

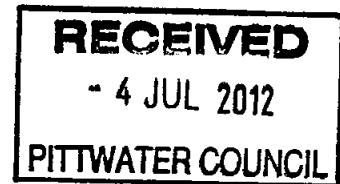
ANTHONY ALLEN
ACCREDITED STRATA AND COMPLYING
DEVELOPMENT (SUBDIVISIONS) CERTIFIER)

A Allen Consulting Surveyors Pty Ltd
ABN 56 101 272 600

Accreditation Body: Building Professionals Board – Reg. No.0004

3 July, 2012
139/2012 AA

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



PRIVATE CERTIFIERS NOTICE OF ISSUE OF COPY OF DOCUMENTS
PURSUANT TO SECTION 37A STRATA SCHEMES
(FREEHOLD DEVELOPMENT) ACT 1973

STRATA CERTIFICATE No.139/2012
DATED 3/07/2012

PROPERTY: 1825 Pittwater Road, Bayview
Lot 301 DP1139238

RELEVANT DEVELOPMENT CONSENT No.: CDC 2011/10
(Issued by Anthony Allen BPB0004 18/05/2011)

DOCUMENTS ENCLOSED:

copy endorsed strata plan
copy Sydney Water Sec 73 certificate
copy CDC 2011/10
copy construction certificate

cheque for prescribed filing fee \$36.00


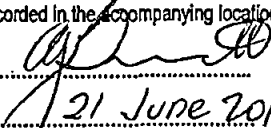
Yours Faithfully

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

Anthony Allen

\$36 Rec: 323976 4/7/12

POSTAL ADDRESS: PO BOX 270, OYSTER BAY NSW 2225
PH: (02) 9528 0477 FAX: (02) 9528 3240 MOB: 0412 909 126
EMAIL: admin@aastrata.com.au

STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)
<div>Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)</div> <div>The Owners - Strata Plan No</div> <div>DARLEY STREET WEST BAYVIEW NSW 2104</div>		<div>Office Use Only</div> <div>Registered:</div> <div>Purpose:</div>
<div>The adopted by-laws for the scheme are:</div> <div>* A Model By-laws.</div> <div>* together with, Keeping of animals. Option A/B/G</div> <div>* By-laws in _____ sheets filed with plan.</div> <div>* strike out whichever is inapplicable</div> <div>* Insert the type to be adopted (Schedules 2 - 7 SSM Regulation 2010)</div>		<div>PLAN OF SUBDIVISION OF LOT 301 IN DP 1139238</div>
<div>Strata Certificate (Approved Form 5)</div> <div>(1) The Council of.....</div> <div>* The Accredited Certifier <u>ANTHONY ALLEN</u></div> <div>Accreditation No. <u>BPB0004</u></div> <div>has made the required inspections and is satisfied that the requirements of;</div> <div>* (a) Section 37 or 37A Strata Schemes (Freehold Development) Act 1973 and clause 29A Strata Schemes (Freehold Development) Regulation 2007,</div> <div>* (b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2007,</div> <div>have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate. .</div> <div>* (2) The Accredited Certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.</div> <div>* (3) The strata plan is part of a development scheme. The council or accredited certifier is satisfied that the plan is consistent with any applicable conditions of the relevant development consent and that the plan gives effect to the stage of the strata development contract to which it relates.</div> <div>* (4) The building encroaches on a public place and;</div> <div>* (a) The Council does not object to the encroachment of the building beyond the alignment of</div> <div>.....</div> <div>* (b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment.</div> <div>* (5) This approval is given on the condition that lot(s) [^]..... are created as utility lots in accordance with section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986.</div> <div>Date <u>3/7/12</u></div> <div>Subdivision No. <u>139/2012</u></div> <div>Relevant Development Consent No. <u>CDC 2011/10</u></div> <div>Issued by <u>ANTHONY ALLEN (BPB0004)</u></div> <div></div> <div>.....</div> <div>Authorised Person / General Manager / Accredited Certifier</div> <div>* Strike through if inapplicable.</div> <div>* Insert lot numbers of proposed utility lots.</div>		<div>LGA: PITTWATER</div> <div>Locality: MONA VALE</div> <div>Parish: NARRABEEN</div> <div>County: CUMBERLAND</div>
		<div>Surveyor's Certificate (Approved Form 3)</div> <div>I, <u>ANTHONY JOHN BENNETT</u></div> <div><u>USHER & COMPANY PTY LIMITED</u></div> <div>of <u>PO BOX 1199, CHATSWOOD NSW 2057</u></div> <div>of</div> <div>a surveyor registered under the Surveying and Spatial Information Act, 2002, hereby certify that:</div> <div>(1) Each applicable requirement of</div> <div>* Schedule 1A of the Strata Schemes (Freehold Development) Act 1973</div> <div>* Schedule 1A of the Strata Schemes (Leasehold Development) Act 1986</div> <div>has been met;</div> <div>* (2) (a) the building encroaches on a public place;</div> <div>* (b) the building encroaches on land (other than a public place); and an appropriate easement has been created by ^..... to permit the encroachment to remain.</div> <div>* (3) the survey information recorded in the accompanying location plan is accurate.</div> <div>Signature: </div> <div>Date: <u>21 June 2012</u></div> <div>* Strike through if inapplicable.</div> <div>* Insert the Deposited Plan Number or Dealing Number of the Instrument that created the easement</div>
		<div>SURVEYOR'S REFERENCE: 2427E</div>
		<div>Use STRATA PLAN FORM 3A for additional certificates, signatures and seals</div>

STRATA PLAN ADMINISTRATION SHEET		Sheet 2 of 3 sheet(s)
PLAN OF SUBDIVISION OF LOT 301 IN DP 1139238	Office Use Only	
	Registered: Office Use Only	

Strata Certificate Details: Subdivision No: 139/2012 Date: 3/7/12

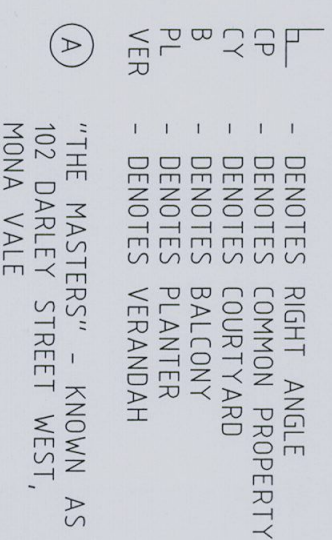
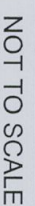
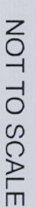
SCHEDULE OF UNIT ENTITLEMENT
(If space is insufficient use additional annexure sheet)

LOT NO.	UNIT ENTITLEMENT	LOT NO.	UNIT ENTITLEMENT
1	260	21	260
2	260	22	240
3	240	23	240
4	240	24	260
5	260	25	260
6	260	26	240
7	240	27	240
8	240	28	260
9	260	29	260
10	260	30	240
11	240	31	240
12	240	32	260
13	260	33	260
14	260	34	240
15	240	35	240
16	240	36	260
17	260	37	260
18	260	38	240
19	480	39	240
20	260	AGG.	10000

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants
(if insufficient space use additional annexure sheet)

SURVEYOR'S REFERENCE: 2427E

STRATA PLAN ADMINISTRATION SHEET		Sheet 3 of 3 sheet(s)
PLAN OF SUBDIVISION OF LOT 301 IN DP 1139238		Office Use Only
	Registered:	Office Use Only
Strata Certificate Details: Subdivision No: 139/2012 Date: 3/7/12		
SURVEYOR'S REFERENCE: 2427E		

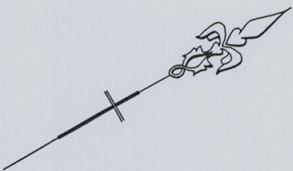
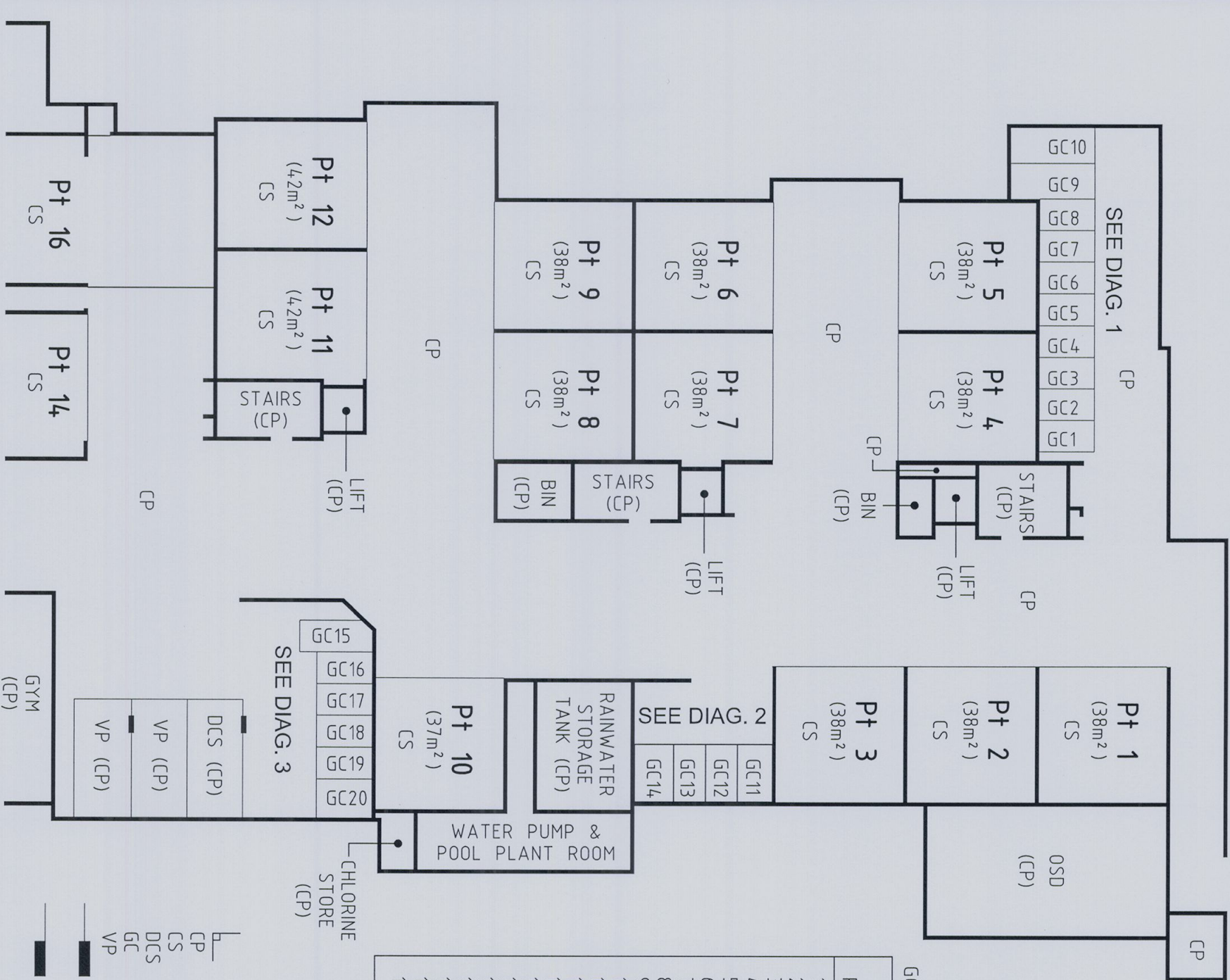


