or any other person on the basis of the information contained in the report or any opinions expressed in it. The reproduction of this test report is only authorised in the form of a complete photographic facsimile. Our written approval is necessary for any partial reproduction.

This test report consists of 3 pages

SUMMARY OF SLIP RESISTANCE TESTS PERFORMED:

	Result	Class
AS/NZS 4586:1999 Slip resistance classification of new pedestrian surface materials Appendix D: OIL-WET Ramp		
Mean overall acceptance angle:	10.2°	R 10

In order to interpret the classifications, please refer to Standards Australia Handbook 197, An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials, which recommends minimum classifications for a wide variety of locations.

It is important to realise that test results obtained on unused factory-fresh samples may not be directly applicable in service, where proprietary surface coatings, contamination, wear and subsequent cleaning all influence the behaviour of the pedestrian surface.



Industrial Research Services

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Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 6244 Web: <http://www.cmit.csiro.au>

REPORT NO: 2704s Page 2 of 3
ISSUE DATE: 9 September 2003
MANUFACTURER: Cotto Ceramic
PRODUCT DESC: Dust pressed, Unglazed, Mosaic, ceramic tile, Series: 4SGI-7003 (Black).
Size: 100 x 100.

SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS

OIL-WET RAMP TEST METHOD

TEST CARRIED OUT IN ACCORDANCE WITH
AS/NZS 4586:1999 (Appendix D)

Test Date: 9 September 2003

Location: Slip Resistance Laboratory

Sample Fixed

Joint width: mm

Surface structure: Smooth
 Profiled
 Structured

RESULTS

Mean overall acceptance angle: 10.2°

Displacement space: not tested

CLASSIFICATION:

Slip Resistance Assessment Group:

R 10

Displacement Space Assessment Group:

-



CSIRO

Industrial Research Services

Manufacturing & Infrastructure Technology, Graham Road (PO Box 58), Highett, Victoria 3190, Australia
Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 6244 Web: <http://www.cmit.csiro.au>

REPORT NO: 2704s Page 3 of 3
ISSUE DATE: 9 September 2003
MANUFACTURER: Cotto Ceramic
PRODUCT DESC: Dust pressed, Unglazed, Mosaic, ceramic tile, Series: 4SGI-7003 (Black).
Size: 100 x 100.

Date and Place 9 September 2003, Highett, Vic

Name(s), Title(s) and Digital Signature(s):

A handwritten signature in black ink, appearing to read 'D. Devenish'.

DAVID DEVENISH
MATERIALS ENGINEER

Consulting services are available if further detailed analysis of the test results are required.

PR:D080903-13:43:50

BOX 366 POST OFFICE
LINDFIELD NSW 2070
TELEPHONE: 9416 8455
FACSIMILE: 9416 7764

NORTH SHORE PAVING CO. PTY. LTD.

16 MOORE AVENUE
LINDFIELD WEST
NSW 2070 AUSTRALIA
nsp@norpav.com.au

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*stein@northshore
paving.com.au*

FACSIMILE MESSAGE

To:	Grindley Constructions	Date:	19 th January, 2007
Attention:	Mark O'Sullivan	From:	Stein Falster
Tel:	9988 3811	Mob:	
Fax No:	9988 3575	Total pages:	1
RE:	Bayview Gardens Retirement Village – Asphalt Certification		

Mark,

We hereby certify that the asphalt supplied to the above project complies with AS 2150 – 2005 & AUS SPEC. The asphalt was supplied by Boral Asphalt.

We hereby Certify that the Asphalt was laid in accordance with AS 2734 – 1984 "Asphalt (hotmix) Guide to Good Practice"

Please call me on 9416 8455 or 0411 112 090 if you require further information.

Regards,



Stein Falster

RECEIVED
19 JAN 2007
BY: _____

Asphalt Nomination Result Summary



Client Boral
 Project Quality Control
 Mix Type RM10 - 010933
 Specification Auspec
 Spec. Version NSW 245

Production Plant
 Date of Nomination

Job Descriptor

	ASS (mm)	Low	Target	High
	53.0	100	100	100
	37.5	100	100	100
	26.5	100	100	100
	19.0	100	100	100
	13.2	100	100	100
	9.5	91	98	100
	6.7	79	86	93
	4.75	73	80	87
	2.36	53	58	63
	1.18	35	40	45
	0.60	24	28	32
	0.30	12	16	20
	0.15	7.5	10.0	12.5
	0.075	5.5	7.0	8.5
Binder Content (%TM)		6.0	6.3	6.6
Voids (%)		3.0	4.5	6.0
Binder Grade	C320			
Stability (kN)	5.5	min		
Tensile Strength Ratio (%)	n/a	min		
VMA(%)	16.0	min		
Flow (mm)	2.0		3.5	5.0
Filler/Binder Ratio	.6		.9	1.2
Production Temp Range (C)	150.0		160.0	170.0

Raw Materials

Aggregate 10MM BORAL QUARRY DUNMORE
 SMM BORAL QUARRY DUNMORE
 RAP RECYCLED ASPHALT PAVEMENT

Sand NEPEAN SAND BORAL QUARRY EMU PLAINS
 Dust SFS DUST ASMS PORT KEMBLA
 Filler BAGHOUSE FINES PLANT

Bitumen C320 CALTEX/AMPOL

Adhesion Agent

File Number

Authorised Signatory

Position Lab Supervisor

Name D Taylor

Comments

Asphalt Lab Test Report Summary



Production Laboratory

Brisbane Ltd

ACN 000 102 370

1-5 Norfolk Rd,

Greenacre NSW 2190

Client	Boral	Project	Quality Control
Plant	ENFIELD		
Mix Type	RM10 - 010933		
		Lab	ENFIELD
Date Sampled	7/12/2006	Date Tested	7/12/2006
Specification	Auspec	Spec. Version	NSW 245

AS2891.3.1	Bitumen Content and Aggregate Grading of Bituminous Mixtures
AS2891.5	Determination of Stability and Flow - Marshall Procedure - Part 6 Only
AS2891.7.3	Determination of Maximum Density of Asphalt - Methylated Spirit
AS2891.8	Voids and Density Relationships for Compacted Asphalt Mixes
AS2891.9.2	Determination of Bulk Density Compacted Asphalt - Pre-saturation

Sample Number	063492	Specification
Docket Number	449046	Min Max
Sample Temperature (C)	163	150 - 170
Maximum Density (t/m ³)	2.531	
Bulk Density (t/m ³)	2.428	
Voids (%)	4.0	3.0 - 6.0
Bitumen Content (%TM)	6.4	6.0 - 6.6
Stability (kN)	10	Min 5.5
Flow (mm)	2.4	2.0 - 5.0

Voids Filled Bitumen (%) 79.0

Percent Passing ASS (mm)

Solvent Used

toluene

53.0	100	100-100
37.5	100	100-100
26.5	100	100-100
19.0	100	100-100
13.2	100	100-100
9.5	98	91-100
6.7	92	79-93
4.75	80	73-87
2.36	57	53-63
1.18	41	35-45
0.600	28	24-32
0.300	15	12-20
0.150	8.7	7.5 - 12.5
0.075	5.8	5.5 - 8.5

Name DAVID TAYLOR
 Approved Signatory [Signature]

Comments

Report No: NATA12645

Monday, 11 December 2006

Page 1 of 1



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Accreditation No: 3348

BORAL ASPHALT ENFIELD

20/12/2006 09:59 FAX 9742 1508



Production Laboratory
 Ringrove Ltd
 ACN 000 102 376
 1-5 Norfolk Rd,
 Greenacre NSW 2190

Asphalt Lab Test Report Summary

Client	Boral	Project	Quality Control
Plant	ENFIELD		
Mix Type	RM10 - 010933		
		Lab	ENFIELD
Date Sampled	8/12/2006	Date Tested	8/12/2006
Specification	Auspec	Spec. Version	NSW 245

- | | |
|------------|--|
| AS2891.3.1 | Bitumen Content and Aggregate Grading of Bituminous Mixtures |
| AS2891.5 | Determination of Stability and Flow - Marshall Procedure - Part 6 Only |
| AS2891.7.3 | Determination of Maximum Density of Asphalt - Methylated Spirits |
| AS2891.8 | Voids and Density Relationships for Compacted Asphalt Mixes |
| AS2891.9.2 | Determination of Bulk Density Compacted Asphalt - Prescription |

Sample Number	063511	Specification
Docket Number	449239	Min Max
Sample Temperature (C)	168	150 - 170
Maximum Density (t/m³)	2.540	
Bulk Density (t/m³)	2.428	
Voids (%)	4.4	3.0 - 6.0
Bitumen Content (%TM)	6.3	6.0 - 6.6
Stability (kN)	10	Min 5.5
Flow (mm)	2.3	2.0 - 5.0

Voids Filled Bitumen (%) 77.3

Percent Passing ASS (mm)		Solvent Used	TOL
53.0	100	100-100	
37.5	100	100-100	
26.5	100	100-100	
19.0	100	100-100	
13.2	100	100-100	
9.5	97	91-100	
6.7	90	79-93	
4.75	79	73-87	
2.36	59	53-63	
1.18	40	35-45	
0.600	28	24-32	
0.300	14	12-20	
0.150	8.4	7.5 - 12.5	
0.075	6.1	5.5 - 8.5	

Name [Signature]
Approved Signatory [Signature]

Comments

Report No: NATA12653

Monday, 11 December 2006



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Asphalt Nomination Result Summary



Production Laboratory

Bisipave Ltd
 ACN 009 102 976
 1-5 Norfolk Rd.
 ENFIELD
 (Sydney) NSW 2190
 18/10/2006

Client Boral Asphalt
Project Quality Control
Mix Type AC10 LT
Specification Auspec
Spec. Version NSW 245

Production Plant
Date of Nomination

Job Descriptor

	ASS (mm)	Low	Target	High
Combined Aggregate Grading (%Passing A.S. sieve mm)	53.0	100	100	100
	37.5	100	100	100
	26.5	100	100	100
	19.0	100	100	100
	13.2	100	100	100
	9.5	91	98	100
	6.7	79	86	93
	4.75	73	80	87
	2.36	53	58	63
	1.18	35	40	45
	0.60	24	28	32
	0.30	12	16	20
	0.15	7.5	10.0	12.5
	0.075	5.5	7.0	8.5
Binder Content (%TM)		6.0	6.3	6.6
Voids (%)		3.0	4.3	6.0
Binder Grade		C450		
Stability (kN)		5.5	min	
Tensile Strength Ratio (%)		n/a	min	
VMA(%)		16.0	min	
Flow (mm)		2.0	3.5	5.0
Filler/Binder Ratio		.6	.9	1.2
Production Temp Range (C)		150.0	160.0	170.0

Raw Materials

Aggregate 10mm Boral Quarry Dunmore
 5mm Boral Quarry Dunmore
 RAP Recycled Asphalt Pavement

Sand Nepean Sand Boral Quarry Emu Plains
Dust Slag Dust ASMS Port Kembla
Filler Baghouse Fines Plant

Bitumen C450 Caltex/Ampol

Adhesion Agent

File Number

Authorised Signatory _____ **Position** Senior Tech

Name Brian Cini

Comments

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE
(A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council	Pittwater		
Street	36 Cabbage Tree Road Bayview		
Lot No. (s)	121	DP	789400
		Lot No. (s)	DP
Subdivision into	Lots numbered		Development
			Additional 32 residential units under SEPP 5 at existing Bayview Gardens
NAME OF APPLICANT	Step Ahead Building Constructions		
APPLICANT'S ADDRESS	c/- Gary Brown Project Management Pty Ltd Shop 5 Berowra Village Centre 1a Turner Road Berowra Heights NSW 2082		

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 121 IN THE DEVELOPMENT:

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/~~ DEVELOPMENT:

9. ~~Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements place 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.

Council Reference No.

N0852/02 of
9 February 2004

Name **Veronica Valderas**
(Approving Officer for and on behalf of Sydney Water)

Signature

Name **Brian Malligan**
(Approving Officer for and on behalf of Sydney Water)

Signature

Urban Development Office: **Chatswood**

Dated: **18 May 2004**

**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.



Case Number: 57398

Step Ahead Building Consultants
c/- Gary Brown Project management Pty Ltd

Dear Applicant

NOTICE OF REQUIREMENTS
for
SECTION 73 SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE
(Sydney Water Act 1994, Part 6, Division 9)

Developer: Step Ahead Building Consultants
Your reference: NA
Development: Lot 121 DP 789400 36 Cabbage Tree Road Bayview
Consent No: N0852/02 by Pittwater Council of 9 February 2004
Your application: 14 April 2004

Your attention is drawn to the requirements in this Notice that must be met before a Section 73 Subdivider/ Developer Compliance Certificate (the Certificate) can be issued. This Notice is given by Sydney Water on 18 May 2004, and the requirements are to apply for a year from that date after which the requirements will be updated on reapplication.

You must engage your current or another authorised Water Servicing Coordinator (the Coordinator) to manage and facilitate the construction of the sewer works that you must provide, at your cost, to service your development.

For a list of authorised Coordinators, see www.sydneywater.com.au and refer to *e-Developer* under *Your Business*, or call 13 20 92. Coordinators may provide you with a quote or advice regarding costs for their and other supplier's services/ works as well as other Sydney Water costs.

The Coordinator will generally be the single point of contact between you and Sydney Water and can answer any questions in the first instance you may have on Sydney Water's developer process and developer charges.

SUMMARY OF REQUIREMENTS TO OBTAIN A CERTIFICATE:

You must:

1. Note water and sewer service requirements for your development.
2. Pay a total of SNIL for the charges identified in Section 5 of this notice. Please note:
 - The Developer Charges total will need to be paid before you will be given permission to construct the sewer works and/or connect into Sydney Water's water system; and
 - Credit card payments (to a maximum of \$1,000) may be made on Bankcard, MasterCard or Visa only at any Sydney Water Customer Service Centre.
3. Have Sydney Water stamp and approve your building/engineering plans (as there may be Building Over/Adjacent to Assets requirements).

Proposed Development

Involves construction of three (3) levels of residential units totalling 32 in area of part vacant office of existing Bayview Gardens development.

DETAILED REQUIREMENTS

1. Water and sewer service requirements.

Existing water and sewer facilities are available to serve the proposed additional units at Bayview Gardens. Connections can be made to the existing private water and sewer services.

No DSP charges will apply if the above arrangement is carried out. Charges will apply if separate connections to the mains are required.

In addition, if the watermain/ sewer main/ stormwater located in the footway/ your property is found, after the issue of this notice, to require adjustment or deviation this work must be completed to Sydney Water's satisfaction prior to the issue of the Certificate (see also section on building plan stamping). You must use a Sydney Water authorised Coordinator to make an additional application for approval to undertake the works. For a list of authorised Coordinators please refer to the instructions detailed on page 1 of this Notice.

You must then sign a Major Works Agreement to construct the necessary works at no cost to Sydney Water. After the adjustment/ deviation design has been completed and its nature and complexity considered, Sydney Water may require your lodgement of an appropriate security that will be refunded upon completion.

2. Developer charges- Not applicable as per item 1.

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable period (18 May 2004 - 30/06/04)	Charge (\$) for Applicable Period (01/07/04-17/05/05) (*CPI adjusted)
Warringah Reduced Water DSP Area	Residential Development Density NA dwellings per ha band 32 dwellings- Less Credit of \$0 for previous payment/ use plus Upsizing Development Density NA dwellings per ha band 32 dwellings - NA Less Credit of \$0 for previous payment/ use	\$NIL \$NIL	
Warriewood Sewer DSP Area	Residential Development Density NA dwellings per ha band 32 dwellings -NA Less Credit of \$0 for previous payment/ use plus Upsizing Development Density NA dwellings per ha band 32 dwellings-NA Less Credit of \$0 for previous payment/ use	\$NIL \$NIL	
Reticulation Recovery	NA	\$NIL	

DEVELOPER CHARGES TOTAL: <i>[OFFICE USE- Invoice Charges total- Developer \$NIL and Upsizing \$NIL]</i>	\$NIL	
---	-------	--

Notes:

- If you do not pay the charges identified in column 3 of the above table by 30 June, the total will be adjusted for inflation (based on the weighted average of the capital cities CPI for the 12 months to the end of the previous March) from 1 July for the balance of the 12 month period. The charge from 1 July is shown in column 4 when the inflation figure is known.
- **DSP charges** are a contribution towards the cost of systems (eg treatment plants), which serve your development. They have been calculated using base developer charges that cannot be changed or waived by Sydney Water having been established in Plan(s), available on request, and registered with the Independent Pricing and Regulatory Tribunal (IPART) under its relevant Determination. For further details, and a copy of the IPART Act 1992 including section 31 that refers to arbitration rights, see the IPART web site www.IPART.nsw.gov.au. Costs of arbitration, if appropriate, are borne equally by you and Sydney Water irrespective of outcome.
- These charges are directly payable to Sydney Water. Credit card payments (to a maximum of \$1,000) may be made on Bankcard, MasterCard or Visa card only at any Sydney Water Customer Service Centre.
- **You must pay your DSP charge before you will be given permission to connect your development to Sydney Water's water/sewer systems.**
- **You must pay your Developer Charges total before you will be given permission to construct the sewer works and/or connect your development to Sydney Water's water system.**

If this additional development is connected directly to an existing watermain and/or sewer main, you may have to pay additional charges. If the development is to be sold, prospective buyers should be made aware of this situation under the requirements of Vendor Disclosure.

- **Reticulation Recovery Charges** recover part of the cost of works that have been provided by Sydney Water or other developers that benefit your development. This charge has been calculated before your detailed designs are completed. If later design investigation shows your development will be connected to other main/s, the Reticulation Recovery charge may be varied and/or you may need to construct other works.

3. Stamping and approval of your engineering and building plans.

While **NOT** a requirement for the Certificate, you are reminded that your building plans must be stamped and approved at:

- a Quick Check agency (for an agency list see www.sydneywater.com.au, refer to *Your Business* then see *Building & Renovating* under the heading *Building & Developing* or call 13 20 92); or
- a Sydney Water Customer Service Centre.

Approval is required as construction/building works (eg earthworks, roadworks, drainage, landscaping, excavation, foundation works) may impact on existing Sydney Water assets (eg water and sewer mains). Approval of the plans may take up to 21 days and the results may affect these activities.

Note: If any work on our assets is carried out without that approval, then Sydney Water will take action to have work on the site cease and apply the provisions of Section 44 of the Sydney Water Act 1994.

POSSIBLE FUTURE COSTS

Requirements in this Notice relate to your Certificate application and may not cover all aspects of Sydney Water's involvement with your development. During design and construction of your development other Sydney Water fees/requirements may be necessary, including:

- construction/building plan stamping fees including fees to ensure the protection of Sydney Water assets
- plumbing and drainage inspection costs for private service lines (including property service connection and inspection fees)
- install backflow prevention devices for certain commercial/industrial connections
- trade waste requirements when constructing a building
- council fire fighting requirements (if not catered for by your current Sydney Water main). You should investigate fire fighting facility requirements for your development as soon as possible, including a standard pressure inquiry to Sydney Water if needed.

END OF NOTICE



Creating effective height safety solutions

Certificate of Inspection

Installed System

CERTIFICATE NO:
2408-3

CLIENT	GRINDLEY CONSTRUCTIONS	LOCATION:	BAYVIEW GARDENS				
ADDRESS	55 GRANDVIEW STREET		36-42 CABBAGE TREE RD				
PYMBLE, NSW.		POSTCODE	2073				
			BAYVIEW, NSW. 2104				
PHONE	99883811	FAX	99883575				
			BLDGs: 21, 22, 23 & 31				
EQUIPMENT TYPE	SERIAL NO	COMMISSION DATE	NEXT SERVICE	RATING	*COMPLYING STANDARDS	MANUFACTURED & INSTALLED BY	COMMENTS
S/S Anchor Points	ESL-C-22	Aug 06	Aug 07	15kn	AS/NZ 1891.4	Roofsafe T Systems	Installation of Stainless Steel Anchor Points

*Design and location of Single Anchorage Point System is in accordance with AS/NZS 1891-4 and local Regulatory Authorities.

AUTHORISED BY: Colin Dengate

DATE: 10.08.06

SIGNATURE

ROOFSAFE T SYSTEMS
 ABN: 46 008 445 458

SYDNEY: Tel: (02) 9896 8644 Fax: (02) 9896 8650	BRISBANE: Tel: (07) 3216 6413 Fax: (07) 3216 7745	CANBERRA: Tel: (02) 6280 7200 Fax: (02) 6239 1066	MELBOURNE: Tel: (03) 9545 3177 Fax: (03) 9545 3455	ADELAIDE: Tel: (08) 8241 0890 Fax: (08) 8241 0122
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creating effective height safety solutions

HEIGHT SAFETY SYSTEM WARRANTY

1. Roofsafe-T-Systems Pty Limited guarantees the height safety system and installation against defects caused by faulty workmanship and materials for twelve (12) months from the date of purchase.
2. During this Guarantee period Roofsafe-T-Systems will replace any defective parts and provide labour to install. However if the product includes a number of accessories only the defective product or accessory will be replaced.
3. In addition the parts and accessories making up the system are guaranteed for structural integrity for a period of 12 months from date of purchase.
4. It is a condition of this warranty and a requirement of the Australian Standard AS/NZS 1891 Part 4 that this system be inspected and recertified every twelve months by Roofsafe.
5. Roofsafe-T-Systems reserves the right to make minor adjustments instead of replacing the product or accessory.
6. In the event of a part, product, accessory or system being replaced during this guarantee, the guarantee on the replacement will expire at the original date i.e. 12 months from the original purchase date.
7. This guarantee excludes defects caused by the product or system not being used in accordance with instructions, accidental damage, misuse or being tampered with by unauthorised persons.
8. If failure or fault occurs, notification should immediately be given in writing to Roofsafe-T-Systems at 130 Gilba Road, Girraween N.S.W. 2145.
9. If any product or part is forwarded to Roofsafe-T-Systems a label should be attached stating your full name, address and nature of fault or complaint. The Guarantee and copy of the Purchase Receipt should also accompany any claims.
10. This guarantee is additional to the Conditions and Guarantee which are mandatory and as implied by the Trade Practices Act 1974 and other legislation.

PRODUCT: STAINLESS STEEL ANCHOR POINTS

MODEL: ESLC-22

DATE OF PURCHASE / INSTALLATION: 10.08.06

PURCHASED BY: GRINDLEY CONSTRUCTIONS

LOCATION: BAYVIEW GARDENS

AUTHORISED BY: _____

C. Dergate

ROOFSAFE-T-SYSTEMS

Roofsafe-T-Systems

ABN 46 008 445 458

www.roofsafe.com.au

Head Office: 130 Gilba Rd, Girraween NSW 2145 Australia
PO Box 280, Pendle Hill NSW 2145

T. +61 2 9898 8644, F. +61 2 9896 8650, E. sales@roofsafe.com.au

Melbourne

Ph: (03) 9545 3177

Adelaide

(08) 8241 0090

Brisbane

(07) 3216 6413

Perth

(08) 9417 9337

Canberra

(02) 6280 7200

Hobart

1300 662 255

Fx: (03) 9545 3455

(08) 8241 0122

(07) 3216 7745

(08) 9417 9337

(02) 6239 1066

1300 662 994

FIRE DOOR CERTIFICATE

Certificate Number 00077

Project Name: BAYVIEW GARDENS – EXPANSION STAGE 3

Building Address: 36 CABBAGE TREE RD. BAYVIEW

Part/Whole Building: Whole

Final/Interim: Final

The member company nominated certifies that the fire doorsets identified on the attached Schedule have been inspected and labeled as required by the appropriate regulatory authorities in accordance with Australian/New Zealand Standard AS/NZS 1905 Part 1 in respect to the evidence of Compliance at Clause 6.3 or 6.4, as appropriate, and additionally comply in respect to supply, labeling and installation in accordance with the following Australian/New Zealand Standards and BCA codes:

BCA	Clause C3.4 & Clause C1.1 type A
AS/NZS 1530.4	Methods For fire tests on building materials, components and structures, Part 4: Fire-resistance test of elements of building construction
AS/NZS 1905.1	Components for the protection of openings in fire-resistant walls, Part 1: Fire-resistant doorsets

Certified by **IKON DOORS PTY LTD** (ABN: 54 110 094 301)

Name of Certifier: Milan Pehcevski

Signature:



Date: 19/01/07

TAG REGISTER FOR FIRE RATED DOOR CERTIFICATE NUMBER 00077

DATE 19-Jan-07

PROJECT BAYVIEW GARDENS - EXPANSION STAGE 3
36 CABBAGE TREE RD. BAYVIEW

LOCATION	FIRE RATING	DOOR SIZE	TAG NO.
ENTRY UNIT 335	-/120/30	2100X900	20857
ENTRY UNIT 336	-/120/30	2100X900	20848
ENTRY UNIT 337	-/120/30	2100X900	20849
ENTRY UNIT 338	-/120/30	2100X900	20847
ENTRY UNIT 342	-/120/30	2100X900	20856
ENTRY UNIT 343	-/120/30	2100X900	20846
ENTRY UNIT 344	-/120/30	2100X900	20845
ENTRY UNIT 345	-/120/30	2100X900	20858



FlameStop

Fire Safety Certificate

Issued under Part 9 of The Environment Planning and Assessment Regulation
2000

DA or CDC No:

1. Details of the building being certified		
Name of the owner of the building or part of the building	<i>First Name</i> <i>Family Name</i> <i>Company/Organization</i>	Bayview Gardens Retirement Village
Address of building	<i>Number/name</i> <i>Street Name</i> <i>Suburb</i> <i>Post Code</i>	Bayview Gardens Retirement Village Annam Road Bayview 2104
This certificate is for	<i>Part of the building</i> <i>The whole building</i>	Part
Description of the building or part of the building		
2. Assessment of fire safety measure		
Essential Fire Safety Measures	Standard of Performance	Date of Assessment
Portable Fire Extinguishers	AS 2444 (2001)	31 st January, 2007

3. Type of Certificate

This is:	<i>An interim fire safety certificate</i>	<i>Final</i>
	<i>A final fire safety certificate</i>	

4. Certification

I **Karen Hunt** of **FlameStop Australia Pty Ltd**
Being the owner of the building described above, or the agent of the owner certify that
Each of the essential fire safety measures listed above:


- Have been assessed by a properly qualified person; and
- Was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building.

The information contained in this statement is true and accurate to the best of my knowledge and belief.

5. Information attached to this schedule

The current fire safety schedule for the building	Yes/No
---	--------

6. Signature

The owner of the building, or the owner's agent, must complete and sign the certificate.	<i>Signature</i>	
	<i>Name</i>	Karen Hunt
	<i>Address</i>	1/70 Gibbes Street, Chatswood NSW 2067
	<i>The capacity in which you are signing if you are not the owner of the building</i>	Agent

7. Privacy Policy

You need to provide the information in this certificate to the certifying authority if you are applying for an Occupation Certificate. You also need to give the information to the Council and the Commissioner of New South Wales Fire Brigades if a fire safety order has been made for the building once you have satisfied that order. If you do not supply a fire safety certificate as required, you will be in breach of the *Environmental Planning and Assessment Act 1979* and you could be found guilty of an offence and/or required to take further action. Please contact the Council if the information you have provided in this certificate is incorrect or changes.



16 February 2007

Step Ahead Building Consultants
26 Kennedy Place
Bayview, NSW 2104
Australia

Attention: *Warren Lavis*

Dear Warren,

JOB TITLE: Bayview Gardens Expansion
OUR REF: JOB NO.04-049s

CERTIFICATE OF COMPLIANCE - LANDSCAPING

SUBJECT PREMISES: Lot 12 Bayview Retirement Villages,
36-42 Cabbage Tree Road
Bayview, NSW 2104

CONSENT DA NUMBER: DP 789400

We hereby certify that the landscape works to the above development have been substantially completed in accordance with the landscape documents and relevant Australian standards and conditions of Development Consent. Outstanding soft landscaping items are to be undertaken as stock becomes available during the maintenance period.

Full Name of Designer: Taylor Brammer Landscape Architects Pty Ltd
Address of Designer: 218 Oxford Street, Woollahra, NSW 2025
Business Telephone: - 02 9387 8855 Facsimile No: 02 9387 8155

Yours faithfully,

A handwritten signature in black ink, appearing to read "J Heron", written over a horizontal line.

James Heron BLArch (Hons1), DipHort
Landscape Architect

taylor brammer landscape architects pty ltd abn 61 098 724 988

Sydney
218 Oxford Street Woollahra NSW 2025 Australia
t: +61 2 9387 8855 f: +61 2 9387 8155
e: sydney@taylorbrammer.com.au

South Coast
10 Belmore Street Wollongong PO Box 463 Wollongong NSW 2520 Australia
t: +61 2 4226 4111 f: +61 2 4226 45500
e: southcoast@taylorbrammer.com.au

AWTA TEXTILE TESTING

Australian Wool Testing Authority Ltd - trading as AWTA Textile Testing
A.B.N. 43 006 014 106

1st Floor, 191 Racecourse Road, Flemington, Victoria 3031
P.O. Box 240, North Melbourne, Victoria 3051
Phone (03) 9371 2400 Fax (03) 9371 2499

TEST REPORT

CLIENT : TUFMASTER CARPETS PTY LTD
1 BENNET STREET
DANDENONG VIC 3175

TEST NUMBER : 7-543457-AV
DATE : 03/03/2006
ORDER NUMBER : 20875

SAMPLE DESCRIPTION Clients Ref: Romany 40
Textured patterned loop pile tufted carpet
Colour: beige
Approx pile height: 5/3mm

Material Specification:
Nominal composition: 100% wool
Nominal total pile mass: 1356g/m2
Nominal backing: primary - woven polypropylene
secondary - hessian

ASISO 9239.1-2003
Part 1

Reaction to Fire Tests for Floorings
Determination of the Burning Behaviour
using a Radiant Heat Source

Date of sample arrival: 15/02/2006
Date tested: 01/03/2006
Results:

CHF (Critical Heat Flux / Critical Radiant Flux)				
	1	2	3	Mean
Length	6.0	8.0	7.6	7.2
Width	7.0	-	-	-
				kW/m2
				kW/m2

Smoke Value

Length	162	96	53	104	% min
Width	111	-	-	-	% min

Observations: melting, blistering

Note: Sample was conditioned in accordance with BSEN 13238-2001 at a temperature of 23+/-2degC and Relative Humidity of 50+/-5% for a minimum of 48 hours prior to testing

Each specimen was tested over "Bridgestone Airstep Cushion Pad" constituted fibre underlay of nominal thickness 9.0+/-0.8mm have a mass of 900+/-50g/m2 and clamped to a substrate of 6mm thick fibre reinforced cement board

151159

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RECEIVED
7 - MAR 2006
DANDY

(CONTINUED NEXT PAGE)

PAGE 1

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This Laboratory is accredited by the National Association of Testing Authorities, Australia, for:
- Chemical Testing of Textiles & Related Products : Accreditation No. 983
- Mechanical Testing of Textiles & Related Products : Accreditation No. 985
- Heat & Temperature Measurement : Accreditation No. 1336

The tests reported herein have been performed in accordance with its terms of accreditation. Samples, and their identifying descriptions have been provided by the client unless otherwise stated. AWTA Ltd makes no warranty, implied or otherwise, as to the source of the tested samples. The above test results relate only to the sample or samples tested. This document shall not be reproduced except in full and shall be rendered void if amended or altered. This document, the names AWTA Textile Testing and AWTA Ltd may be used in advertising providing the content and format of the advertisement have been approved in advance by the Managing Director of AWTA Ltd.