LOCATION PLAN

Surveyor: ANTHONY JOHN BENNETT
Surveyor's Ref: 2427E
Subdivision No: 139/2012
Lengths are in metres. Reduction Ratio 1: 6000

Registered

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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GOLF CART AREAS

PT	GOLF CART	AREA
1	GC1	4m ²
2	GC2	4m ²
3	GC3	4m ²
4	GC4	4m ²
5	GC5	4m ²
6	GC6	4m ²
7	GC7	4m ²
8	GC8	4m ²
9	GC9	6m ²
10	GC10	7m ²
11	GC11	4m ²
12	GC12	4m ²
13	GC13	4m ²
14	GC14	4m ²
15	GC15	5m ²
16	GC16	4m ²
17	GC17	4m ²
18	GC18	4m ²
19	GC19	4m ²
19	GC20	4m ²

NOTES:

AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.

METAL TILT DOORS TO CARSPACES FORM PART OF COMMON PROPERTY.

CARSPACES & GOLF CART PARKING SPACES ARE LIMITED IN DEPTH TO THE UPPER SURFACE OF THEIR CONCRETE SLAB BASE OR THE HORIZONTAL PROJECTION THEREOF.

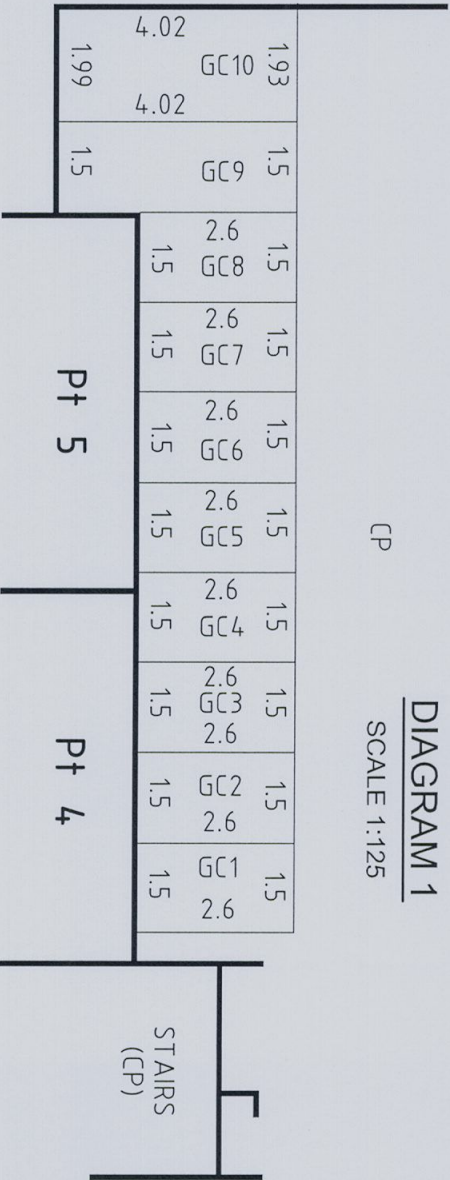


DIAGRAM 1

SCALE 1:125

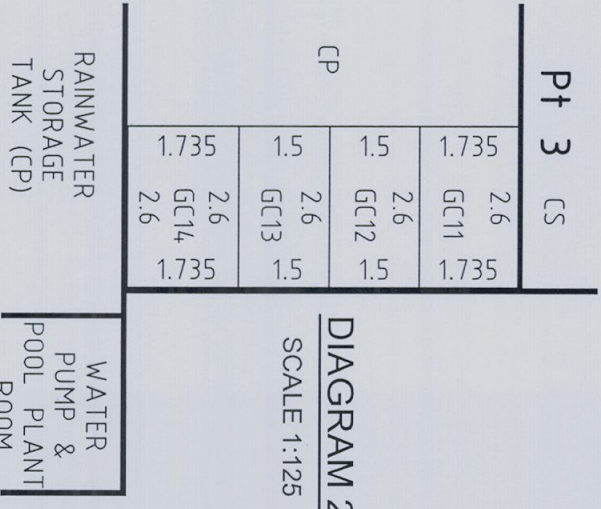


DIAGRAM 2

SCALE 1:125

- DENOTES RIGHT ANGLE
- DENOTES COMMON PROPERTY
- DENOTES CAR SPACE
- DENOTES DISABLED CARSPACE
- DENOTES GOLF CART PARKING SPACE
- DENOTES VISITOR PARKING
- DENOTES BOUNDARY ORIGINATES AT CENTRELINE OF COLUMN
- DENOTES BOUNDARY ORIGINATES AT CORNER OF WALL