AWTA TEXTILE TESTING

Australian Wool Testing Authority Ltd - trading as AWTA Textile Testing
A.B.N. 43 006 014 106

1st Floor, 191 Racecourse Road, Flemington, Victoria 3031

P.O. Box 240, North Melbourne, Victoria 3051

Phone (03) 9371 2400 Fax (03) 9371 2499

TEST REPORT

CLIENT : TUFTMASTER CARPETS PTY LTD
1 BENNET STREET
DANDENONG VIC 3175

TEST NUMBER : 7-543457-AV
DATE : 03/03/2006
ORDER NUMBER : 20875

The test results relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be the sole criterion for assessing the potential fire hazard of the product in use

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7 - MAR 2006
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PAGE 2

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0204/3/05


APPROVED SIGNATORY

MICHAEL A. JACKSON B.Sc.(Hons)
MANAGING DIRECTOR



CARPET MAKERS TO AUSTRALIA

TUFTMASTER CARPETS PTY. LTD
A.B.N. 76 004 802 594/A.C.N. 004 802 594
1 BENNET STREET, DANDENONG 3175 AUSTRALIA
P.O. BOX 645, DANDENONG 3175
TELEPHONE : (03) 9791 1388
FACSIMILE : (03) 9791 6559
SALES TEL : 1800 062 076
SALES FAX : 1800 062 077
E-MAIL: email@tuftmaster.com.au

Product Specification **Romany**

Date:	2007		
Description:	Fine gauge, patterned textured loop.		
Pile Fibre:	100% selected carpet wools.		
Fibre Quality:	Semi worsted, multi-ply, twisted and non-heat set.		
Gauge:	2.54 mm (1/10").		
Stitch Rate:	49.5 per 100 mm.		
Pile Weight:	1356 g/m ² (40 oz/yd ²).		
Pile Height:	5.4 mm.		
Colouration:	Stock dyed.		
Primary Backing:	112 g/m ² (3.3 oz/yd ²) heat stabilised woven polypropylene.		
Secondary Backing:	237 g/m ² (7 oz/yd ²) woven jute.		
Laminate:	1011 g/m ² (29.8oz/yd ²) synthetic latex.		
Total Weight:	9.94 kg / LM (80.1 oz/yd ²).		
Width:	3.66 metres.		
A.C.C.S Reg No:	24028		
A.C.C.S. Grade:	Residential Extra Heavy 2, Stairs – 6 star Contract Medium Duty, Stairs – 2 star		
Moth Proofed:	In accordance with AS2001.6.1.		
AS:1530:3	Ignitability	15	Range 0-20
	Spread of Flame	0	Range 0-10
	Heat Evolved	0	Range 0-10
	Smoke Developed	5	Range 0-10
BS 1006.B02:	Colourfastness to light	5	
AS 2111.19.2:	Colourfastness to shampoo	3-4	
AS 2111.19.1:	Colourfastness to rubbing	3-4	
AS 2001.4.16:	Colourfastness to solvents	3-4	
Product Features:	*7 sophisticated natural contemporary colourations. *Increased thermal and acoustic comfort. *Superior appearance retention when correctly maintained.		
Notes:	*Seam Sealer to be used on all seams. *The use of chair pads is mandatory. *Must be laid in accordance with AS 2455. *Subject to Tuftmaster's 'Terms of Trading'.		
Colour Range:	Boulevard 130	Cameo 120	Cartouche 100
	Damask 150	Galleon 160	Lotus 110
	Moroccan 140		

Please contact your Tuftmaster Representative for further information

Our Ref: 6320_45_CERTIFICATE
9 February 2007



Australian Super Developments Pty Ltd
C/-Step Ahead Building Consultants
26 Kennedy Place
Bayview NSW 2104

Attention: Mr Warren Lavis

Dear Sir

Re: 36 Cabbage Tree Road, Bayview Gardens

This is to certify that we have carried out the design of the structural elements for the above project. The design has been in our opinion carried out to conform to the relevant SAA Codes, in particular the following:

AS	1170	Structural Design Actions Part 1 Permanent, Imposed and other Actions Part 2 Wind Actions Part 4 Earthquake Loads
AS	1720	Timber Structures
AS	2159	Piling Code
AS	2870	Residential Slabs and Footings
AS	3600	Concrete Structures
AS	3700	Masonry Structures
AS	4100	Steel Structures
Building Code of Australia - Section B - Structure		

I certify that we have carried out Structural Inspections in accordance with accepted engineering practice and principles during the construction of the project and that at the time of the inspection the work inspected conformed with the intent of the design as conveyed by the Structural Engineering drawings approved by Council.

During the course of construction of the above works, our firm inspected the following items prior to placing concrete as per our field inspection reports:

- Permanent Shoring Structure including piers and retaining walls
- Strip and pad footings and piers
- Footings beams and pier caps
- Retaining walls
- Columns
- Lift Pits and Lift Walls

First Floor

370 Norton Street

Leichhardt NSW 2040

PO Box 236

Leichhardt NSW 2040

Phone: (02) 9550 9966

Fax: (02) 9564 3209

Email: email@lowhooke.com.au

Offices in

Newcastle & Sydney

Geoffrey Bubb

Cosmo Farinola

Roger Hooke

Tom Krapeshiis

Kevin Leadow

Garry Myers

Peter Waugh

Tony Yu

ACN 002 419 525

ABN 41 919 674 323





Suspended floor slabs and beams
Stairs
Slabs on grade

We have inspected the steelwork framing and connections for conformity with the Structural Engineers drawings.

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

Yours faithfully,

LOW & HOOKE PARTNERS PTY LTD

A handwritten signature in black ink, appearing to read 'Peter Waugh', written over a vertical line.

PETER WAUGH

B.Eng MIE Aust NPER Civil/Structural



KYLQUOIR PTY. LTD. TRADING AS
ALL PURPOSE GLASS & GLAZING

A.B.N. 64 003 509 377

Lic. No. R98775

4/11-15 Eddie Road, Minchinbury 2770

Email: allpurposeglass@bigpond.com

Phone: (02) 9832 1566 Fax: (02) 9832 1238

PITTWATER COUNCIL

GL-1
 Component Certificate
 For
 Glazing

Property: Bayview Gardens: 36 Cabbage Tree Road, Bayview

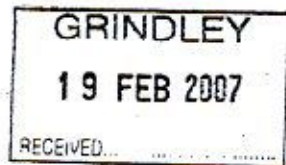
D/A No: No 852/02 CC No: 05/1160-1

I, Allan Briggs, of All Purpose Glass & Glazing

At Unit 4 / 11 -15 Eddie Road, Minchinbury

Being an

- Accredited certifier
- Licenced builder
- Structural engineer



With corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

.....
 Hereby certify that the wardrobes and balustrades provided have been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS1288-2006 "Glass in buildings - Selection and Installation", AS2047-1999

"Windows in buildings - Selection and Installation" and the relevant conditions of Development Consent.

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

Signature:

Date: 19-2-07



Attention: Mark Sullivan
Grindley Constructions
55 Grandview Road
Pymble
NSW 2073

Dear Sir

**RE: BAYVIEW GARDENS
ELECTRICAL SERVICES
STATEMENT OF COMPLIANCE**

We confirm, to the best of our knowledge, the *Electrical Installation*, at Bayview Gardens is carried out to:

- ✓ AS3000 2000
- ✓ Jim Hatz & Associates Electrical Specification and drawings

I trust the foregoing is to your satisfaction. For further information please do not hesitate to contact me

Yours faithfully,

Gordon Leslie
PH 96920888
FAX 96920899
RIVERCORP Pty Ltd

Rivercorp Pty Ltd
ABN 43 002 793 259

Unit J1,39 Jones Street
Ultimo
NSW 2007

T: 02 9692 0888
F: 02 9692 0899

sales@rivercorp.com.au

Sydney Canberra Brisbane Perth Adelaide Melbourne Newcastle Wollongong Bathurst

www.rivercorp.com.au



2 KIAMA STREET, MIRANDA, NSW 2228
P.O. BOX 2480, TAREN POINT, NSW 2229
TELEPHONE: (02) 9544 9999
FAX: (02) 9544 8599
ABN 12 684 232 254

Complete Pumping Solutions

12th March 2007

Grindley Construction

Attn: Mark
Fax: 9988 3575

HYDRANT FLOW TEST

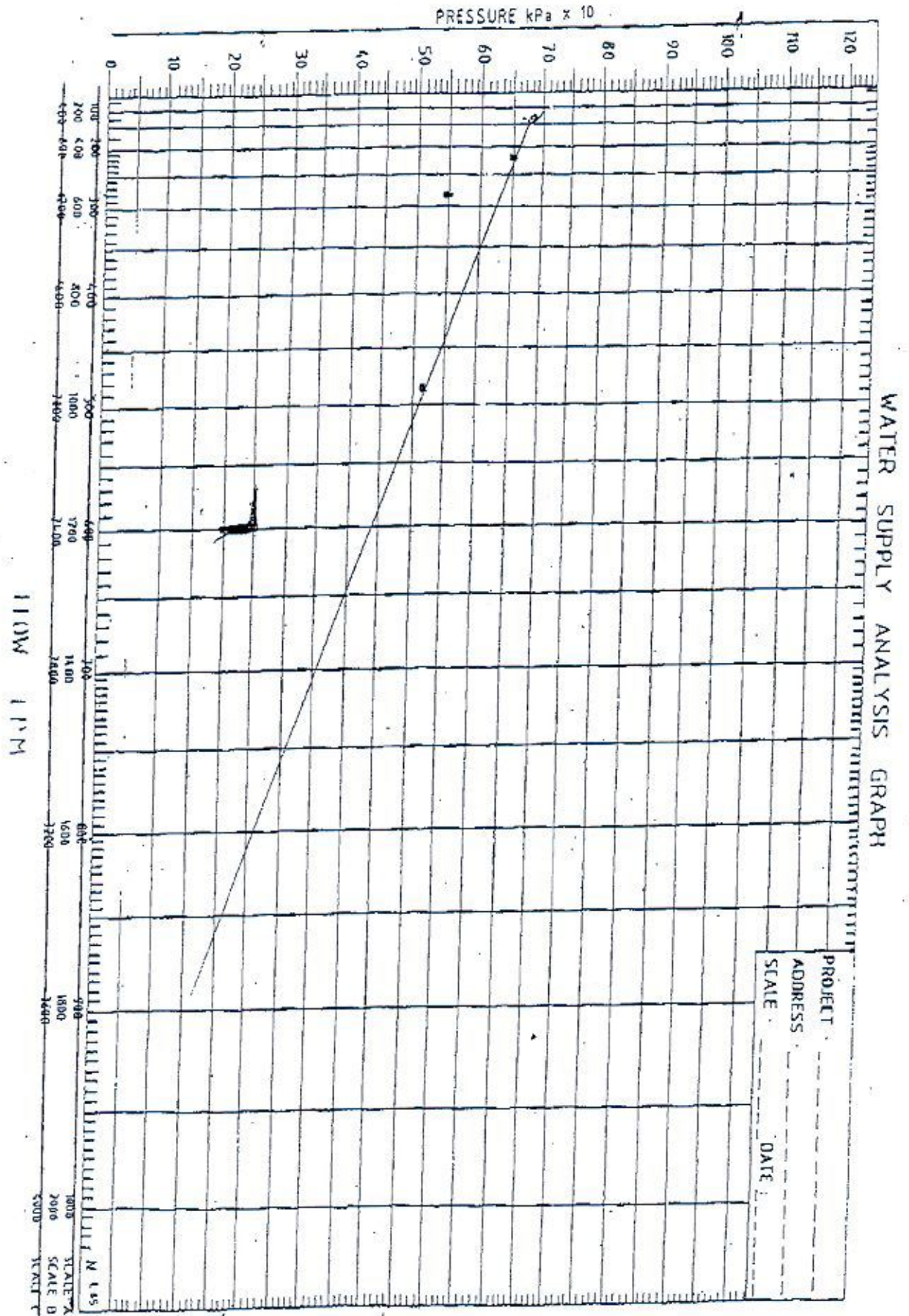
Date of Test: 12/03/07
Address: Annam Road, Bayview
Operator: Barry Morris
Equipment: Quell Test Equipment

RESULTS:

Town Mains	Orifice	Tested Pressure	Results
855KPA	12.7	680KPA	265LPM
	15.9	655KPA	430LPM
	19.0	550KPA	560LPM
	25.4	510KPA	975LPM

Test Position: Most Disadvantaged Hydrant
Requirement: 1200L/min @ 250KPA
Result: 1200L/min @ 450KPA
Satisfactory: Yes

- INDUSTRIAL PUMPS AND EQUIPMENT • BUILDING SERVICES PUMPS • SPARE PARTS • SERVICE •
- OIL WATER SEPARATORS • GENERAL PURPOSE PITS • UNDERSINK PUMPS • SEWAGE PACKAGED PUMP STATIONS •



Ref: 6906 LT/100/C11-C7

9 March 2007

Mr Mark Cogo
McKenzie Group
Level 6, 189 Kent Street
SYDNEY NSW 2000

Dear Mark,

**Re: BAYVIEW GARDENS EXPANSION
DA Condition N0852/02/E52 – Cleaning of Bricks**

We confirm all external face brick and block walls have been properly cleaned down following completion of the walls and prior to occupation.

Yours faithfully,
STEP AHEAD BUILDING CONSULTANTS PTY LTD



Warren Lavis,
Director

Ref: 8504 LT/100/C11-C7

9th March 2007

Mr Mark Cogo
McKenzie Group
Level 6, 189 Kent Street
SYDNEY NSW 2000

Dear Mark,

**Re: BAYVIEW GARDENS EXPANSION
DA Condition N0852/02/E5**

We confirm that all parking areas and driveways have been sealed, signposted and line marked and maintained prior to occupation.

Yours faithfully,
STEP AHEAD BUILDING CONSULTANTS PTY LTD



Warren Lavis,
Director



Ref: 6504 LT/100/C11

12 March 2007

Mr Mark Cogo
McKenzie Group
Level 6, 189 Kent Street
SYDNEY NSW 2000

Dear Mark,

**Re: BAYVIEW GARDENS EXPANSION
Inspection Report 15.2.2007**

We refer to your Inspection Report dated 15 February 2007 and confirm that each of the eight items listed in your report have now been completed and provide evidence of same here with.

Item 1 – Block Plan provided to the assembly to Main Entrance refer to Photo 1.

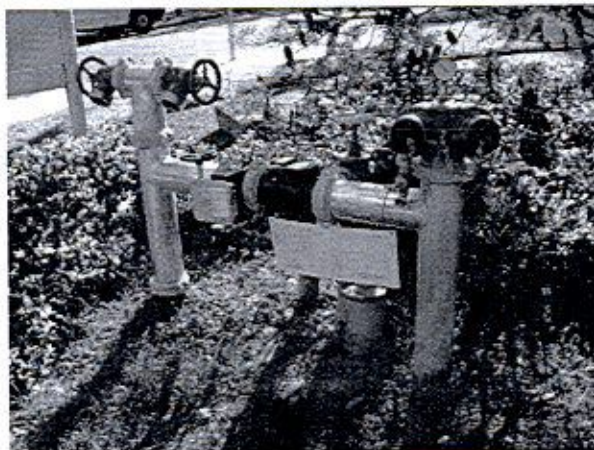


Photo No 1. Hydrant Block Plan

Item 2 – Hose Reels and Extinguishers to be tagged. refer to Photo 2.

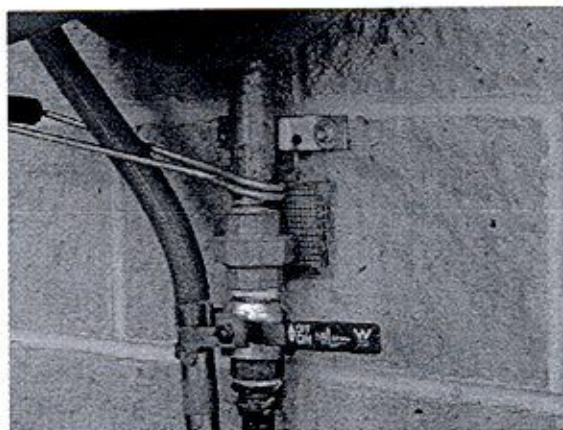


Photo No 2. Hose reel Tag Installed



Item 3 – Exit door next to Sliding Gate, Exit sign to be fitted above door refer Photo 3.

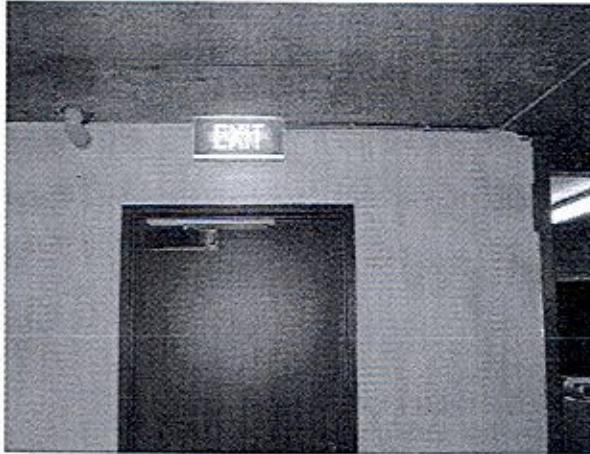


Photo No 3. Exit sign fitted over Door.