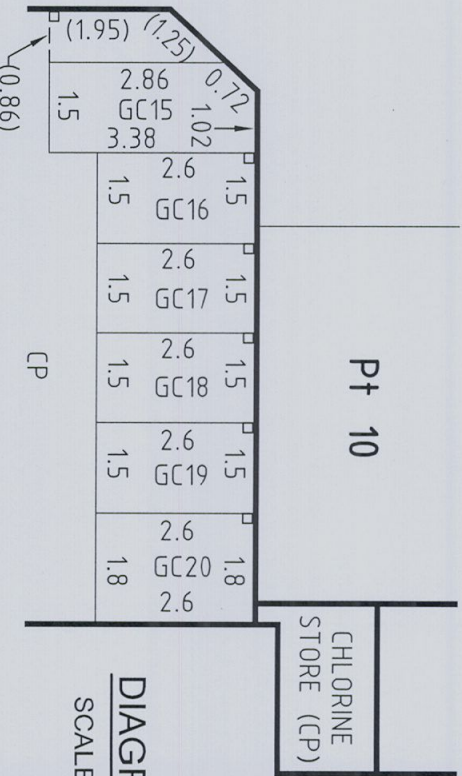


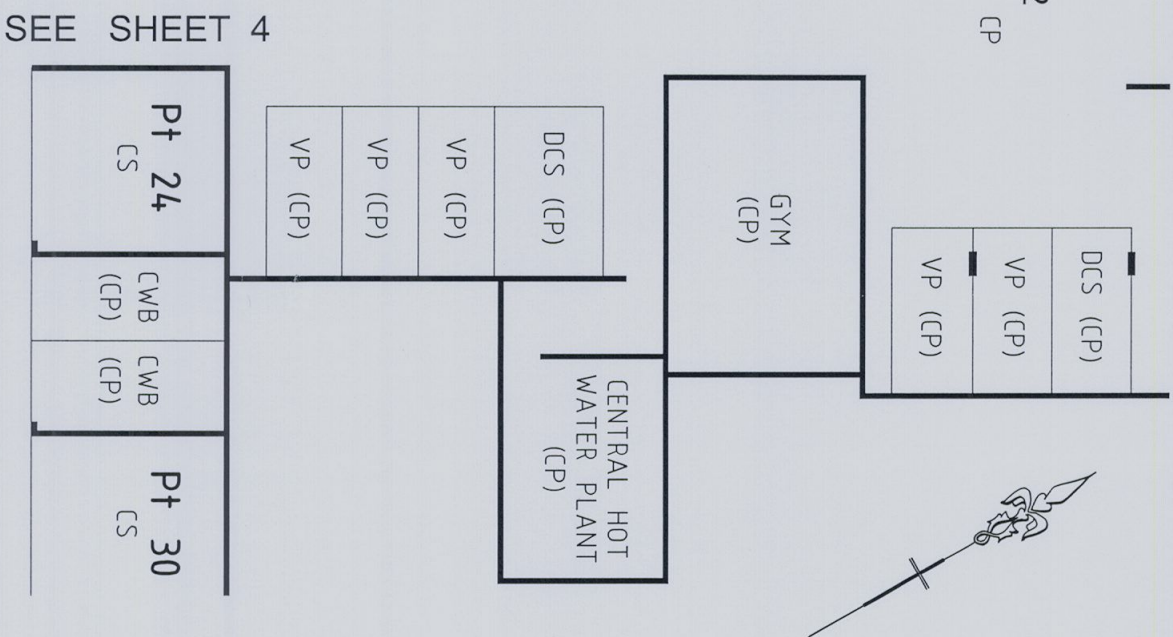
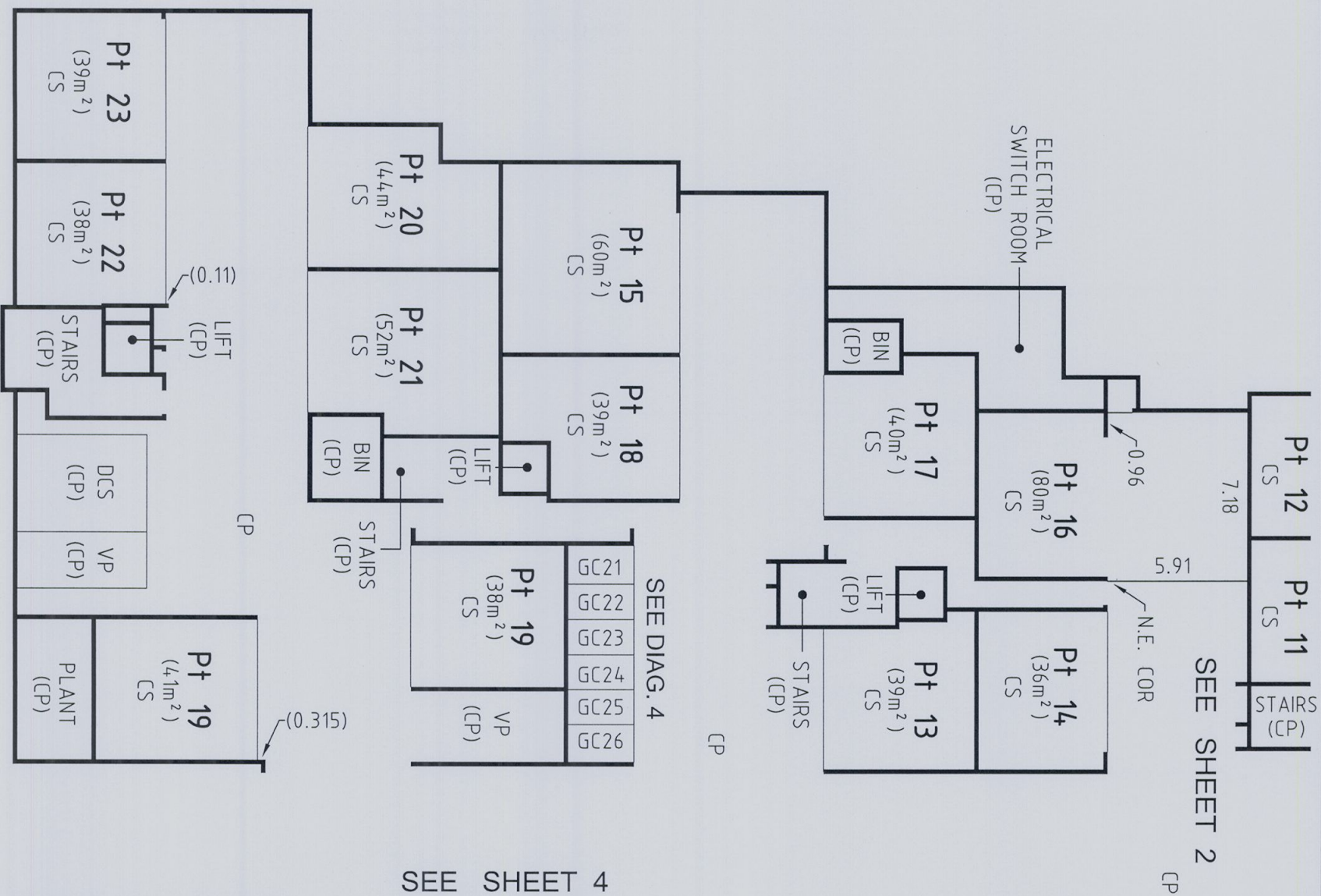
DIAGRAM 3

SCALE 1:125

BASEMENT LEVEL

SEE SHEET 3

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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(CP)	
1.62	1.62
GC21	1.5
2.75	1.5
1.62	1.5
1.5	1.5
GC22	1.5
2.75	1.5
1.5	1.5
GC23	1.5
2.75	1.5
1.5	1.5
GC24	1.5
2.75	1.5
1.5	1.5
GC25	1.61
2.75	1.61
1.5	2.75
GC26	
2.75	
1.61	

DIAGRAM 4
SCALE 1:125

GOLF CART		AREAS
PT	GOLF CART	AREA
20	GC21	4m ²
21	GC22	4m ²
22	GC23	4m ²
23	GC24	4m ²
24	GC25	4m ²
25	GC26	4m ²

NOTES:

AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.

METAL TILT DOORS TO CARSPACES FORM PART OF COMMON PROPERTY.

CARSPACES & GOLF CART PARKING SPACES ARE LIMITED IN DEPTH TO THE UPPER SURFACE OF THEIR CONCRETE SLAB BASE OR THE HORIZONTAL PROJECTION THEREOF.

- | | | |
|-----|---|---|
| CP | - | DENOTES COMMON PROPERTY |
| CS | - | DENOTES CAR SPACE |
| DCS | - | DENOTES DISABLE CARSPACE |
| GC | - | DENOTES GOLF CART PARKING SPACE |
| VP | - | DENOTES VISITOR PARKING |
| CWB | - | DENOTES CAR WASH BAY |
| ■ | - | DENOTES BOUNDARY ORIGINATES AT CENTRELINE OF COLUMN |
| ■ | - | DENOTES BOUNDARY ORIGINATES AT CORNER OF WALL |

BASEMENT LEVEL

[illegible]

Surveyor: ANTHONY JOHN BENNETT

Surveyor's Ref: 2427E

Subdivision No: 139/2012

Lengths are in metres. Reduction Ratio 1: 250

Registered

- SEE SHEET 2
- CP

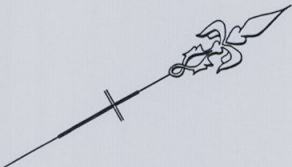
CS

DCS

GC

VP

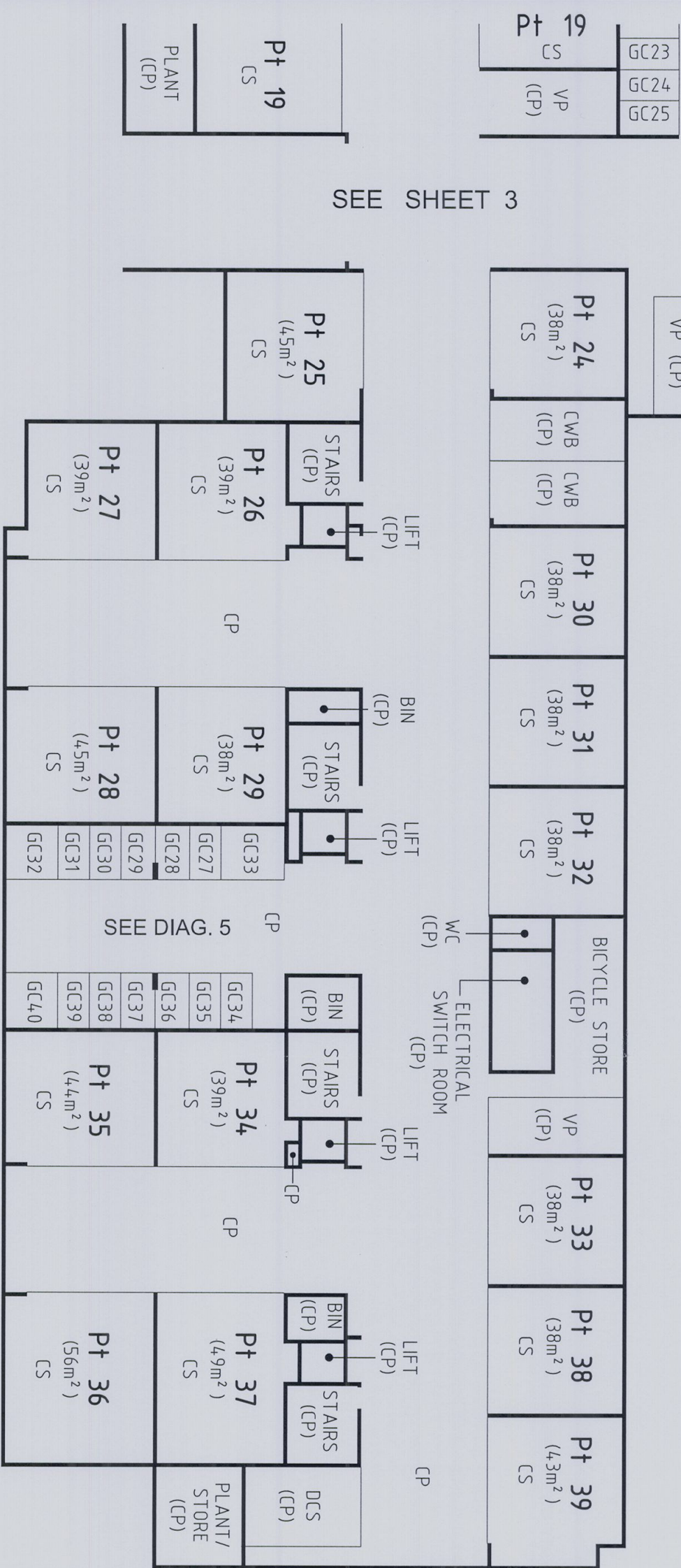
CWB
- DENOTES RIGHT ANGLE
- DENOTES COMMON PROPERTY
- DENOTES CAR SPACE
- DENOTES DISABLE CARSPACE
- DENOTES GOLF CART PARKING SPACE
- DENOTES VISITOR PARKING
- DENOTES CAR WASH BAY
- DENOTES BOUNDARY ORIGINATES AT CENTRELINE OF COLUMN
- DENOTES BOUNDARY ORIGINATES AT CORNER OF WALL



GOLF CART AREAS		
Pt	GOLF CART	AREA
26	GC27	4m ²
27	GC28	4m ²
28	GC29	4m ²
29	GC30	4m ²
30	GC31	4m ²
31	GC32	6m ²
32	GC33	8m ²
33	GC34	4m ²
34	GC35	4m ²
35	GC36	4m ²
36	GC37	4m ²
37	GC38	4m ²
38	GC39	4m ²
39	GC40	6m ²

Pt 29			Pt 34		
Pt 28	GC33	3.015	BIN (CP)	(1.57)	
	2.6	3.015	2.6	(1.57)	
	GC27	1.5	GC34	1.5	
	2.6	1.5	GC35	1.5	
			2.6		
			GC28	1.5	
			1.625		
			GC29	1.5	
			1.625		
			GC37	1.5	
			2.6	1.525	
			GC38	1.5	
			2.6		
			GC39	1.5	
			2.6		
			GC40	2.51	
			2.51	2.51	
			Pt 35		

DIAGRAM 5
SCALE 1:125



NOTES:

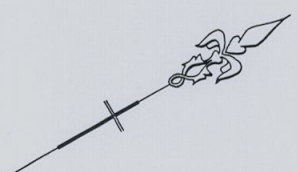
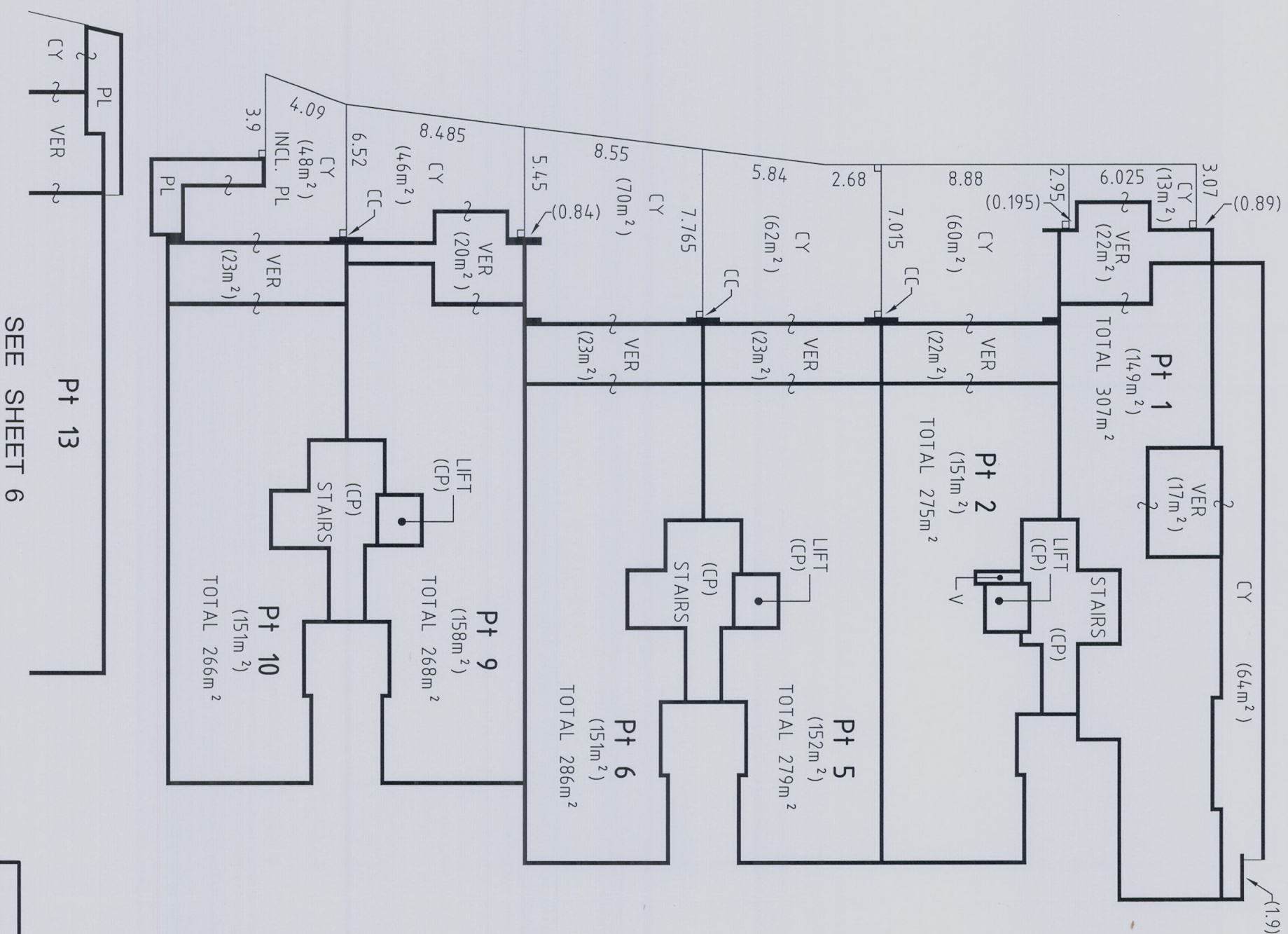
- AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.
- METAL TILT DOORS TO CARSPACES FORM PART OF COMMON PROPERTY.
- CARSPACES & GOLF CART PARKING SPACES ARE LIMITED IN DEPTH TO THE UPPER SURFACE OF THEIR CONCRETE SLAB BASE OR THE HORIZONTAL PROJECTION THEREOF.

BASEMENT LEVEL

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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Surveyor: ANTHONY JOHN BENNETT
Surveyor's Ref: 2427E
Subdivision No: 139/2012
Lengths are in metres. Reduction Ratio 1: 250

Registered



NOTES:

AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.

RETAINING WALLS AND MASONRY WALLS
WITHIN AND SURROUNDING COURTYARDS
FORM PART OF THE COMMON PROPERTY.

VERANDAHs, COURTYARDS AND PLANTERS WHERE UNCOVERED ARE LIMITED IN HEIGHT TO THE ADJOINING VERANDAH CEILING OF THEIR RESPECTIVE UNIT.

COURTYARDS ARE LIMITED IN DEPTH TO 2 METRES BELOW THE UPPER SURFACE OF THEIR RESPECTIVE LIVING ROOM CONCRETE FLOOR SLAB EXCEPT WHERE LIMITED BY THE CONCRETE SLAB BASEMENT ROOF.

TIMBER DECKING ON VERANDAHS COMPRISES PART OF THE RESPECTIVE LOT.

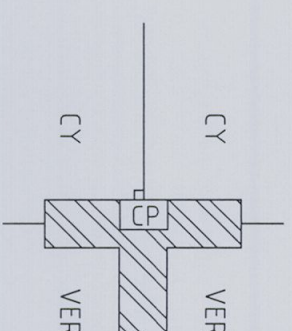
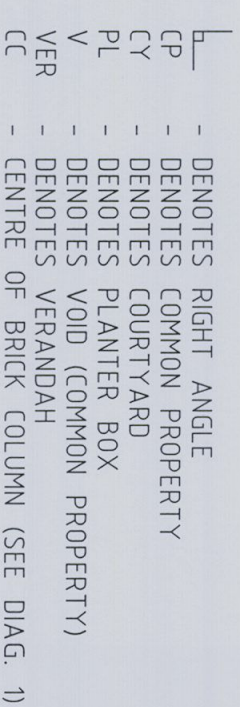


DIAGRAM 1

NOT TO SCALE

SEE SHEET 6

GROUND FLOOR

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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Surveyor: ANTHONY JOHN BENNETT

Surveyor's Ref: 2427E

Subdivision No: 139/2012

Lengths are in metres. Reduction Ratio 1: 250

Registered

Sheet 5 of 10 sheets

SEE SHEET 5

Pt 10

NOTES:

AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.

RETAINING WALLS AND MASONRY WALLS WITHIN AND SURROUNDING COURTYARDS FORM PART OF THE COMMON PROPERTY.

VERANDAHs, COURTYARDS & PLANTERS WHERE UNCOVERED ARE LIMITED IN HEIGHT TO THE ADJOINING VERANDAH CEILING OF THEIR RESPECTIVE UNIT.

COURTYARDS ARE LIMITED IN DEPTH TO 2 METRES BELOW THE UPPER SURFACE OF THEIR RESPECTIVE LIVING ROOM CONCRETE FLOOR SLAB EXCEPT WHERE LIMITED BY THE CONCRETE SLAB BASEMENT ROOF.

TIMBER DECKING ON VERANDAHs COMPRISES PART OF THE RESPECTIVE LOT.

- DENOTES RIGHT ANGLE
- CP - DENOTES COMMON PROPERTY
- CY - DENOTES COURTYARD
- PL - DENOTES PLANTER
- V - DENOTES VOID (COMMON PROPERTY)
- VER - DENOTES VERANDAH
- CC - CENTRE OF BRICK COLUMN (SEE DIAG. 1)