Item 4 – Seal partition from top carpark into apartment refer Photo 4

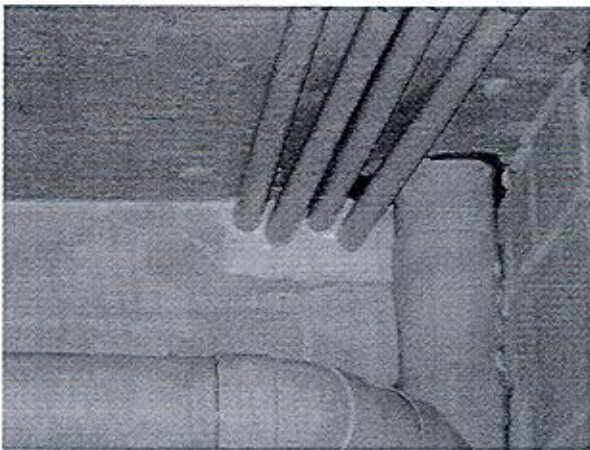


Photo No 4. Partition wall sealed with fire rated seal.

Item 5 – Balustrades greater than 4 meters above FFC install backing clear Perspex refer to Photo 5.

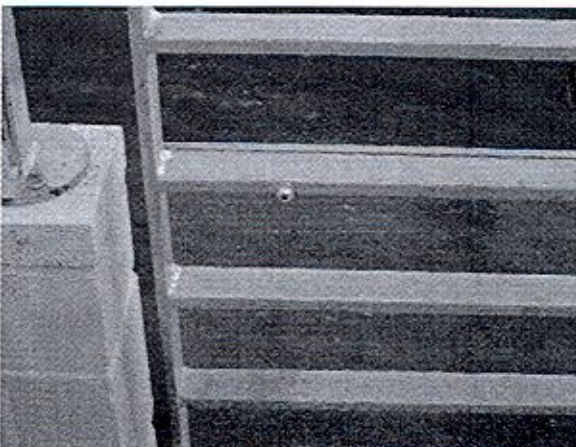


Photo No 5. Perspex fixed to balustrade



Item 6 – Tactile indicators to be completed refer to Photo 6.

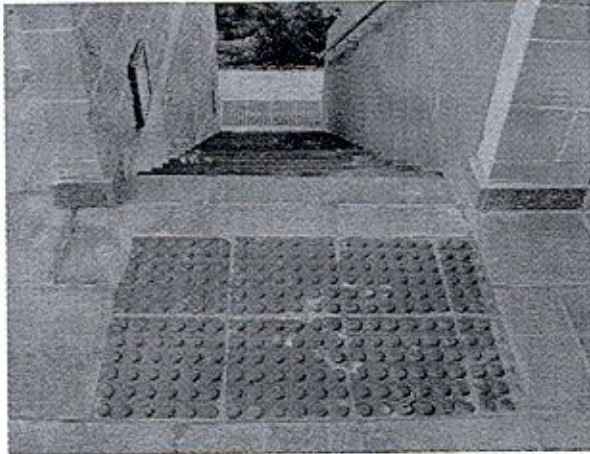


Photo No 6. Tactile indicators complete.

Item 7 – Complete Exit Signs throughout the site refer Photo 7.

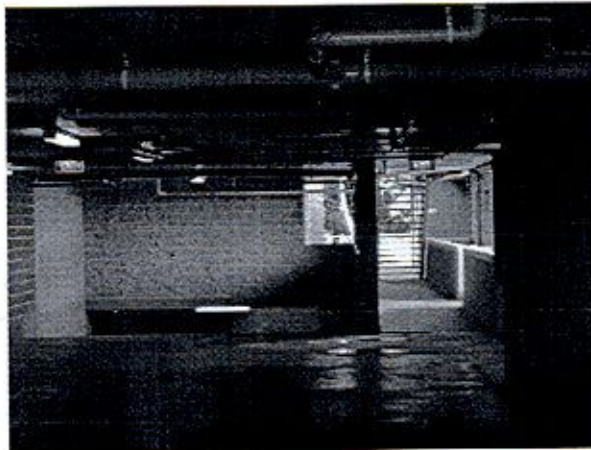


Photo No 7. Exit signs completed.

Item 8 – Exit Sign relocated and provided with two arrows refer to Attachment 8.



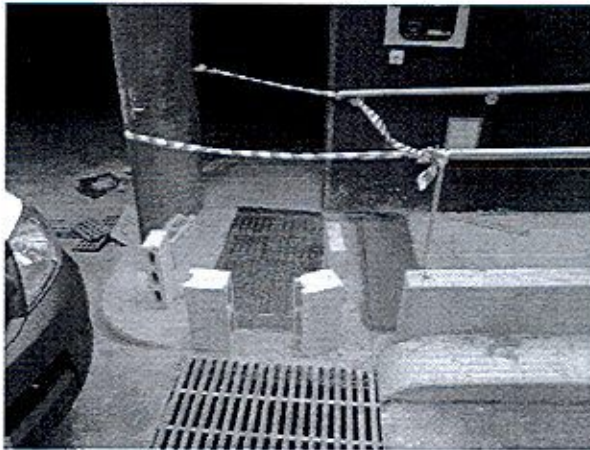
Photo No 8. Exit signs relocated with two arrows added.



In addition to the above and our recent discussions concerning the Accessibility Ramp adjacent to Detention Tank 2 we confirm that the gradients of the ramp have been rectified with new concrete poured and the balustrade reinstatement underway and due for completion on the 13 March 2007 we refer you to the attached photographs confirming same.



Accessibility ramp regarded with level 180 ° switch back max grade 1:14, 75 mm kerb and handrail to full length



Accessibility ramp level grade at foot of ramp new grate to be fitted

We trust this confirms to your satisfaction each of the items that you have requested to be notified of when the works are complete.

Should you have any questions please do not hesitate calling the undersigned.

Yours faithfully,

STEP AHEAD BUILDING CONSULTANTS PTY LTD

Warren Lavis,
Director

-----Original Message-----

From: sigl_melderis@pittwater.nsw.gov.au [mailto:sigl_melderis@pittwater.nsw.gov.au]
Sent: Thursday, February 22, 2007 4:49 PM
To: Murray Church
Subject: Re: BAYVIEW GARDENS, 36 CABBAGE TREE ROAD, BAYVIEW. ENTRANCE J

All damage to Council's assets on the road reserve have been restored to Council satisfaction.

Regards,
Sigl.

"Murray Church"
<MChurch@GRINDLEY.COM.AU>

22/02/2007 04:01 PM

To: <sigl_melderis@pittwater.nsw.gov.au>
cc: "Matthew Macauley" <MMcauley@GRINDLEY.COM.AU>, "Mark O'Sullivan"
<MO'Sullivan@GRINDLEY.COM.AU>
Subject: BAYVIEW GARDENS, 36 CABBAGE TREE ROAD, BAYVIEW. ENTRANCE J

Sigl,

As discussed, D.A. No: N0852/02, Condition No E56, nominates that prior to an Occupation Certificate being issued, "that we must rectify any damage to Councils land and obtain written agreement that all restorations have been completed satisfactorily".

Find attached a photo of the recently repaired area, FYI.

You have inspected, and agreed that we have rectified the damaged component of footpath satisfactorily, could you provide a written response to that effect in accordance with the D.A condition.

We look forward to your earliest response so that we may finalise our issues for the Occupation Certificate.

Regards,
Grindley CONSTRUCTION P/L

Murray Church
Site Manager

Mobile 0414 283 094
Site Phone 9997 6160
Site Fax 9997 6070
Email mchurch@grindley.com.au

This e-mail has been scanned for viruses by MCI's Internet Managed Scanning Services - powered by MessageLabs. For further information visit <http://www.mci.com>

THIS EMAIL - DISCLAIMER

Form: 13PC
Release: 2.0
www.lands.nsw.gov.au

POSITIVE COVENANT
New South Wales
Section 88E(3) Conveyancing Act 1919

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

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	121/789400		
(B) LOGGED BY	Document Collection Box	Name, Address or DX and Telephone	CODE
	Reference:		PC
(C) REGISTERED PROPRIETOR	United Super Investments Pty Limited ACN 069 965 948		
(D) LESSEE MORTGAGEE or CHARGE	Of the above land agreeing to be bound by this positive covenant		
	Nature of Interest	Number of Instrument	Name
	Mortgage		
(E) PRESCRIBED AUTHORITY	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: _____ Signature of authorised officer: _____

Name of witness: _____ Name of authorised officer: _____

Address of witness: _____ Position of authorised officer: _____

(G) Execution by the registered proprietor

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: United Super Investments Pty Limited ACN 069 965 948

Authority: section 127 of the Corporations Act 2001

Signature of authorised person: _____ Signature of authorised person: _____

Name of authorised person: SECRETARY Name of authorised person: RALPH WILLIS

Office held: _____ Office held: DIRECTOR

(H) Consent of the mortgagee

The mortgagee _____ under mortgage No. _____, agrees to be bound by this positive covenant.

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

Signature of witness: _____ Signature of mortgagee: _____

Name of witness: _____

Address of witness: _____

"A"

This is Annexure A to the Positive Covenant created pursuant to Section 88E(3) Conveyancing Act 1919 between United Super Investments Pty Limited ACN 069 965 948 (Registered Proprietor) and Pittwater Council (Prescribed Authority) dated

In this instrument unless a contrary intention appears:

Owner means the owner for the time being of the Property, its respective successors, transferees, assigns and any person authorised by it, any person who is entitled to an estate or interest in the Property and includes an Owners Corporation if the Property is converted to strata title.

Prescribed Authority means the relevant prescribed authority shown as benefited in Part 1 of this Instrument.

Property means the land contained in Folio Identifier 121/789400 known as 36 Cabbage Tree Road, Bayview NSW 2104.

Relevant Date means each date that is the earlier of:

- (a) every 2 years after the date of registration of this Positive Covenant; and
- (b) whenever a significant rainfall event occurs.

1. Terms of positive covenant numbered 1:

On each Relevant Date, the Owner must:

- (a) inspect and maintain all drainage lines to ensure that the drainage lines are flowing and are not blocked;
- (b) inspect and maintain all drainage pits to ensure that the drainage pits are free of debris and sediment build up;
- (c) inspect verticality and maintain all retaining/block walls and inspect and maintain the relative position and repose of boulder walls;
- (d) ensure that all weep holes in the retaining walls are not blocked including, if necessary, flush the weep holes to remove any built up silt or algae; and
- (e) inspect and maintain general slopes, exposed batters and undercroft areas for indications of movement, such as to identify tension cracks, backscrapes or freshly exposed soil.

If such inspections reveal noticeable changes, the owner must engage appropriate experts (such as structural or geotechnical engineers) to make good the change.

Name of person empowered to release, vary or modify restriction or positive covenant numbered 1

Pittwater Council

"A"

Signed on behalf of United Super Investments
Pty Limited in the presence of:



~~Secretary/Director~~

PETER GERBERT
Print name



Director

RALPH WILLIS
Print name

Signed sealed and delivered for and on behalf of
Pittwater Council by

Registered officer

Print name

Witness

Print name

Tim DeBeck

From: Warren Lavis [wl@sabc.com.au]
Sent: Thursday, 1 March 2007 12:36 PM
To: Tim DeBeck; Mark Cogo
Cc: 'Victor Istanto'; jr@sabc.com.au
Subject: FW: Bayview Gardens - Registration of Positive Covenant

Mark, Tim

Please see following confirmation that the Positive Covenant has been lodged with Registrar Generals office.

Regards

Warren Lavis
Director

STEP AHEAD BUILDING CONSULTANTS PTY LTD

ABN: 63 003 163 433

Tel: 61 2 9999 3416
Fax: 61 2 9979 6174
Mob: 61 0408 265 025

This email is confidential and may also contain legally privileged information. If you are not the intended recipient, please contact the sender on 61 2 9999 3416 and do not use, copy, or distribute it to anyone. Confidentiality and legal privileges are not waived by reason of mistaken delivery to you.

-----Original Message-----

From: Michelle Nguyen [mailto:MNguyen@nsw.gadens.com.au]
Sent: Thursday, 1 March 2007 12:06 PM
To: Warren Lavis
Cc: Andrew Denehy
Subject: FW: Bayview Gardens - Registration of Positive Covenant

Hi Warren,

I advise that the dealing number for the Positive covenant is AC968120.

Regards,

Michelle Nguyen | solicitor | **gadens lawyers**
mnguyen@nsw.gadens.com.au | T +61 2 9931 4816 | F +61 2 9931 4888
sydney melbourne brisbane perth adelaide cairns port moresby

gadens.com.au

If you receive this email by mistake, please notify us and do not make any use of the email. We do not waive any privilege, confidentiality or copyright associated with it.

From: Michelle Nguyen
Sent: Thursday, 1 March 2007 8:36 AM
To: 'Warren Lavis'
Subject: RE: Bayview Gardens - Registration of Positive Covenant

Hi Warren,

8/03/2007

I made arrangements for the covenant to be lodged yesterday afternoon. I will advise the receipt number as soon as I receive it.

Regards

Michelle Nguyen | solicitor | **gadens lawyers**

mnguyen@nsw.gadens.com.au | T +61 2 9931 4816 | F +61 2 9931 4888

sydney melbourne brisbane perth adelaide cairns port moresby

gadens.com.au

If you receive this email by mistake, please notify us and do not make any use of the email. We do not waive any privilege, confidentiality or copyright associated with it.

From: Warren Lavis [mailto:wl@sabc.com.au]

Sent: Thursday, 1 March 2007 8:07 AM

To: Michelle Nguyen; Andrew Denehy

Cc: Victor Istanto

Subject: Bayview Gardens - Registration of Positive Covenant

Michelle

Further to our telephone conversation yesterday I have not received the receipt number from the lodgement of the covenant at the Registrar General office yesterday. Will you please confirm before 9.00 am that covenant was lodged.

Regards

Warren Lavis
Director

STEP AHEAD BUILDING CONSULTANTS PTY LTD

ABN: 63 003 163 433

Tel: 61 2 9999 3416

Fax: 61 2 9979 6174

Mob: 61 0408 265 025

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8/03/2007

Our Ref: 6320_47_CERTIFICATE
14 March 2007



Australian Super Developments Pty Ltd
C/Step Ahead Building Consultants
28 Kennedy Place
Bayview NSW 2104

Attention: Mr Warren Lavis

Re: Bayview Gardens – Balustrade and Handrails Certificate

In reference to the above handrails, we note the following;

- Reinforced Block Balustrades Type 1 and Type 5 where shown on the documents are design certified for Barriers Load Type A (other Residential) in accordance with AS 1170.1 2002.
- Reinforced Concrete Balustrades Type 4 where shown on the documents are design certified for Barrier Load Type A (other Residential) in accordance with AS 1170.1 2002.
- Steel Balustrade Type 2 is design certified for Domestic Handrail Load as Type A in accordance with AS 1170.1. However, if used externally they should be upgraded to Other Residential Barrier Loads. (0.35kN/m capacity to 0.75kN/m capability)
- Steel Balustrade Type 3 is design certified for Barrier Load Type A (other Residential) in accordance with AS 1170.1 2002

Exterior road concrete barriers where design documented have been certified for a 30kN impact load accordance with Light Traffic Type F in reference to AS 1170.1.

We note an installation certificate should be obtained from the builder to note installation in accordance with the document.