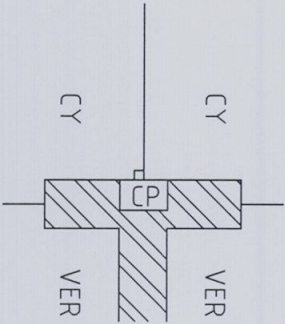
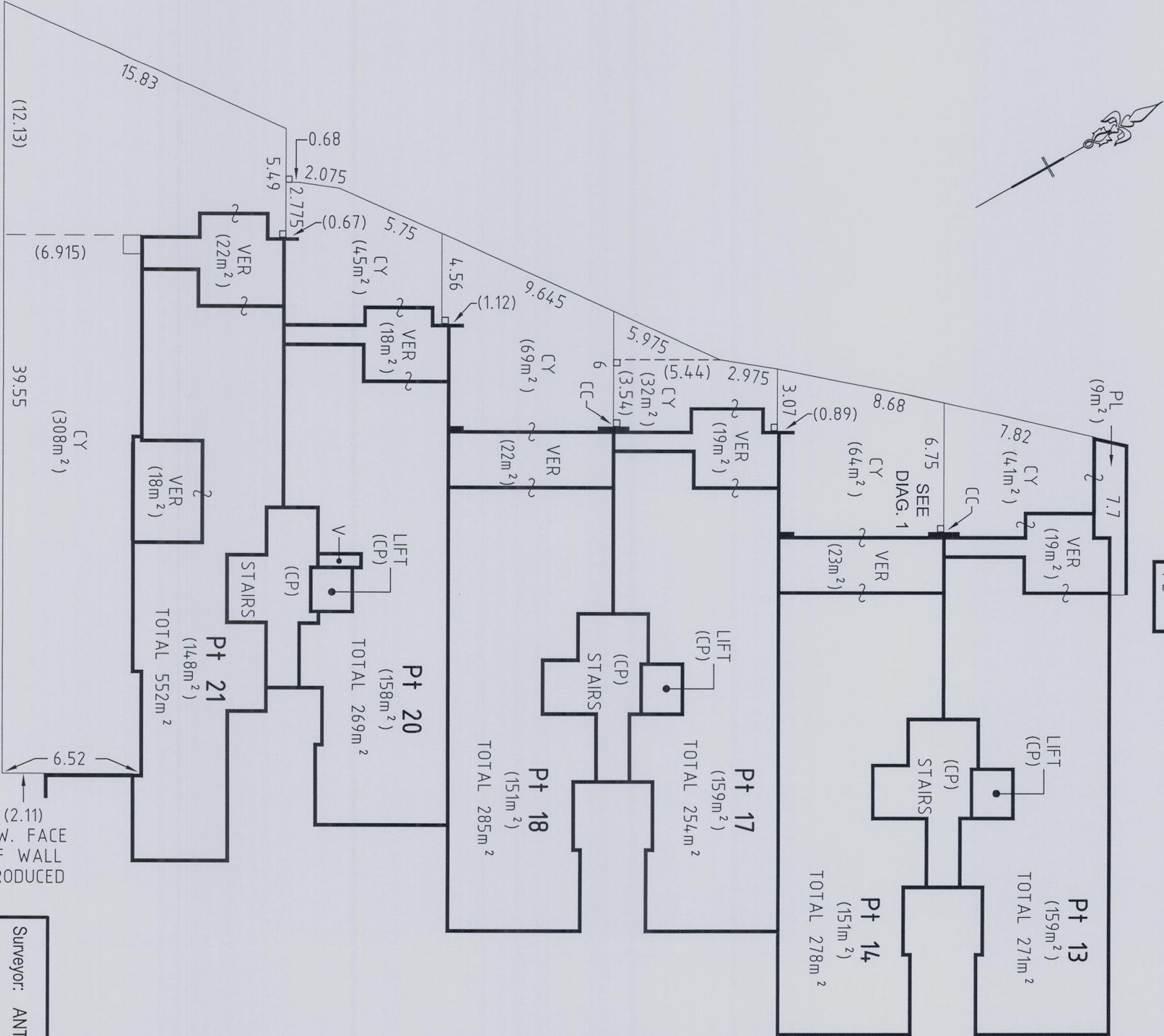


DIAGRAM 1

NOT TO SCALE



GROUND FLOOR

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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Surveyor: ANTHONY JOHN BENNETT
Surveyor's Ref: 2427E
Subdivision No: 139/2012
Lengths are in metres, Reduction Ratio 1 : 250

Registered

NOTES:

AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.

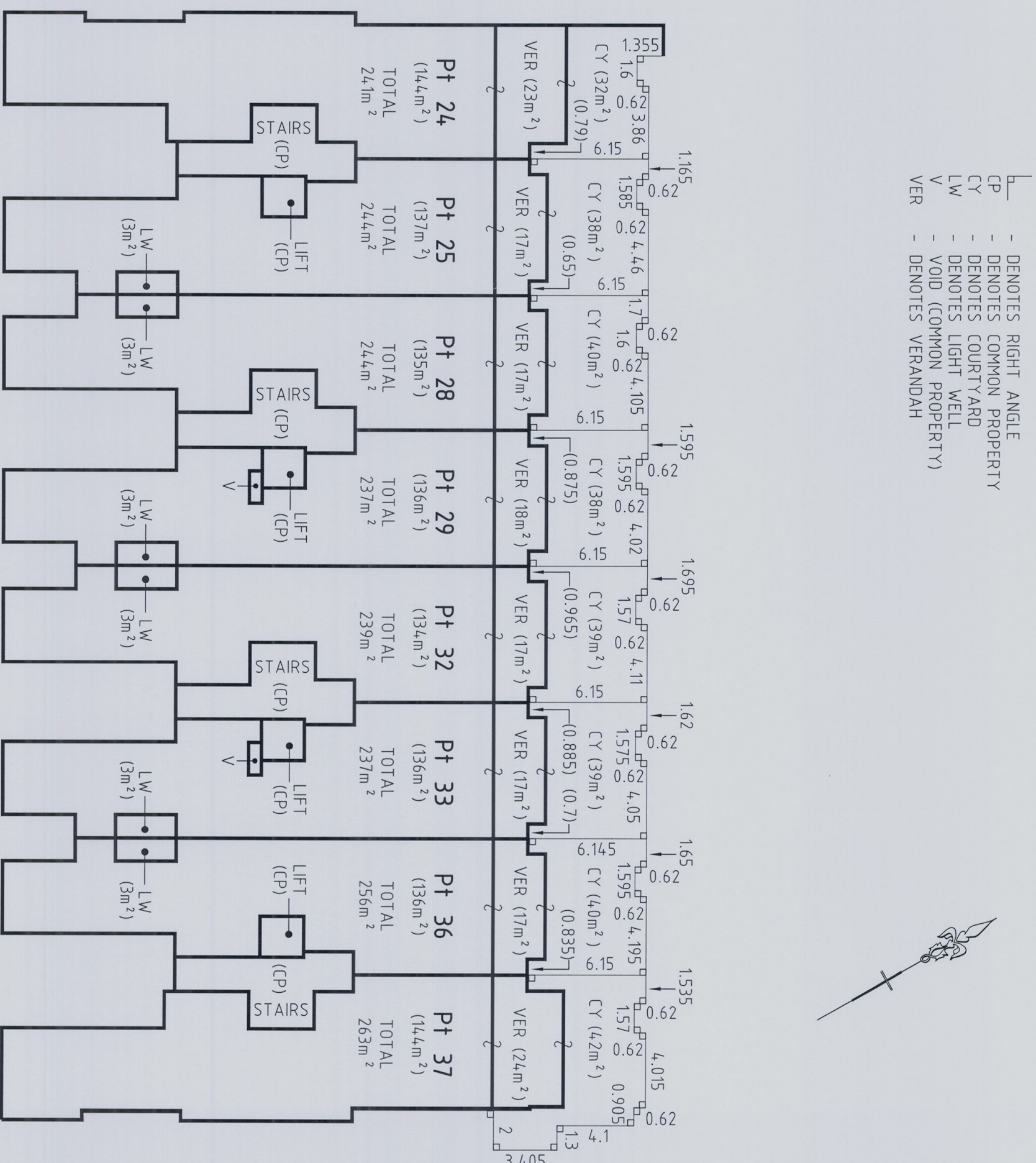
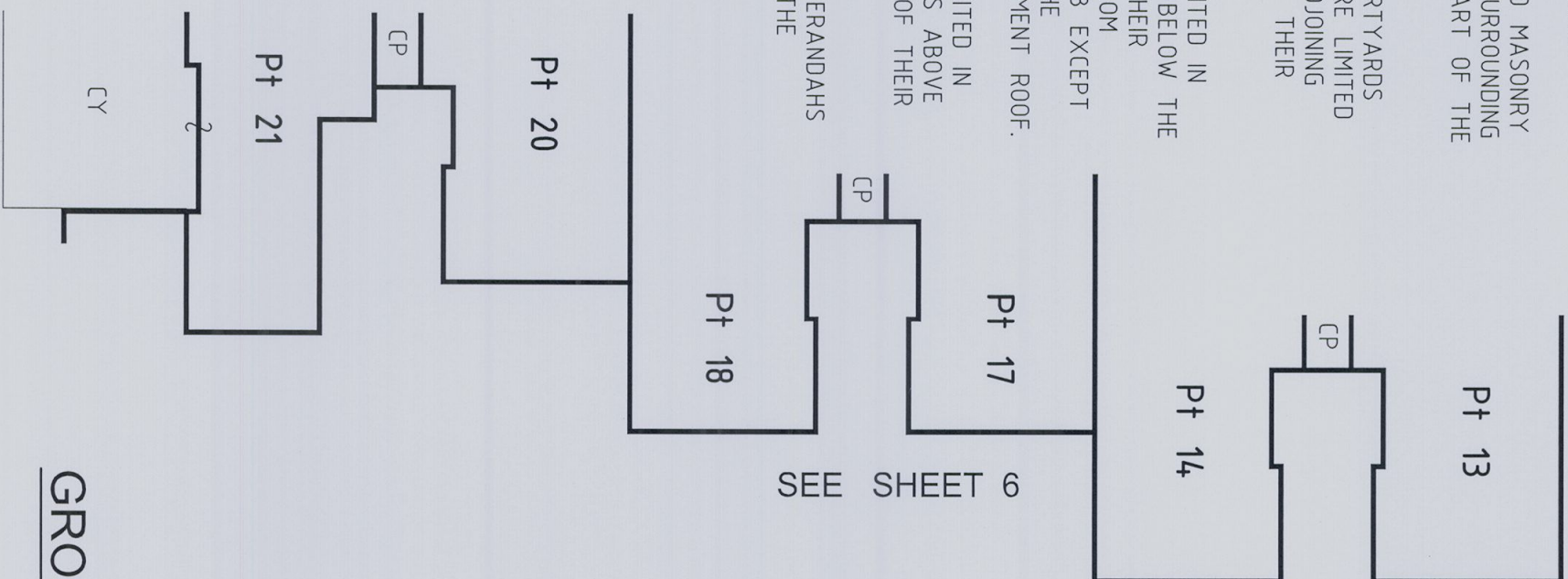
RETAINING WALLS AND MASONRY WALLS WITHIN AND SURROUNDING COURTYARDS FORM PART OF THE COMMON PROPERTY.

VERANDAHS AND COURTYARDS WHERE UNCOVERED ARE LIMITED IN HEIGHT TO THE ADJOINING VERANDAH CEILING OF THEIR RESPECTIVE UNIT.

COURTYARDS ARE LIMITED IN DEPTH TO 2 METRES BELOW THE UPPER SURFACE OF THEIR RESPECTIVE LIVING ROOM CONCRETE FLOOR SLAB EXCEPT WHERE LIMITED BY THE CONCRETE SLAB BASEMENT ROOF.

LIGHT WELLS ARE LIMITED IN HEIGHT TO 2.7 METRES ABOVE THE UPPER SURFACE OF THEIR TILED FLOOR.

TIMBER DECKING ON VERANDAHS
COMPRISES PART OF THE
RESPECTIVE LOT



GROUND FLOOR

Surveyor: ANTHONY JOHN BENNETT

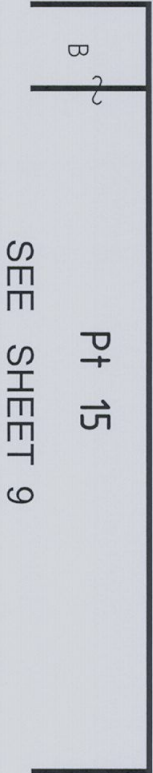
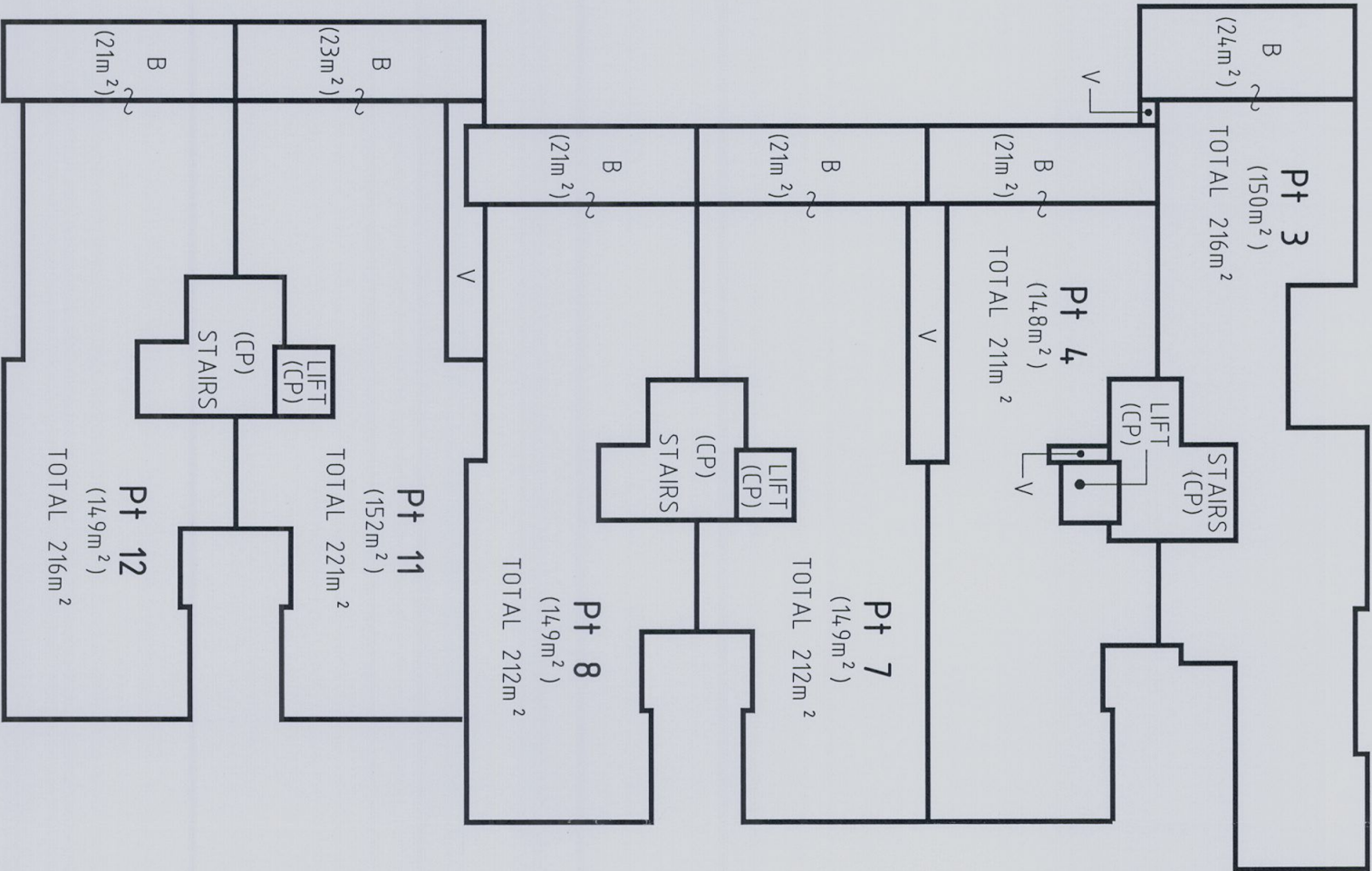
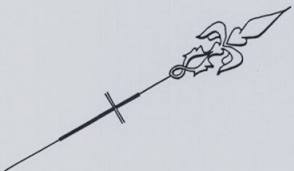
Surveyor's Ref: 2427E

Subdivision No: 139/2012

Lengths are in metres. Reduction Ratio 1: 250

Registered

[illegible]



FIRST FLOOR

NOTES:

AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.

BALCONIES ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THEIR RESPECTIVE UNITS CONCRETE SLAB LIVING ROOM FLOOR, EXCEPT WHERE COVERED.

TIMBER DECKING ON BALCONIES COMPRISES PART OF THE RESPECTIVE LOT.

- B - DENOTES BALCONY
- CP - DENOTES COMMON PROPERTY
- V - DENOTES VOID (CP)

Surveyor: ANTHONY JOHN BENNETT

Surveyor's Ref: 2427E

Subdivision No: 139/2012

Lengths are in metres. Reduction Ratio 1: 250

Registered

SEE SHEET 8

Pt 12

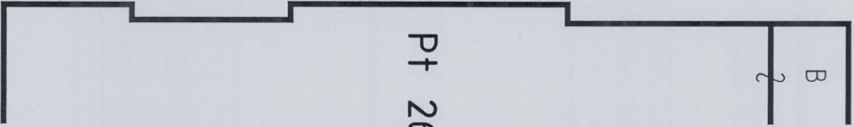
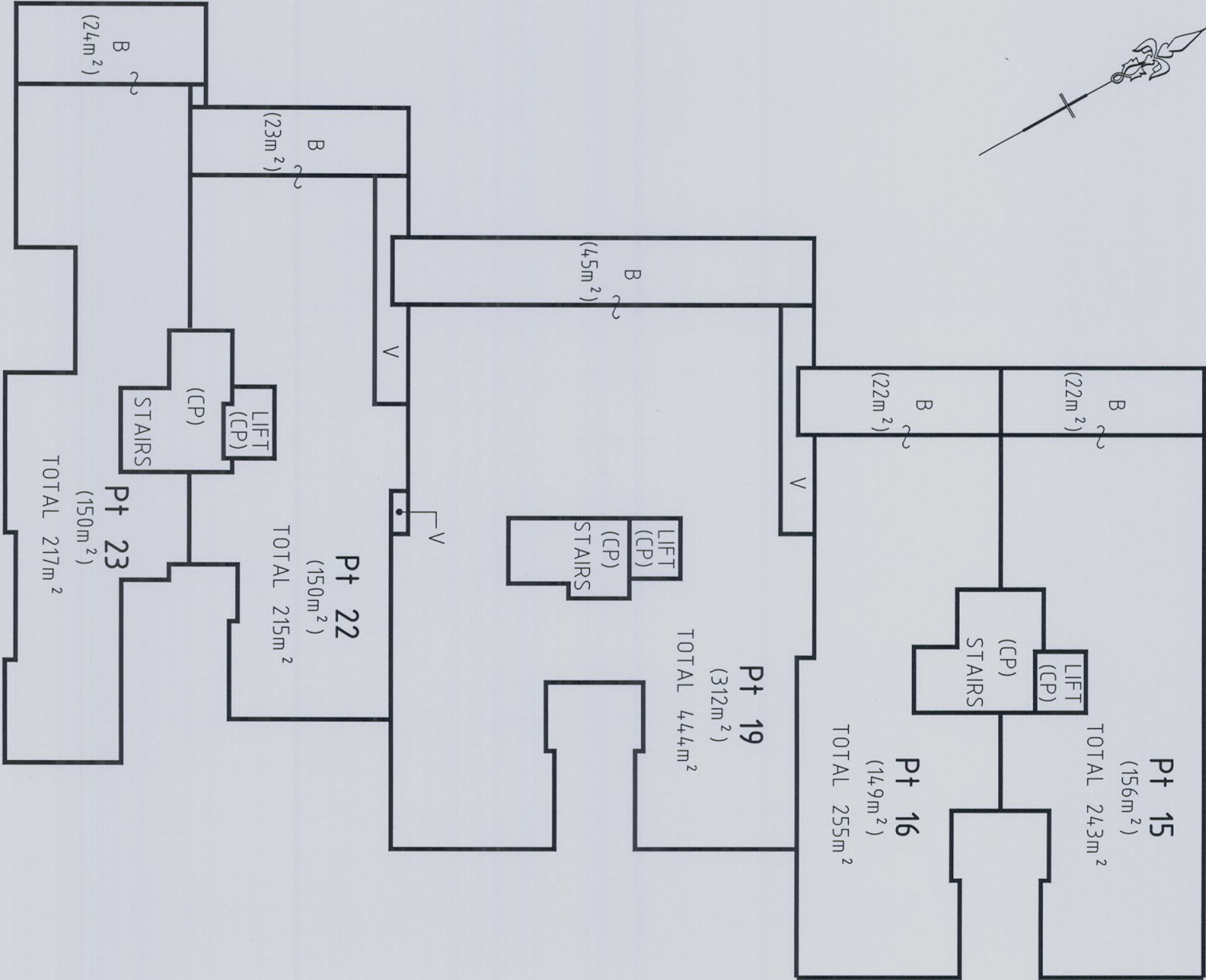
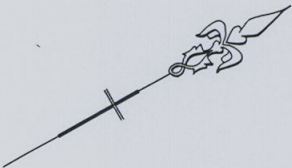
NOTES:

AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.