Yours faithfully,
LOW & HOOKE PARTNERS PTY LTD

PETER WAUGH
B.Eng MIE Aust NPER 3 Civil/Structural

First Floor

370 Norton Street

Leichhardt NSW 2040

PO Box 256

Leichhardt NSW 2040

Phone: (02) 9550 9966

Fax: (02) 9564 3209

Email: email@lowhooke.com.au

Offices in

Newcastle & Sydney

Geoffrey Bubb

Cosmo Farinola

Roger Hooke

Tom Krapeshlis

Kevin Leedow

Gary Myers

Peter Waugh

Tony Yu

ACN 002 419 525

ABN 41 919 674 323



LOX : 46X

GADENS C/-ESPREEON
DX 340 Sydney



Department of Lands

1 Prince Albert Rd
Sydney NSW 2000
Ph 1300 0LANDS
Fax (02) 9233 4357
www.lands.nsw.gov.au

Date: 2/3/2007

REGISTRATION NOTICE

THE UNDERMENTIONED DEALING(S) WERE REGISTERED/RECORDED ON 2/3/2007

DEALING NUMBERS: AC968120 PC

LODGMET INVOICE NUMBER: B452426

LODGING PARTY REFERENCE: 2747241MNV

TITLE REFERENCE(S): 121/789400

WARWICK WATKINS
REGISTRAR GENERAL



21/2/07



FORM 15
Final Certificate

Type of Certificate

Interim

Certificate

Name owner/agent

I, Gordon Leslie
of Rivercorp Pty Ltd ABN 43 002 793 259
Unit J1
39 Jones Street
SYDNEY NSW 2007

Address

Certify that:

(a) Each of the essential fire measures listed below:

Emergency lighting AS 2293 & BCA Clauses E4.4, 4.5, 4.6, 4.8
Exit lights AS 2293 & BCA Clauses E4.4, 4.5, 4.6, 4.8
Egress passage lighting AS 2293 & BCA Clauses E4.4, 4.5, 4.6, 4.8
Residential Fire Code No 3786-93 for 240V Smoke Detectors in Units

- Has been Tested by a person (chosen by me) who was properly qualified to do so; and
- Was found, when it was tested, to have installed & operated Satisfactory in accordance with AS3000 & the design issued by Jim Hatz and Associates.

(b) The information contained in this certificate is, to The best of my knowledge and belief, true and accurate.

Identification of building

Location

Street: 36 Cabbage Tree Road
Side of street: East
Nearest cross street: Annam Road
House/unit no or name: Bayview Village Gardens

Particulars of building

Part: Retirement Village

Signed on behalf of Rivercorp Pty Ltd

G. G. Leslie

Form 15

Final/Interim Fire Safety Certificate

issued under the Environmental Planning and Assessment Regulation 1994-Clauses 80E and 80F

Certificate

type of certificate

interim

final

certificate

name owner/agent
address

I **Andrew Whitehouse**
of **Star Fire Systems ABN-29 117 895 860**
16/6 Abbott Rd Seven Hills NSW 2147

certify that

- (a) each of the essential fire measures listed below:
 - has been assessed by a person (chosen by me) who was properly qualified to do so, and
 - was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.
- (b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

identification of building

Location
Street:
nearest cross street:
house/unit no or name

Bayview Gardens Expansion Project
Cabbage Tree Rd Bayview NSW 2104
Annam Rd
Unit 1 - 32

particulars of building

whole/part
description of part

Whole

date of assessment

17 January 2007

owner's details

Name
Address

essential fire safety measures

measure

standard of performance

Fire Detection &
Occupant Warning System

Electrical Services Drawings (Jim Hatz & Associates design)
1080-E03H, 1080-E04H, 1080-E05G, 1080-E06G

The System has been installed as designed by Jim Hatz & Associates and tested in accordance with AS1670.1-2004 (cabling excluded as this was provided by Rivercorp)

date of certificate

dated this **19th** day of **January 2007**

signature

owner/agent/installer

- * A copy of this certificate together with the relevant fire safety schedule must be forwarded to the council and the Commissioner of the New South Wales Fire Brigades.
- * A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

PARKLAND GROUP PTY LTD

ABN 83 085 696 162

Level 1, Reserve Bank Building

60 Collins Street

MELBOURNE VIC 3000

Telephone 61 3 9639 0131

Facsimile 61 3 9663 2033

6 March 2007

Mr Mark Cogo
McKenzie Group
Level 6, 189 Kent Street
SYDNEY NSW 2000

Dear Mr Cogo,

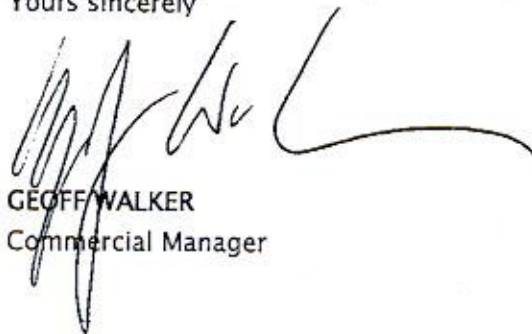
BAYVIEW GARDENS EXPANSION – 36 Cabbage Tree Road, Bayview, NSW
Occupation Certificate in relation to works pursuant to DA N0852/02 Condition E2

United Super Investments Pty Ltd has appointed Parkland Group Pty Ltd as manager of Bayview Gardens Retirement Village. Parkland Group Pty Ltd is a wholly owned subsidiary of Australian Super Developments Pty Ltd.

We confirm that, in accordance with Condition E2 of the DA, the lease agreements entered into for occupation of the thirty-two (32) units forming works under the DA will include a prohibition against occupation of the units by persons other than those specified in SEPP5 as aged or disabled persons together with any bona fide carers.

Furthermore, we confirm that the units are not part of (or intended to become part of) a strata scheme.

Yours sincerely



GEOFF WALKER
Commercial Manager



Step Ahead Building Consultants Pty Limited
26 Kennedy Place
BAYVIEW NSW 2104

Our Ref: 04914: L57
19 February 2007

Attention: Warren Lavis

Dear Sir,

Re: Bayview Gardens Expansion

We have examined the "As Built" survey prepared and signed off by Copland Lethbridge of Bee & Lethbridge Pty Ltd Surveyors and confirm that the two on site detention pits as constructed meet the requirements of the original Council DA approved design and our working design of same.

Yours faithfully,
G J Sparks and Partners Pty Ltd

A handwritten signature in black ink, appearing to read 'G J Sparks', is written over the typed name.

G J Sparks
Director

PO Box 979, Parramatta NSW 2124
L1, 91 GEORGE ST PARRAMATTA
NEW SOUTH WALES 2150
TEL (02) 9891 5033 FAX (02) 9891 3898
EMAIL mail@gjspark.com.au

GJSPARKS AND PARTNERS PTY LTD ABN 83 003 690 908
QUALITY ASSURED TO ISO 9001:1994



VILLAGECARE

20 February 2007

Mr Mark Cogo
McKenzie Group
Level 6, 189 Kent Street
SYDNEY NSW 2000

Dear Mark,

**Re: BAYVIEW GARDENS EXPANSION
Occupation Certificate DA N0852/02 Clause E2**

Village Care Ltd act as managers of Bayview Gardens Retirement Village on behalf of United Super Investments (ASD).

We confirm the lease agreements entered into for occupation of the thirty-two (32) Units forming works under DA No. N0852/02 include in the term of the agreement it shall state "*occupation of the Units is prohibited unless by persons other than those specified in SEPP5 as aged or disabled persons together with any bona fide carers*".

Further more we confirm that the units are not sub divided or a strata formed.

Yours faithfully,

Terry Mackin,
Village Care Ltd

Ref: 6389 JR/100/C11

20 February 2007

Mr Mark Cogo
McKenzie Group
Level 6, 189 Kent Street
SYDNEY NSW 2000

Dear Mark,

**Re: BAYVIEW GARDENS EXPANSION
Occupation Certificate DA N0852/02 Clause E1**

United Super Investments (ASD) declare that there have been no new allotments or sub-divisions formed as a result of the works undertaken as part of Pittwater Council's Development Approval No. N0852/02. All works were carried out within the existing allotment.

Yours faithfully,



Victor Istanto,
United Super Investments

SPARKS
AND PARTNERS
HYDRAULIC, CIVIL & FIRE SERVICES CONSULTANTS

Step Ahead Building Consultants
26 Kennedy Place
BAYVIEW NSW 2104

Our Ref: 04914: L61
5 March 2007

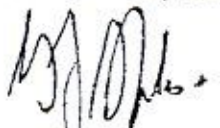
Attention: Warren Lavis

Dear Sir,

Re: Bayview Gardens Expansion
Stormwater Sign-Off

We have examined the as measured on site detention tanks No 1 and No 2 by Bee & Lethbridge and certify that the OSD tanks and stormwater drainage as installed meets the DA/CC approved design and is in accordance with AS 3500-3.

Yours faithfully,
G J Sparks and Partners Pty Ltd



G J Sparks
Director

PO Box 979, Parramatta NSW 2124
L1, 91 GEORGE ST PARRAMATTA
NEW SOUTH WALES 2150
TEL: 02) 9891 5033 FAX 02) 9891 3898
EMAIL: mail@gjspark.com.au

GJSPARKS AND PARTNERS PTY LTD ABN 83 003 690 908
QUALITY ASSURED TO ISO 9001:1994

GoingUp

ELEVATORS

NEW SOUTH WALES
Tel: (02) 9939 0333 Fax: (02) 9939 5333
PO Box 1143 Brookvale NSW 2100



To:	Grindley Constructions / Mark O'Sullivan	From:	Janine Barter
Fax:	9988 3575	Pages:	4
Phone:		Date:	2 February 2007
Re:	Bayview Gardens – Lift Services	GU Ref:	JO150118FB70202

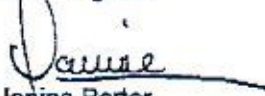
www.goingup.com.au
sales@goingup.com.au

Please find attached lift certification for the above project.

These are subject to completion of all associated builder's works. (See attached site memo)

Should you require any additional information, please do not hesitate to contact us.

Kind Regards


Janine Barter

Our ref J0150118LB70202

2 February 2007

Grindley Constructions Pty Ltd
PO Box 912
Pymble NSW 2073

www.goingup.com.au
sales@goingup.com.au

- * Hydraulic Lifts
- * Traction Lifts
- * Residential
- * Commercial
- * Industrial

Bayview Gardens, 36 Cabbage Tree Road, Bayview

Certification of Essential Services

This letter confirms the above mentioned lift has been installed and approved to AS1735,
the BCA and all statute requirements.

Yours faithfully



Mark Barter



New South Wales
 PO BOX 420 SPIT JUNCTION NSW 2232
 Phone (02) 9960 0016
 Fax (02) 9939 3247

Victoria
 PO BOX 1023 GLEN WARRIBY VIC 3149
 Phone (03) 9802 9555
 Fax (03) 9884 4326

Queensland
 PO BOX 888 WURTULLA QLD 4575
 Phone (07) 5438 0597
 Fax (07) 5438 0509



Web: www.goingup.com.au
 Email: sales@goingup.com.au

SITE MEMO
 DOCUMENT TRANSMITTAL
 REQUEST FOR INFORMATION
 DELIVERY DOCKET

SI-0780

TO: Grindley

JOB NO:
 JOB ADDRESS: Bayview
Annam Rd

Date: 15.12.1997
 Contact: FELDER

Handover of lift to builder

Car interior panels and landing exterior panels
handed over in perfect condition

No floor finish in lift car creating a trip hazard
on side of lift car

No floor finish to top floor entrance creating a
trip hazard to entry of lift

No permanent lighting outside lift entrances

Control panel exposed to weather conditions
at top floor.

Job No. 10150118
 File [] Bill [] Upload []
 Rec. [] Serv [] Files []

Signed by: [Signature] Signed for Going Up: [Signature]

Going Up Lifts Pty Limited, Suite 17, Level 1 Bridgepoint, 3 Brady Street Mosman ABN 79 081 882 653

Our ref J0150118LB70202

2 February 2007

Grindley Constructions Pty Ltd
PO Box 912
Pymble NSW 2073

www.goingup.com.au
sales@goingup.com.au
* Hydraulic Lifts
* Traction Lifts
* Residential
* Commercial
* Industrial

Bayview Gardens, 36 Cabbage Tree Road, Bayview

Certification of Essential Services

We certify the following essential components have been installed / maintained in accordance with the following standards:

<u>Measure</u>	<u>Standard of Performance</u>
Openings in fire isolated lift shafts.	BCA Clause C3.10 AS 1530.4

The installation testing and commissioning of the system was carried out on 25th January 2007 by Mr. John Moir who is properly qualified to undertake the relevant assessment.

Yours faithfully



Mark Barter

FORM 15

INTERIM FIRE SAFETY CERTIFICATE

Issued under the *Environment Planning and Assessment Regulation 1994*
Clauses 80E and 80F

Type of Certificate
(See Note 1)

Interim

Final

Certificate **G&W Hydraulics Pty Ltd** of **1/6 Hawk Street, Kincumber. 2251**

ABN 85081266248

Certify that:

(a) each of the essential fire measures listed below:

(See note 2)
to do so, and

has been assessed by a person who was properly qualified

(See note 3)

installed as per design

(b) The information contained in this certificate is, to the best of my
knowledge and belief, true and accurate.

Identification of Building

Units 1 to 32

STREET

Annam Rd Driveway J

NEAREST CROSS STREET

Cabbage Tree Rd

NAME OR NUMBER

Bayview Gardens Retirement Village 36-42

Cabbage Tree Road

SUBURB

Bayview

Particulars of Building

WHOLE

PART

OTHER

Date of assessment

12-12-06

Owners details

NAME

Australian super Development

ADDRESS

Level 1- 60 Collins Street Melbourne Vic 3000

**Essential Fire Safety
Measures** (See Note 3)

Measure	Standard of Performance
Fire Hose reels	AS 2441
Fire Hydrant Fire Extinguishers	AS 2419.1 AS2118.200

Date of certificate Dated this 12 day of December 2006

Signature

Terry Gary Agent DIRECTOR.

- A copy of this certificate, together with the relevant Fire Safety Schedule must be forwarded to the Council and the Commissioner of New South Wales Fire Brigades.
- A copy of this certificate, together with the relevant Fire Safety Schedule must be prominently displayed in the building



Pittwater Council
Component Certificate

DA No: N0852/02

CC No:

Property: BAYVIEW GARDENS 36 CABBAGE TREE ROAD BAYVIEW
NSW 2104

Geotechnical Requirements

GO-1

Richard Lloyd of Douglas Partners
(Name) (Business)

at 96 Hermitage Road, West Ryde, NSW 2114
(Mailing Address)

being a practising geotechnical engineer with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

B. App. Sc. (Hons.); M. Eng. Sc.

hereby certify that the piers, ~~footings~~ ^{western boundary} footings/retaining wall ~~have~~ have been constructed in accordance with the recommendations contained in the geotechnical report referred to in the Development Consent/Construction Certificate, and the relevant conditions of Development Consent.

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

Signature

Richard Lloyd

Date

7/02/2007

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate**

Development Application for Australian Super Developments Pty Ltd.
Name of Applicant

Address of site 36-42 Cabbage Tree Road, Bayview

Declaration made by geotechnical engineer on completion of the Development

I, G.R. Wilson on behalf of Douglas Partners
(Insert Name) (Trading or Company Name)

on this the 8 February 2007
certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. 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. ; [redacted] verified the Geotechnical Report as per Form 1 dated 19/03/2004 referred to below.

Geotechnical Report Details:

Report Title: Geotechnical Assessment - Bayview Gardens Expansion
Report Date: 36-42 Cabbage Tree Road, Bayview Project 36920 (19/03/2004)
Author: Richard Lloyd

Douglas Partners reviewed the original structural design, and where applicable the subsequently amended structural details [redacted] which have been incorporated into the completed project.

Douglas Partners [redacted] is 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.

Douglas Partners have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. N0852/02 dated 28 May 2004 (D.A.No) (Date consent given)

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

Douglas Partners [redacted] is 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.

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

Douglas Partners Project 36920 Geotechnical Assessment Report
Table 3 - Recommended Maintenance and Inspection Program.

Signature [Signature]
Name G R Wilson
Chartered Professional Status RPEO
Membership No. 10007

09/MAR/2007/FRI 17:51

" Attachment E10 F "



Wall, Roof Frames and Window Location

Property: Bayview Gardens: 36 Cabbage Tree Rd, Bayview

D/A No: NO852/02

CC No: 05/1160-1

I Mathew Macauley of Grindley Construction Pty Ltd, ABN: 42 003 586 687 at Po Box 912 Pymble NSW 2073, hereby certify that the walls, roof frames and windows have been constructed in accordance with the structural and architectural drawings and specifications provided for the project.

Signature:.....

Date:.....

9/3/07

" Attachment G "



Sound Transmission Rating

Property: Bayview Gardens: 36 Cabbage Tree Rd, Bayview

D/A No: NO852/02

CC No: 05/1160-1

I Matthew Macauley of Grindley Construction Pty Ltd, ABN: 42 003 586 687 at Po Box 912 Pymble NSW 2073, hereby certify that the walls between the residential units have been constructed to meet the sound transmission (Rw) ratings of the architectural specifications and drawings.