BALCONIES ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THEIR RESPECTIVE UNITS CONCRETE SLAB LIVING ROOM FLOOR, EXCEPT WHERE COVERED.

TIMBER DECKING ON BALCONIES COMPRISES PART OF THE RESPECTIVE LOT.

- B - DENOTES BALCONY
- CP - DENOTES COMMON PROPERTY
- V - DENOTES VOID (CP)



SEE SHEET 10

FIRST FLOOR

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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Surveyor: ANTHONY JOHN BENNETT
Surveyor's Ref: 2427E
Subdivision No: 139/2012
Lengths are in metres. Reduction Ratio 1: 250

Registered

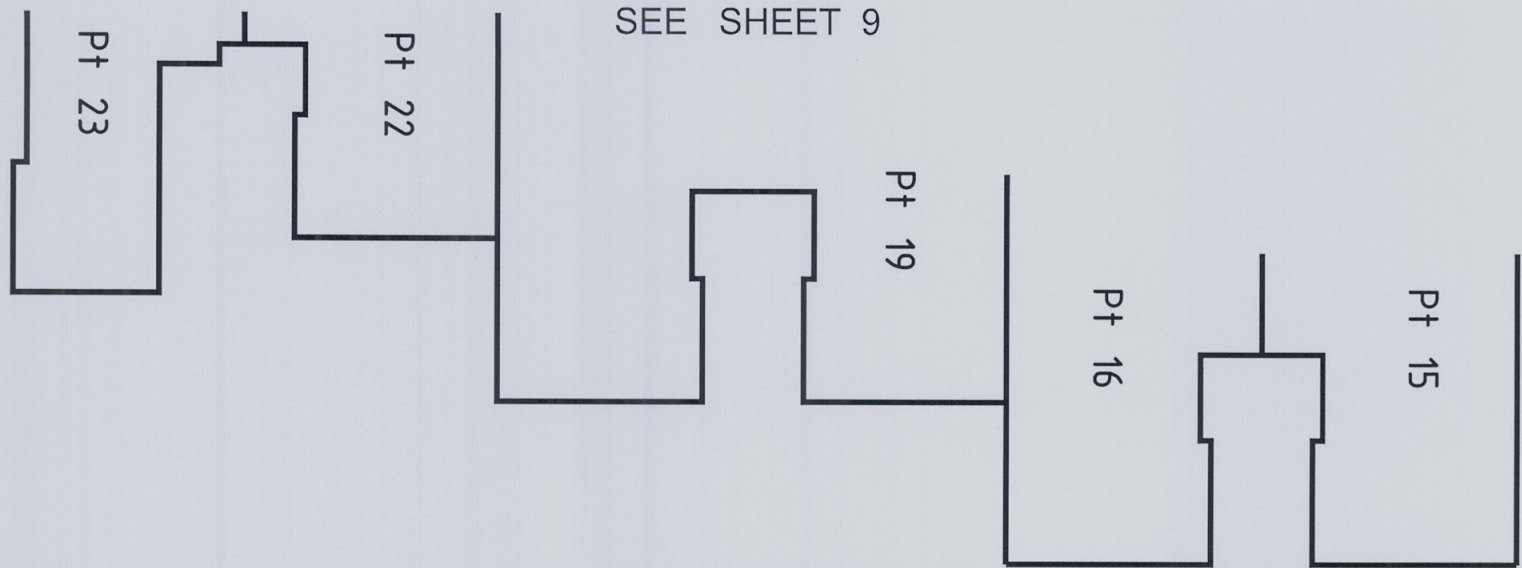
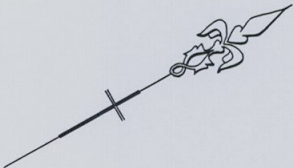
- B - DENOTES BALCONY
- CP - DENOTES COMMON PROPERTY
- V - DENOTES VOID (CP)

NOTES:

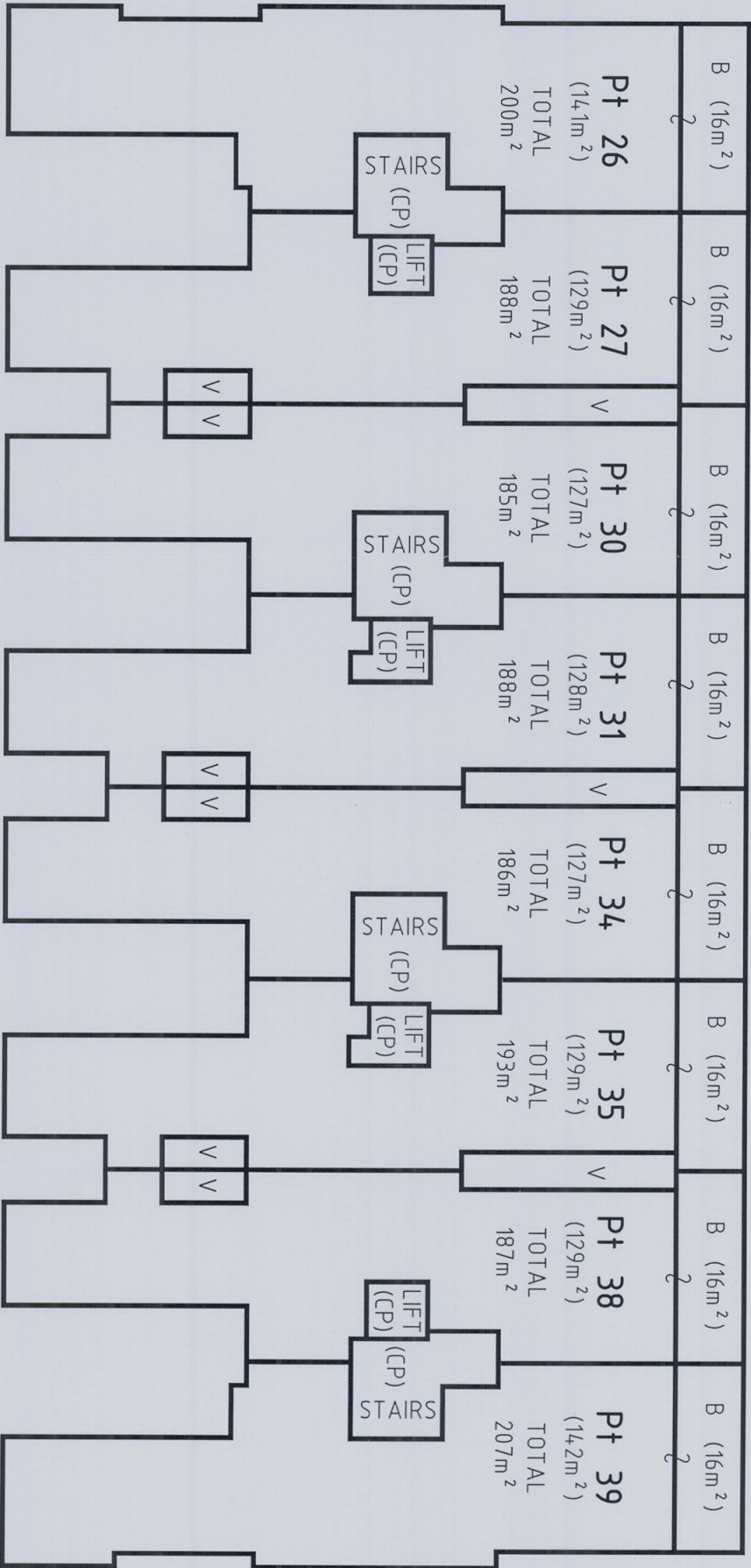
AREAS ARE APPROXIMATE AND ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973.

BALCONIES ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THEIR RESPECTIVE UNITS CONCRETE SLAB LIVING ROOM FLOOR, EXCEPT WHERE COVERED.

TIMBER DECKING ON BALCONIES COMPRISES PART OF THE RESPECTIVE LOT.



SEE SHEET 9



FIRST FLOOR

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Table of mm														

Surveyor: ANTHONY JOHN BENNETT
Surveyor's Ref: 2427E
Subdivision No: 139/2012
Lengths are in metres. Reduction Ratio 1: 250

Registered

Anthony Allen

Complying Development Certificate

Accredited Complying Development
Certifier (Subdivisions)
Accreditation No.: BPB0004

Page 1 of 2

CDC 2011/10

This certificate is issued by the certifying authority (a council or a private certifier) and gives the applicant permission to carry out the development in accordance with any conditions set out in the certificate and the plans and specifications that have been approved.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr. ☐ Other ☐

Co

Name:

IPM Pty Ltd

Address:

PO Box 42, Balmain

State

NSW

Postcode

2041

Daytime telephone

9555 1177

Fax

9555 1286

Mobile

2. Decision of the certifying authority

The certificate is issued:

☒ to carry out the Strata Subdivision being Complying Development.

☒ The issue of this certificate has been endorsed on the strata plans that were lodged with the application.

Subject to any appropriate conditions in the Relevant Development Consent being satisfied.

Separate application to Council/Accredited Certifier is required to approve final plan before Registration.