Signature: 

Date: 

15. MAR/2007/THU 14:50

P. 003/003

03/15/2007 13:58 FAX 99976070

BAYVIEW GARDENS

001

15/MAR/2007/THU 13:57

P. 001/001

* TH * 0070

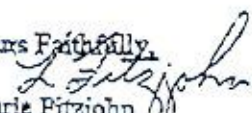


Bayview Gardens Expansion 36-42 Cabbage Tree Road Bayview

TO WHOM IT MAY CONCERN

We herein verify that all Hydraulic Services installed at the above Property referred to as Units 1 to 32 have been installed complying with AS3500 1.2 – AS3500 2.2 – AS3500 3.2 – AS3500 4.2

Yours Faithfully


Laurie Fitzjohn
Project Supervisor

G&W Hydraulics Pty Ltd

ABN 55 081 288 248

Telephone > 02 4368 4050

Fax > 02 4368 4052

PO Box 8188 Kinross NSW 2251

info@GWHydraulics.com.au

COMMERCIAL & INDUSTRIAL PLUMBING

Property:
 Lot 121 DP 789400
 BAYVIEW GARDENS 36 CABBAGE TREE ROAD BAYVIEW NSW 2104

Owner:
 BAYVIEW VILLAGE PTY LTD
 PO BOX 58
 MONA VALE NSW 1660

PITTWATER COUNCIL

FINAL/INTERIM FIRE SAFETY CERTIFICATE

Clauses 80GA,80F Environmental Planning & Assessment Regulation 1994

TYPE OF CERTIFICATE: Interim Final

OWNER/OWNER'S AGENT'S DECLARATION

I, MATTHEW MACAULEY
(Owner/Owner's Agent's Name)
 of 55 CRAWFORD ST AMBLE
(Owner/Owner's Agent's Address)

certify that:

- (a) each of the essential fire safety measures listed below:
- has been assessed by a person (chosen by me) who was properly qualified to do so, and
 - was found when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.
- (b) the information contained in this Certificate is, to the best of my knowledge and behalf, true and accurate.

Signed:  (signature of Owner/Owner's Agent)

Dated this 15th day of MARCH 2007

Note: Only the owner or the agent engaged by the owner may sign the declaration - this excludes the person/contractors who have actually performed the assessments.

CERTIFICATE RELATES TO: Whole of Building Part of Building

Description of part (where applicable)

ESSENTIAL FIRE SAFETY MEASURES LIST

Note: A copy of the most recent Fire Safety Schedule must be attached.

Measure (Essential Fire Safety Measures designated in the Fire Safety Schedule)	Standard of Performance (Standard of performance to be achieved as designated in the Fire Safety Schedule)	Date of Assessment
Portable Fire Extinguishers	AS2444 (2001)	31.01.2007
Mechanical Ventilation / Smoke Exhaust	AS1668.1-1998 BCA spec C2.12, C3.15, C2.5, D1.7, E1.8, E2.2, E2.2a, F4.12, G3.8, AS1668.2-1991, BCA 2004 Part E2	11.12.2006
Emergency Lighting & Exit Lights	AS2293, BCA Clause E4.4, 4.5, 4.6, 4.8	21.02.2007
Fire Hydrant System	AS2419.1	12.12.2006
Fire Hose Reel	AS2441	12.12.2006
Smoke Detection & Alarm System	Drawings 1080-E03H, 1080-E04H, 1080-E05G, 1080-E08G	17.02.2007
Fire Doors	BCA Clause C3.4 & C1.1 type A, AS1530.4, AS1905.1	19.01.2007

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the NSW Fire Brigades.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

New

PITTWATER COUNCIL

PST-1
Component Certificate
For
Termite Control Measures

Property: Bayview Gardens – 36 Cabbage Tree Road, Bayview

D/A No. N0852/02

CC No. 05/1160-1

I Jason Wade Gerard of Termimesh Gosford / Pest North ABN 75 063 387 084

Being a qualified physical barrier installer of the Termimesh Termite Control System, my Qualification being a Level 7A Accredited installer from TMA Corporation, hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and Conditions and Development Consent, applying to our discipline.

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

This Component Certificate should be read in conjunction with our detailed Certificate of Installation – ASS 3660.1, dated 12 December 2006.

Signed:  _____

Council Use Only

Records Officer: Received By

Date:

And Placed on File

15/FEB/2007/FRI 09:10

New

PITTWATER COUNCIL

ST-1
Component Certificate
For
Stair Construction

Property Bayview Gardens: 36 Cabbage Tree Road, Bayview

D/A No W0852/02 . CC No 05/1160-E

1 MATTHEW COOK of STAIR LOCK INTERNATIONAL P/L.
(Name) (Business) ABN 73 097 211 428

at 11/5 MCCORMACK STREET, ARNHEM PARK
(Mailing Address) 2148

being an:

- accredited certifier
- licensed builder / MANUFACTURER

my qualifications being:

(IN ACCORDANCE WITH STAIR LOCK CSIRO APPRAISAL # 195)

hereby certify that the stairs have been designed and constructed in accordance with Part 3.9.1 "Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed platforms, walkways, stairways and ladders", and the relevant conditions of Development Consent.

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

Signature



Date

19/2/07

26 FEB 2007 TUE 09:01

P.002

16/228/2007/221 07:53

P.002

New

PITTWATER COUNCIL

RC-1
Component Certificate
For
Roof Cladding

Property *Bayview Gardens: 36 Cabbage Tree Rd, Bayview*
D/A No *NO852/02* CC No *05/1160-1*

I *David Wright* (Name) of *Australian Roofing & Cladding*
(Business) ABN: *68259661744*
at *36 Meadow Rd, SPRINGFIELD QLD 4120*
(Mailing Address)

being an:

- accredited certifier
- licensed builder
- licensed roofer

my qualifications being:

"As Above" Lic. No. 102485C

herby certify that the roof cladding has been installed, fixed and finished in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards and the relevant conditions of Development Consent.

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

Signature



Date *16.2.07*

PITTWATER COUNCIL

DW-1
Component Certificate
For
Driveway Construction

Property BAYVIEW GARDENS: 36 CABBAGE TREE ROAD, BAYVIEW

D/A No. NO 852/02 CC No 05/1160-1

I COLLARD C. LETHBRIDGE of BEE & LETHBRIDGE Pty Ltd.
(Name) (Business)

at P.O. Box 330 FORESTVILLE. 2087
(Mailing Address)

being an:

- accredited certifier
- registered surveyor

my qualifications being:

BACHELOR OF SURVEYING (HONS) UNSW.
REGISTERED SURVEYOR.

hereby certify that the driveway has been constructed in accordance with the approved plans and/or Council's policy DCP-E3 and/or AS 2890.1-1993 and the relevant conditions of Development Consent.

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

Signature Collard C. Lethbridge Date 15/02/2007.

ABN 13 003 194 447

16/FEB/2007/FRI 16:15

PITTWATER COUNCIL

AR-1
Component Certificate
For
Arborist

Property Bayview Gardens : 36 Cabbage Tree Rd
D/A No N0852/02 . CO No 05/1160-1 Bayview
1 Murray Bolan of Bolan's Tree Service P/L
(Name) (Business)
at Po Box 163 BEROWRA NSW 2081
(Mailing Address)

being a qualified arborist, my qualifications being:

Diploma / Arboriculture

hereby certify that the works have been supervised and that the works as executed have been carried out in accordance with the recommendations contained in the approved arborist report referred to in the Development Consent/Construction Certificate and any relevant conditions of Development Consent.

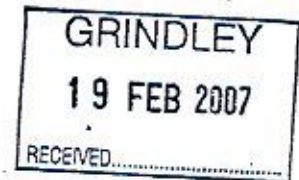
Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature

Date



19/2/07



507

New

PITTWATER COUNCIL

MC-1
Component Certificate
For
Masonry Construction, Accessories & Weatherproofing

Property Bayview Gardens : 36 Cabbage Tree Road, Bayview

D/A No NO 852/02 . CC No 05/1160-1

J. Merlin Reich of JR MASONRY PTY LTD
(Name) (Business) 35 114485 317

at Po Box 190 Campbelltown NSW 2560
(Mailing Address)

being an:

accredited certifier

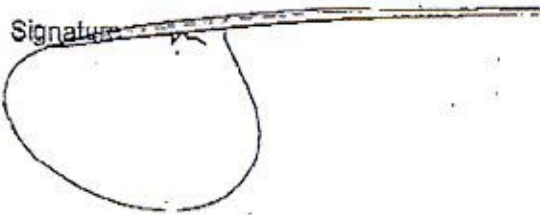
licensed builder

my qualifications being:

Licensed Bricklayer - 28 years exp.

hereby certify that the masonry construction (including articulation joints), masonry accessories (including wall ties, tie down systems and lintels) and weatherproofing of masonry (including damp proof courses, flashings and ventilation), have been designed and constructed in accordance with Part 3.3 "Masonry", Part 3.3.3 "Masonry Accessories" and Part 3.3.4 "Weatherproofing of Masonry" of the Building Code of Australia Housing Provisions, AS 3700-1998 "Masonry structures", and the relevant conditions of Development Consent.

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

Signature 

Date 16/2/07

GRINDLEY
16 FEB 2007
RECEIVED.....

New

PITTWATER COUNCIL

LS-1
Component Certificate
For
Landscaping

Property Bayview Gardens : 36 Cabbage Tree Rd, Bayview.

D/A No NO852/02 . CC No 05/1160-(

I JARRET CLAWICK of NORTHEW SUBURBI LANDSCAPES Pty Ltd
(Name) (Business) ABN 27 071 919 241

at 56/17 DAL ST NORTH SILVERWATER 2128.
(Mailing Address)

- being a.
- qualified horticulturist
 - landscape architect

my qualifications being:

.....
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 20/2/07.

22 Feb 07 10:55a Richard Johns

0242285203

p.2

ZZ/F68/2601/T&U 09:26

1.000

Dry Walls

Property Bayview Gardens: 36 Cottage Tree Rd, Bayview.

D/A No NO852/02 . cc No 05/1160-1.

Richard Johns. of Fastrack Interiors P/L.
(Name) (Business)

ABN 79 119 249 502 at PO Box 1333 Wollongong DC 2500.
(Mailing Address)

my qualifications being:

Company Director.

hereby certify that the fire rated dry walls have been installed in accordance with manufacturers specification & architectural drawings and specification, achieving the fire rating nominated in the architectural drawings and specification.

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

Signature [Signature] Date 22-2-07

PITTWATER COUNCIL

LV-1
Component Certificate
For
Artificial Lighting and Mechanical Ventilation

Property Bayview Gardens: 36 Cabbage Tree Rd, Bayview.

D/A No NO852/02 . CC No 05/1160-1

I Mark Bachir of Integral Group PTY LTD
(Name) (Business)

at 37/244-254 Horsley Rd Melperra NSW 2214
(Mailing Address)

being an:

accredited certifier

licensed builder

my qualifications being:

licensed Air Conditioning / Mechanical Installer.

hereby certify that the ~~artificial lighting and~~ mechanical ventilation has been provided to the sanitary compartment/bathroom/laundry in accordance with Part 3.8.4 "Light" and Part 3.8.5 "Ventilation" of the Building Code of Australia Housing Provisions, and the relevant conditions of Development Consent.

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

Signature

Date



16/2/2007

PITTWATER COUNCIL

GL - 1

Building Component Certificate
For

Location of perimeter walls and establishment of Ground Floor Levels

Property BAYVIEW GARDENS : 36 CABBAGE TREE ROAD BAYVIEW.

D/A No. ND 852/02 CC No. 05 / 1160 - 1

COPLAND C. LETHBRIDGE of BEE & LETHBRIDGE Pty LTD.

(Name)

(Company name)

P.O. Box 330 FORESTVILLE. 2087.

being a qualified SURVEYOR my qualifications being BACHELOR OF SURVEYING (HONS)

~~NSW~~ REGISTERED SURVEYOR.

hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Clive Bellinger 15/02/2007.

Council Use Only

Records Officer: Received by Date.....

And placed on file.

PITTWATER COUNCIL

BS-1
Component Certificate
For
Building Setout

Property BAYVIEW GARDENS : 36 CABBAGE TREE ROAD, BAYVIEW

D/A No. NO 852/02 CC No. 05/1160-1

COPLAND C. LETHBRIDGE of BEE & LETHBRIDGE Pty Ltd.
(Name) (Business)

at P.O. Box 330 FORESTVILLE 2087.
(Mailing Address)

being a registered surveyor, my qualifications being:

BACHELOR OF SURVEYING (HONS) UNSW.
REGISTERED SURVEYOR

hereby certify that the building has been set out in accordance with the boundary setbacks nominated on the approved Development Consent plans or as amended/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 [Handwritten Signature] Date 15/02/2007.

PITTWATER COUNCIL

FL-2
Component Certificate
For
Subsequent Floor Levels.

Property Bayview Gardens: 36 Cabbage Tree Road, Bayview

D/A No NO852/02 . CC No 05/1160-1

COPLAND C. LETHBRIDGE of BEE & LETHBRIDGE Pty Ltd.

(Name)

(Business)

at P.O. Box 330 FORESTVILLE 2087

(Mailing Address)

being a qualified surveyor, my qualifications being:

BACHELOR OF SURVEYING (HONS) UNSW. REGISTERED SURVEYOR.

hereby certify that the ~~Subsequent floor levels~~ comply with the levels nominated on the approved plans or by any condition of Development Consent.

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

Signature

Copland Lethbridge

Date 15-02-2007

PITTWATER COUNCIL

EX-1
Component Certificate
For
Excavation and/or Filling

Property Bayview Gardens : 36 Cabbage Tree Road, Bayview

D/A No NO 852/02

. CC No. 05/1160-1

COLAND C. LETHBRIDGE

of BEE & LETHBRIDGE Pty Ltd

(Name)

(Business)

at P.O. Box 330 FORESTVILLE 2087.

(Mailing Address)

being registered surveyor, my qualifications being:

BACHELOR OF SURVEYING (HONS) UNSW.
REGISTERED SURVEYOR.

hereby certify that the site excavation and/or filling (including around those trees nominated on the approved plan as being retained) has been carried out in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

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

Signature



Date 15-02-2007

PITTWATER COUNCIL

RL-1
Component Certificate
For
Roof Ridge Levels

Property BAYVIEW GARDENS: 36 CABBAGE TREE RD, BAYVIEW

D/A No. N0852/02 CC No. 05/1160-1

I COPLAND C. LETHBRIDGE of BEE & LETHBRIDGE Pty LTD.
(Name) (Business)

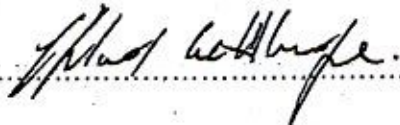
at P.O. Box 330 FORESTVILLE 2087
(Mailing Address)

being a qualified surveyor, my qualifications being:

BACHELOR OF SURVEYING B SURV (HONS) UNSW.
REGISTERED SURVEYOR.

hereby certify that the roof ridge levels comply with the levels nominated on the approved plans or 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 15/02/2007.

PITTWATER COUNCIL

FL-1
Component Certificate
For
Ground Floor Levels

Property BAYVIEW GARDENS: 36 CABBAGE TREE ROAD, BAYVIEW

DIA No. NO 852/02 CC No 05/1160-1

I COLLAND C. LETHBRIDGE of BEE & LETHBRIDGE Pty LTD.
(Name) (Business)

at P.O. Box 330 FORESTVILLE 2087
(Mailing Address)

being a qualified surveyor, my qualifications being:

BACHELOR OF SURVEYING (HONS) UNSW -
REGISTERED SURVEYOR

hereby certify that the **ground floor levels** comply with the levels nominated on the approved plans or by any condition of Development Consent.

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

Signature *Coland C. Lethbridge* Date 15/02/2007

PITTWATER COUNCIL

GL-1
Component Certificate
For
Glazing

Property Bayview Gardens : 36 Cabbage Tree Road, Bayview

D/A No NO852/02 . CC No 05/1160-1

I STEPHEN McDONALD of COMPLETE WARDROBES & SHOWER SCREENS
(Name) (Business)

at 160 GARNET RD KIRRAWEE
(Mailing Address)

being an:

- accredited certifier
- licensed builder
- structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

NUMBER 88423 EXP 27/07/2007

BUILDING CONTRACTING MANAGEMENT AUG. 1993

hereby certify that the glazing (including shower doors, shower screens, and bath enclosures where provided), has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings - Selection and Installation", AS 2047-1999 "Windows in buildings - Selection and Installation" and the relevant conditions of Development Consent.

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

Signature

Date

19/02/07

GRINDLEY
19 FEB 2007
RECEIVED



Pittwater Council
Component Certificate

DA No: N0852/02

CC No:

Property: BAYVIEW GARDENS 36 CABBAGE TREE ROAD BAYVIEW
NSW 2104

Footings/Slabs/Piers/Retaining Walls

FN-1

I, ANDREW WANG of LOW + HOOKE ASPT
(Name) (Business)
at PO BOX 356 LEICHHARDT
(Mailing Address)

being an:

- accredited certifier
- practising structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

BEing MIE Aust NPER Civil / Structural

hereby certify that the **footings/slabs/piers/retaining walls/other** have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3.2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent.

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

Signature Andrew Wang

Date 12.02.2007

PITTWATER COUNCIL

DW-1
Component Certificate
For
Driveway Construction

Property BAYVIEW GARDENS: 36 CABRAGE TREE ROAD, BAYVIEW

D/A No. NO 852/02 CC No. 05/1160-1

I COLLINS C. LETHBRIDGE of BEE & LETHBRIDGE Pty Ltd.
(Name) (Business)

at P.O. Box 330 FORESTVILLE. 2087
(Mailing Address)

being an:

- accredited certifier
- registered surveyor

my qualifications being:

BACHELOR OF SURVEYING (HONS) UNSW.
REGISTERED SURVEYOR.

hereby certify that the driveway has been constructed in accordance with the approved plans and/or Council's policy DCP-E3 and/or AS 2890.1-1993 and the relevant conditions of Development Consent.

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

Signature Collins C. Lethbridge Date 15/02/2007.

PITTWATER COUNCIL

RC-1
Component Certificate
For
Roof Cladding

Property Bayview Gardens; 36 Cabbage Tree Rd, Bayview

D/A No NO852/02 . CC No OS/1160-1

David Wright (Name) of Australian Roofing & Cladding (Business)

at 36 Meadow Rd SPRINGFIELD 2250
(Mailing Address)

being an:

- accredited certifier
- licensed builder
- licensed roofer

my qualifications being:

"AS ABOVE" Lic No 103485C

hereby certify that the roof cladding has been installed, fixed and flashed in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards and the relevant conditions of Development Consent.

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

Signature



Date 16.2.07

**accessibility
solutions** (NSW) PTY LTD

467 Beauchamp Road MAROUBRA 2035

Tel. 9661-1945 Fax. 9661-1982 Mob. 0417-467-007

Email markreiff@bigpond.com

FACSIMILE TRANSMISSION

To:	Mark Cogo & Tim Debeck	
Company:	McKenzies Consulting	
Fax No:	8298-6899	
Date:	15 th March 2007	
From:	Mark Relf	No. of Pages (including this one): 10

ATTENTION

Mark & Tim

Report follows

Regards

Mark Relf

If you have any difficulties receiving this fax please call
9661-1945 or 0417 467 007

ACCESS REPORT
OCCUPATION REPORT
15TH MARCH 2007

**BAYVIEW GARDENS
ANNUM ROAD, BAYVIEW**

The following report has been undertaken to assess construction of thirty-two (32) unit extension to the Bayview Gardens village at Annum Road Bayview under State Environment Planning Policy No. 5 – Housing for Older People or People with a Disability (SEPP 5). In particular clause 13A of SEPP 5.

This review also considered the “adaptability” of Units 3, 4, 5, 19 (Type A plan) as noted on the construction drawings having regard to the requirements of AS4299 in accordance with clause 13A(2)(d) – Adaptability of SEPP 5 for 10% of the units.

Construction Drawing List

Dwg No.	Revision	Title
Job 04504 A1201	G	Floor Plan RL21.500 & RL21.800
Job 04504 A1202	E	Floor Plan RL24.300 (Units 3 & 4)
Job 04504 A1203	K	Floor Plan RL24.300 (Unit 19)
Job 04504 A1204	G	Floor Plan RL27.150 (Unit 5)
Job 04504 A1205	L	Floor Plan RL27.150
Job 04504 A1206	E	Floor Plan RL30.000
Job 04504 A1207	G	Floor Plan RL30.000
Job 04504 A1209	F	Floor Plan RL32.700
Job 04504 A1210	B	Roof Plan
Job 04504 A1211	C	Roof Plan

Appendix A of this report provides a list defects identified during a preliminary inspection that have been completed.



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range to services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

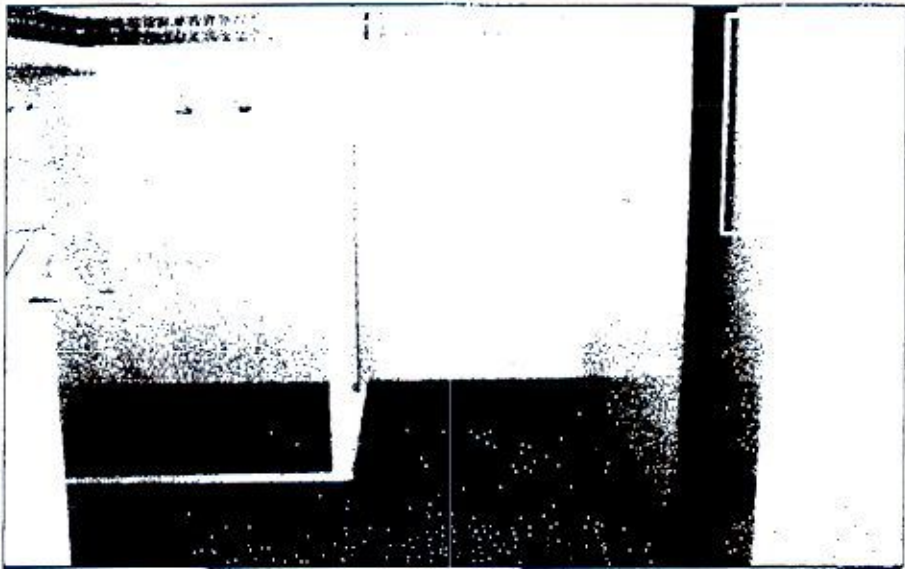
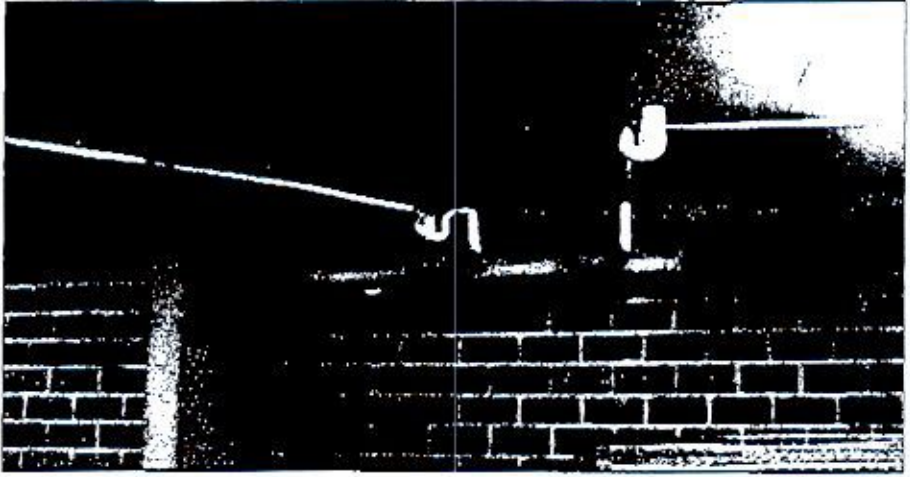
The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia and Committee of Management member.
- Accredited Member of the Access Institute of NSW.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.






SEPP 5 Clause	Compliance Comments
	
<p>Clause 13A(6)</p>	<p>8. Garage Headroom</p> <p>There are several garage spaces (22 and 25) that do not provide the required 2500mm headroom clearance for and area that is at least 2160mm from the front of the parking space. (Actuals are 2300mm height clearance beneath the plumbing and services which is 2500mm from the front wall of the parking spaces.)</p> <p>However, given the 6000mm length of the parking spaces and open plan design of the basement carpark which has no individual caging or doors then I am satisfied that a wheelstop moved 350mm from the front of the spaces shall provide adequate 2500mm height area to open and deploy a roof-mounted wheelchair hoist.</p> 

Mark Relf

Mark Relf Access Consultant (ACAA)

accessibility
solutions

SEPP 5 Clause	Compliance Comments
Clause 13A 2(a)(ii), 25(f) and AS1428.1	<p>5. Entry Ramp</p> <p>The handrails terminate before the end of the ramp which does not comply with AS1428.1 and the hazard warning tactiles are in the WRONG location to indicate the driveway/garage entry and ramp. <u>Dwg A1202 (issue E) shows the ramp terminating before the doorway and providing a level doorway landing and threshold @ RL24,440 with internal garage ramping up to the doorways.</u></p> <p>As an alternative solution I suggest a handrail on the door and wall below the sign and a continuing handrail on the open side for at least 1200mm.</p> <p>Alternatively, raise the doorway landing to be a 1:40 max slope and be level with the door threshold and create a 90 or 180 degree turn on the ramp with continuing handrails on both sides, which allows unimpeded egress. The grate would also need to be modified with 12mm max openings and transverse to the direction of travel.</p> 
AS4299	<p>6. Fridge GPO's</p> <p>The location of fridge GPO's in at least 10% of designated adaptable dwellings must be amended to comply with Clause 4.5.11 of AS4299 <u>"to provide a GPO for a refrigerator in such a position as to be easily reachable after the refrigerator is installed".</u></p>
Clause 13A(16)	<p>7. Laundry Closets</p> <p>Several units (e.g. 1, 3, 4, 5, 15, 18 and similar) have shower closures adjacent to laundry appliances that prevent 1300mm minimum clearance, which requires removal of the screens and a shower curtain installed as previously advised by the architects.</p>

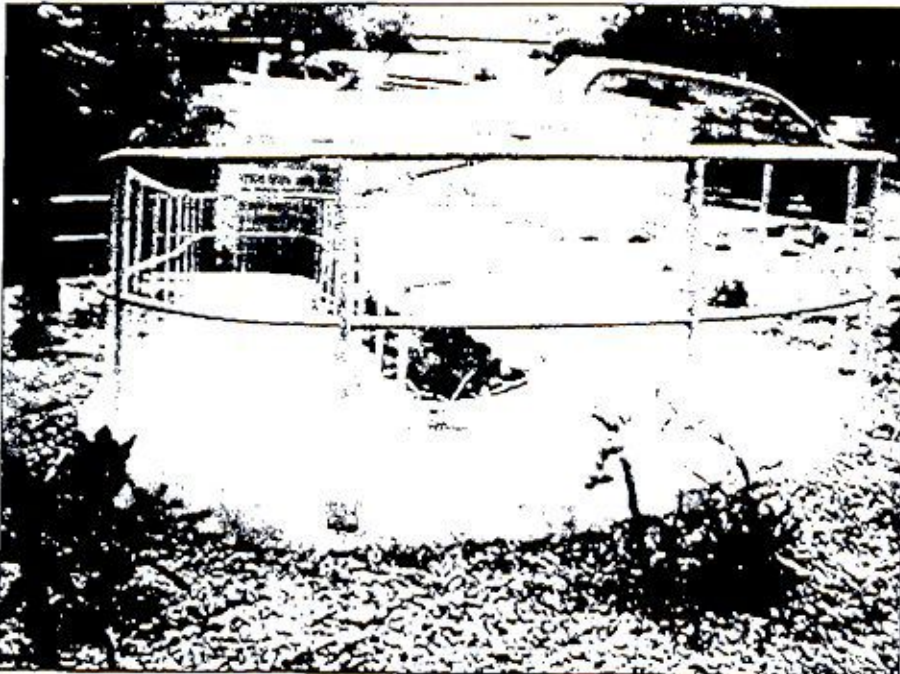
SEPP 5 Clause	Compliance Comments
	 <p data-bbox="489 846 1005 875">3. Pathway to Communal Facilities</p> <p data-bbox="489 909 1260 938">Please install kerb rails / kerbs along the edge of the pathway.</p>
<p data-bbox="216 981 464 1043">Clause 13A 2(a)(ii). 25(f) and AS1428.1</p>	<p data-bbox="489 981 691 1010">4. Entry Path</p> <p data-bbox="489 1043 1393 1249">Please lower the trip hazard or raise the path level to ensure 1000mm clear width and NO trip hazard. Option could be to install a custom grate that ramps up and over the raised drainage and simultaneously allows water to flow under the grate. The slope of the grate would need to be 1:14 maximum which will need handrails installed to AS1428.1.</p> 

APPENDIX A

ACCESS DEFECTS REPORT
2ND MARCH 2007

BAYVIEW GARDENS

This report has been prepared following a site inspection of the as-built works, which includes several issues for completion or rectification.

SEPP 5 Clause	Compliance Comments
Clause 13A 2(a)(ii), 25(f) and ASI428.1	<p>1. Annam Road Entry Ramp</p> <p>The landings must be regraded with a slope and crossfall NOT exceeding 1:40 (1:50 max preferred). The handrail and kerb heights must be constant with the ramp incline and surface throughout the grade.</p>  <p>2. Driveway Crossover</p> <p>Please regrade the transition to ensure crossfall not exceeding 1:40 rather than the divot which currently exists.</p>

23. Corridors, internal doorway circulation spaces and doors complying with AS1428.1/AS4299 for front-on and side-on approaches with 870mm width internal doors providing 820mm clearance.
24. The external swing doors to any one dwelling are keyed alike and the external sliding doors of individual dwellings are keyed alike to comply with AS4299.
25. Kitchen spatial areas provide at least 1550mm between benches to comply with AS4299 with an internal layout of fittings and fixtures that comply with category C requirements.
26. Main bedrooms provide an area complying with AS4299 that includes a circulation zone of 1540mm X 2070mm adjacent to the foot of a queen sized bed with at least 1000mm on all sides. The GPO's, phone and TV outlets comply with AS4299. The potential illumination also satisfies AS4299.
27. A Bathroom in each unit that provides a spatial area of at least 2100mm X 2700mm (clear of laundry closets) with a layout of toilet pan, shower recess, basin and circulation spaces that will comply with AS1428.1 with fittings and fixtures that include a hobless shower, allowance for future grabrails and shower seat, wall cabinet, GPO; capstan tapset, slip resistant tiles, etc to comply with category C of AS4299.
28. Living/dining areas provide a room large enough area to facilitate a 2250mm diameter circulation area with GPO's and telephone point at appropriate locations to comply with AS4299. The potential illumination also satisfies AS4299.
29. Laundry facilities within the combined bathroom / laundry provide 1550mm X 1550mm clear circulation space in front of the appliances (washing machine, drier and tub) by virtue of a hobless shower recess area with a shower curtain only to comply with AS4299.
30. Garage Parking spaces for these four (4) units provide 3800mm width X 6000mm length X 2500mm height for roof-mounted hoist access on a level surface (up to 1:40) to comply with AS4299.
31. Therefore I am satisfied that units 3, 4, 5, 19 comply with AS4299 to category C and clause 13A(2)(d) of SEPP 5.

Summary

In summary it is my opinion that the access and adaptability requirements of clause 13A and the referenced standards has been satisfied through the various construction works, including a preliminary list of defects as identified in Appendix A of this report that has now been completed, for the subject development.



Mark Relf,
Access Consultant (ACAA)

GPO's, phone and TV outlets comply with clause 13A(12). The potential illumination also satisfies clause 13A(12).

14. A Bathroom in each unit that provides a spatial area of at least 2100mm X 2700mm (clear of laundry closets) with a layout of toilet pan, shower recess, basin and circulation spaces that will comply with AS1428.1 with fittings and fixtures that include a hobless shower, allowance for future grabrails and shower seat, wall cabinet, GPO; capstan tapset, slip resistant tiles, etc to comply with clause 13A(13).
15. A Visitable Toilet Pan is provided in every unit on the accessible entry level that provides at least 900mm X 1250mm circulation space in front of the toilet pan or has an Accessible Toilet that provides a toilet pan within an area of 2000mm X 1600mm with at least 1100mm clearance in front of the pan in accordance with AS1428.1 to comply with clause 13A(14).
16. Unit Types A, C, D are single level units that provide all facilities on an "accessible" entry level while types E, F are two storey units with all **essential** facilities of a main bedroom, accessible/adaptable bathroom, kitchen and living areas on the accessible ground floor level thereby automatically complying with clause 13A(15);
17. Laundry facilities within the combined bathroom / laundry or in separate laundries that will provide 1300mm X 1300mm clear circulation space in front of the appliances by virtue of a hobless shower recess area with a shower curtain only to comply with clause 13A(16).
18. Each dwelling provides a storage cupboard with shelves that can be adjusted to comply with clause 13A (17) of SEPP 5.
19. Outdoor paved surfaces on ramps, pathways and unit terraces and deck areas provide slip resistant surfaces in accordance with clause 13A(19) of SEPP 5.
20. Light switches are installed 1000-1100mm AFFL and GPO's at least 600mm AFFL in accordance with clause 13A(20) of SEPP 5.
21. Garbage store areas are available within unit courtyard and balcony areas and other holding rooms in accessible locations to comply with Clause 13A(21) of SEPP 5.

Units 3, 4, 5, 19 (Type A) – Adaptability (AS4299)

In addition to the abovementioned building works and minimum requirements of Clauses 13A(3) to 13A(21) of SEPP 5 there are four units (3, 4, 5, 19) that have been constructed to satisfy the requirement of clause 13A(2)(d) of SEPP 5.

The following provides a statement regarding the construction of the designated adaptable units to demonstrate compliance with AS4299 in terms of:

22. Entrances comply with AS1428.1 by providing 1500mm X 1500mm landings and foyer areas with 460mm latch side clearance with a 920mm door and level thresholds.

Outdoor Access to Common Facilities and Annam Road Bus Stop

1. The development provides external ramps and pathways from the subject development area and *required* number of units (as approved) to the on-site communal facilities and to the Annam Road public bus stop in a manner that complies with AS1428.1 and Clause 13A(2) of SEPP 5.
2. The accessways to the dwellings incorporate ramps, walkways and a lift in accordance with AS1428 to the *required* number of dwellings in accordance with the approved plans and clause 13A(2) of SEPP 5.
3. The access to the communal resident workshop/craft room and residents meeting room complies with AS1428 and clause 13A(2) of SEPP 5.
4. The on-site identification and wayfinding signage complies with clause 13A(3) of SEPP 5.
5. The outdoor accessways providing lighting to comply with clause 13A(4) of SEPP 5.
6. The letterboxes are installed in an area that provides appropriate access to comply with the requirements of clause 13A(5) of SEPP 5.

All Units – (SEPP 5 clause 13A sub clause (3) to (21))

With regard to units generally the construction of the development demonstrates compliance with clauses 13A(6) to 13A(16) in terms of:

7. Garage Parking spaces provide 3200mm minimum width X 6000mm length X 2500mm height for roof-mounted hoist access on a level surface (up to 1:40) to comply with clause 13A(6). The entry doors to the basement carpark are power operated with to comply with SEPP 5.
8. Entrances comply with AS1428.1 and clause 13A(7) by providing 1500mm X 1500mm landing and foyer areas with 460mm latch side clearance with a 920mm door.
9. The external swing doors to any one dwelling are keyed alike and the external sliding doors of individual dwellings are keyed alike to comply with clause 13A(8) of SEPP 5.
10. Corridor, doorway circulation spaces and doors comply with clause 13A(9) and (18) by providing 1200mm X 1200mm circulation space at every internal doorway with 870mm width internal doors providing 820mm clearance and lever door handles 1000mm AFFL.
11. Living/dining areas provide a room large enough area to facilitate a 2250mm diameter circulation area with GPO's and telephone point at appropriate locations to comply with clause 13A(10). The potential illumination also satisfies clause 13A(10) of SEPP 5.
12. Kitchen spatial areas provide at least 1450mm between benches to comply with AS4299 with an internal layout of fittings and fixtures that comply with clause 13A(11) of SEPP5.
13. Main bedrooms provide an area complying with AS4299 that includes a circulation zone of 1200mm at the foot of a queen sized bed with at least 1000mm on all sides. The

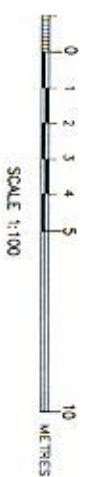
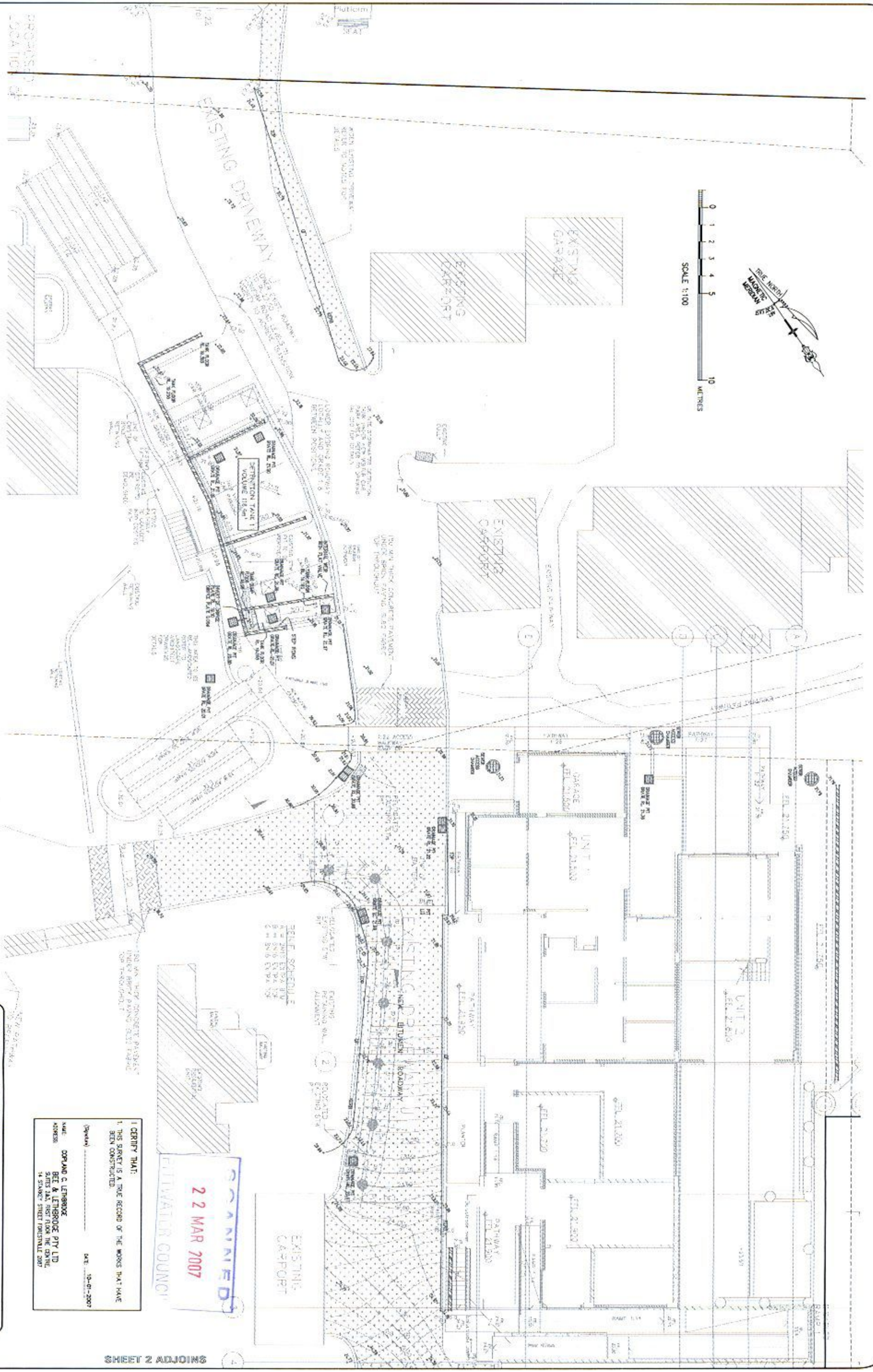
Outdoor Access to Common Facilities and Annam Road Bus Stop

1. The development provides external ramps and pathways from the subject development area and *required* number of units (as approved) to the on-site communal facilities and to the Annam Road public bus stop in a manner that complies with AS1428.1 and Clause 13A(2) of SEPP 5.
2. The accessways to the dwellings incorporate ramps, walkways and a lift in accordance with AS1428 to the *required* number of dwellings in accordance with the approved plans and clause 13A(2) of SEPP 5.
3. The access to the communal resident workshop/craft room and residents meeting room complies with AS1428 and clause 13A(2) of SEPP 5.
4. The on-site identification and wayfinding signage complies with clause 13A(3) of SEPP 5.
5. The outdoor accessways providing lighting to comply with clause 13A(4) of SEPP 5.
6. The letterboxes are installed in an area that provides appropriate access to comply with the requirements of clause 13A(5) of SEPP 5.

All Units – (SEPP 5 clause 13A sub clause (3) to (21))

With regard to units generally the construction of the development demonstrates compliance with clauses 13A(6) to 13A(16) in terms of:

7. Garage Parking spaces provide 3200mm minimum width X 6000mm length X 2500mm height for roof-mounted hoist access on a level surface (up to 1:40) to comply with clause 13A(6). The entry doors to the basement carpark are power operated with to comply with SEPP 5.
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BEE & LETHBRIDGE PTY. LIMITED.
 ACN 003 194 447
 CONSULTING SURVEYORS
 SUITES 243, FIRST FLOOR
 THE CENTRE, 14 STARKER
 STREET FORESTVILLE 2067
 TEL: (08) 9481 8379
 FAX: (08) 9481 8328
 Email: b.ledwith@b&l.com.au

NOTE:
 WORK AS EXECUTED LEVELS & FEATURES
 ARE SHOWN HEREON IN RED

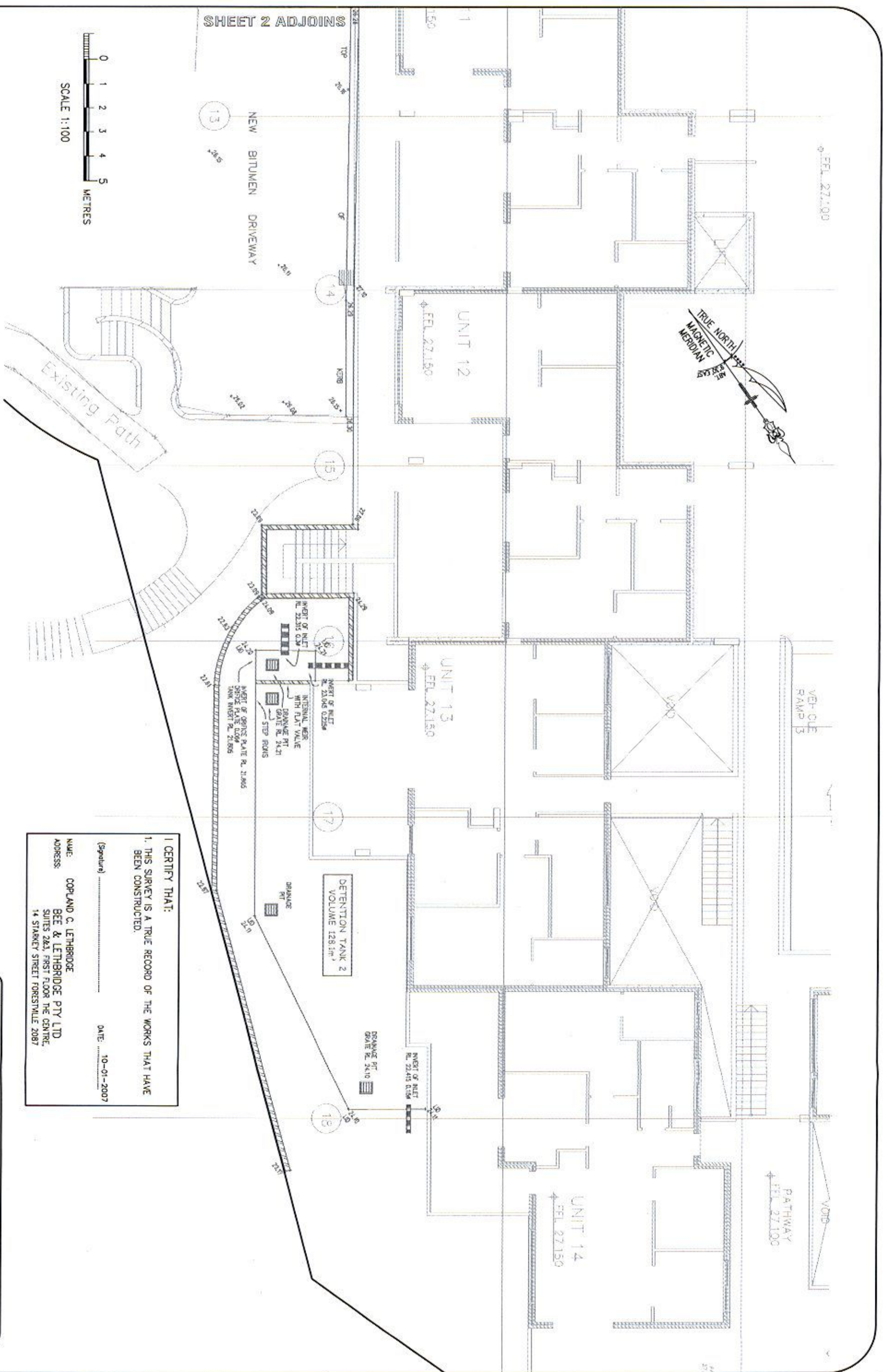
PLAN SHOWING WORK AS EXECUTED FEATURES & LEVELS
 OVER PART OF PART LOT 121 IN D.P. 799400
 KNOWN AS BAYVIEW GARDENS, ANNAM ROAD, BAYVIEW.
 L.C.A.: PITTWATER

CLIENT: GRINDLEY CONSTRUCTIONS

PROJECT:	BAYVIEW GARDENS, ANNAM ROAD,	REF. No:	15193
DRAWN:	A.H.D.	SCALE:	1:100
DATE:	10.01.07	SHEET No:	1 of 3
DATE:	15/03/08	DWG. SIZE:	A1
DATE:	15/03/08	DATE:	10-01-2007

I CERTIFY THAT:
 1. THIS SURVEY IS A TRUE RECORD OF THE WORKS THAT HAVE
 BEEN CONSTRUCTED.
 DATE: 10-01-2007
 NAME: OPALD C. LETHBRIDGE
 ADDRESS: BEE & LETHBRIDGE PTY LTD
 14 STARKER STREET FORESTVILLE 2067





BEE & LETHBRIDGE PTY. LIMITED.
 AON 003 194 447
 CONSULTING SURVEYORS
 PH: (02) 9451 6757 FAX: (02) 9875 3535
 SUITES 2&3, FIRST FLOOR
 THE CENTRE, 14 STARKY ST
 FORESTVILLE 2087
 Email: survey@leeth.com.au

NOTE:
 WORK AS EXECUTED LEVELS & FEATURES
 ARE SHOWN HEREON IN RED

PLAN SHOWING WORK AS EXECUTED FEATURES & LEVELS
 OVER PART OF PART LOT 121 IN D.P. 789400
 KNOWN AS BAYVIEW GARDENS, ANNAM ROAD, BAYVIEW.
 L.G.A.: PITTWATER

I CERTIFY THAT:
 1. THIS SURVEY IS A TRUE RECORD OF THE WORKS THAT HAVE
 BEEN CONSTRUCTED.
 (Signature) _____ DATE: 10-01-2007
 NAME: COPLAND C. LETHBRIDGE
 ADDRESS: BEE & LETHBRIDGE PTY LTD,
 SUITES 2&3, FIRST FLOOR, THE CENTRE,
 14 STARKY STREET FORESTVILLE 2087

CLIENT GRINDLEY CONSTRUCTIONS		PROPERTY	BAYVIEW GARDENS, ANNAM ROAD, BAYVIEW	REF No.	15193
DATE	A.H.D.	SCALE	1:100	DATE	10.01.07
SURVEYED	P.B.	DRAWN	R.M.	CAD DWG No.	15193w06
				SHEET No.	3 of 3
				DWG. SIZE	A2
				REV	00