Details of the Site and Plan No's approved

Strata Subdivision creating 39 lots within the meaning of the Strata
Schemes (Freehold Development) Act 1973

No.102 Darley Street West, Mona Vale
LGA – Pittwater

Lot 301 DP 1139238

Plan No's Approved.

Draft Strata Plan in 10 plan sheets, no name, dated 23/12/2010 Surveyors
Reference: 2427A

Date of this decision

18 April, 2011

Relevant Development Consent No

NO834/05/S96/1

The decision was made under the following planning instrument

State Environmental Planning Policy (Exempt and Complying
Development Codes) 2008

COPY

Anthony Allen

Complying Development Certificate

Accredited Complying Development
Certifier (Subdivisions)
Accreditation No.: BPB0004

Page 2 of 2

CDC 2011/10

3. Certification

Anthony Allen

certifies that:

- ☒ the proposed development is complying development
- ☒ the proposed development will comply with all development standards that apply to the development, and with the requirements of the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate, if it is carried out as set out in this certificate

Date of this certificate

18 April, 2011

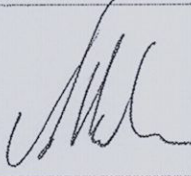
Date this certificate will expire

18 April, 2016

4. Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Anthony Allen

Address

PO Box 270

Suburb or town

Oyster Bay

State

NSW

Postcode

2225

Telephone

(02) 9528 0477

Fax

(02) 9528 3240

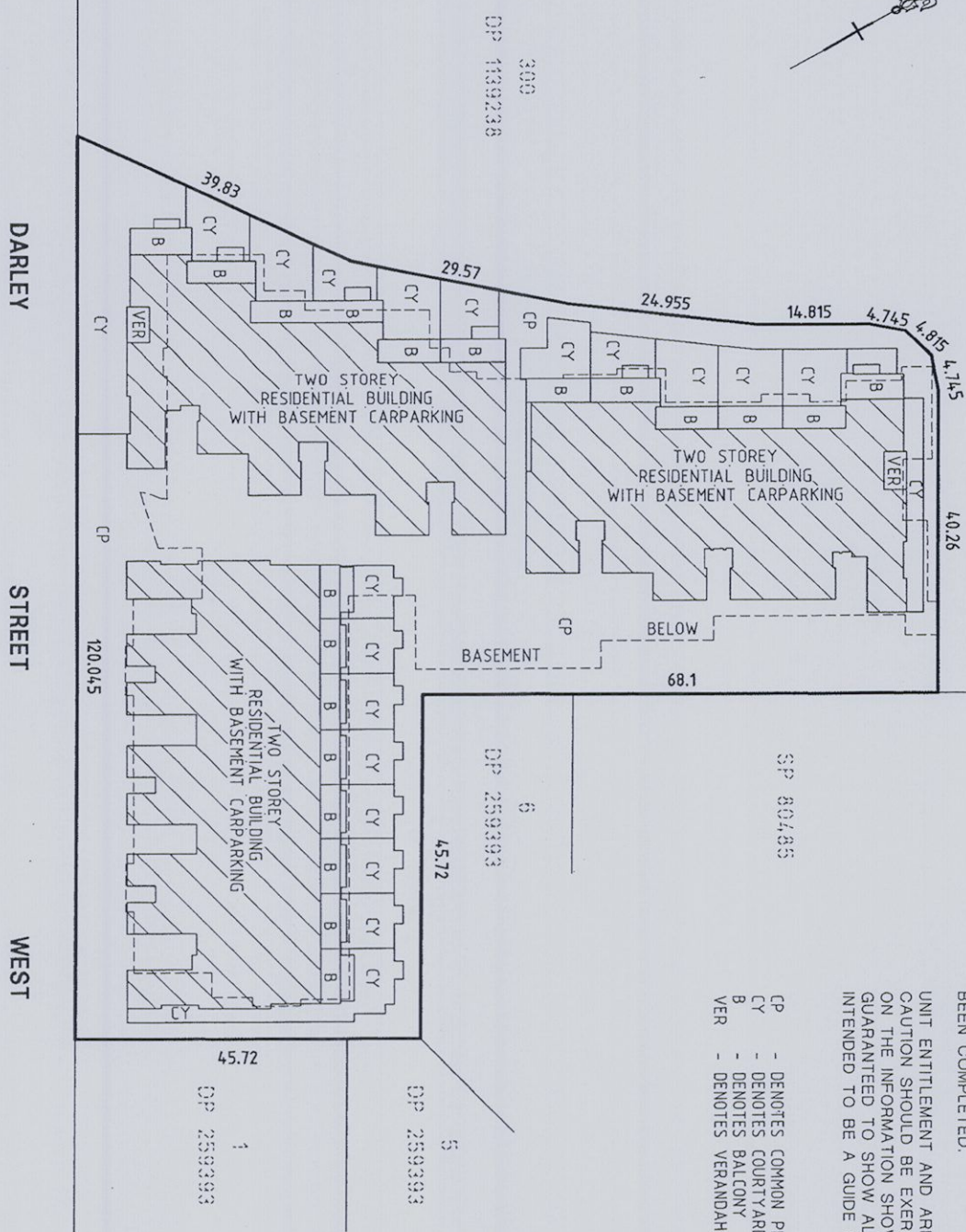
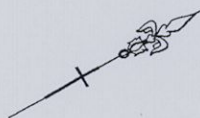
If the certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0004



THIS PLAN IS PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

UNIT ENTITLEMENT AND AREAS WILL VARY ACCORDINGLY AND CAUTION SHOULD BE EXERCISED IF ANY FINANCIAL DEALINGS RELY ON THE INFORMATION SHOWN ON THIS PLAN. THIS PLAN IS NOT GUARANTEED TO SHOW ALL RELEVANT INFORMATION BUT IS INTENDED TO BE A GUIDE ONLY.

CP	-	DENOTES	COMMON	PROPERTY
CY	-	DENOTES	COURTYARD	
B	-	DENOTES	BALCONY	
VER	-	DENOTES	VERANDAH	

COMPLYING DEVELOPMENT

No: 2011/10

Date: 18/4/

Anthony Allen
Accredited Certifier (BPB0004)
Complying Development Subdivisions

LOCATION PLAN

Surveyor:

Surveyor's Ref: 2427A

Subdivision No.:

Lengths are in metres. Reduction Ratio 1: 600

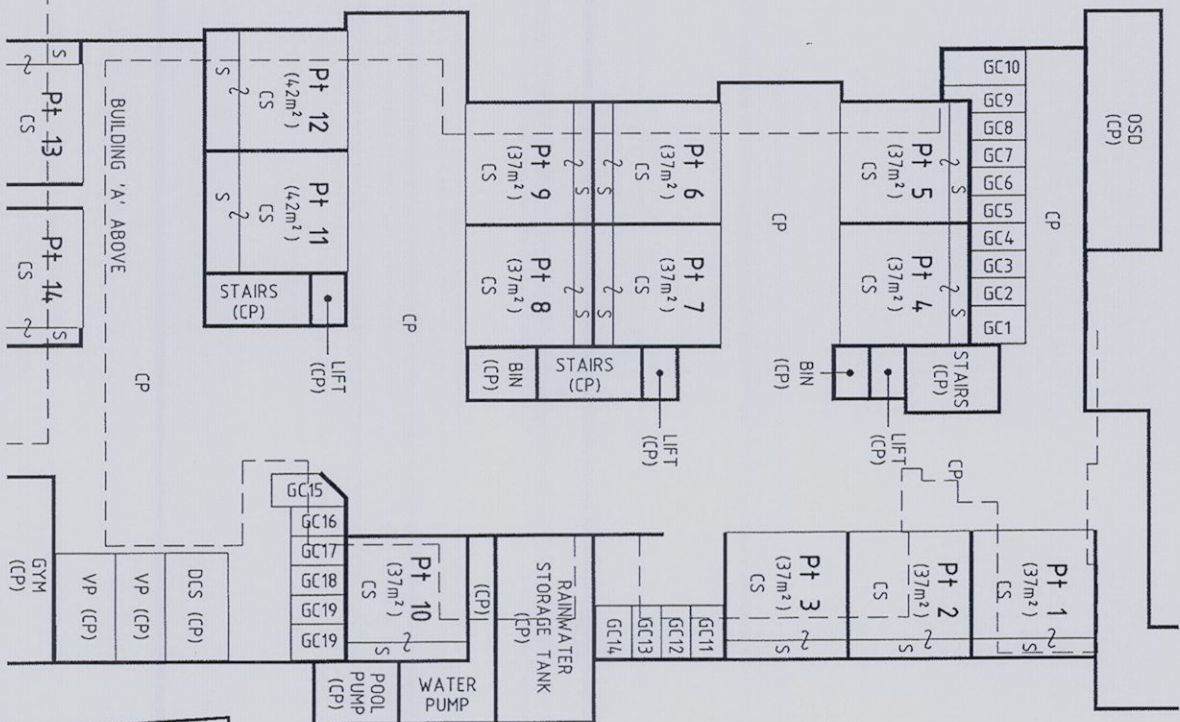
Registered

DRAFT

23/12/2010

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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Table of mm



GOLF CART AREAS		AREA
PT	GOLF CART	
1	GC1	5m ²
2	GC2	3m ²
3	GC3	3m ²
4	GC4	3m ²
5	GC5	3m ²
6	GC6	3m ²
7	GC7	3m ²
8	GC8	3m ²
9	GC9	4m ²
10.	GC10	7m ²
11.	GC11	4m ²
12	GC12	4m ²
13	GC13	4m ²
14	GC14	5m ²
15	GC15	5m ²
16	GC16	4m ²
17	GC17	4m ²
18	GC18	4m ²
19	GC19	4m ²
19	GC20	5m ²


BASEMENT LEVEL

SEE SHEET 3

COMPLYING DEVELOPMENT
CERTIFICATE

No: 2011/10
Date: 18/4/11

Anthony Allen
Accredited Cartifier (BPB0004)
Complying Development Subdivisions



THIS PLAN'S PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

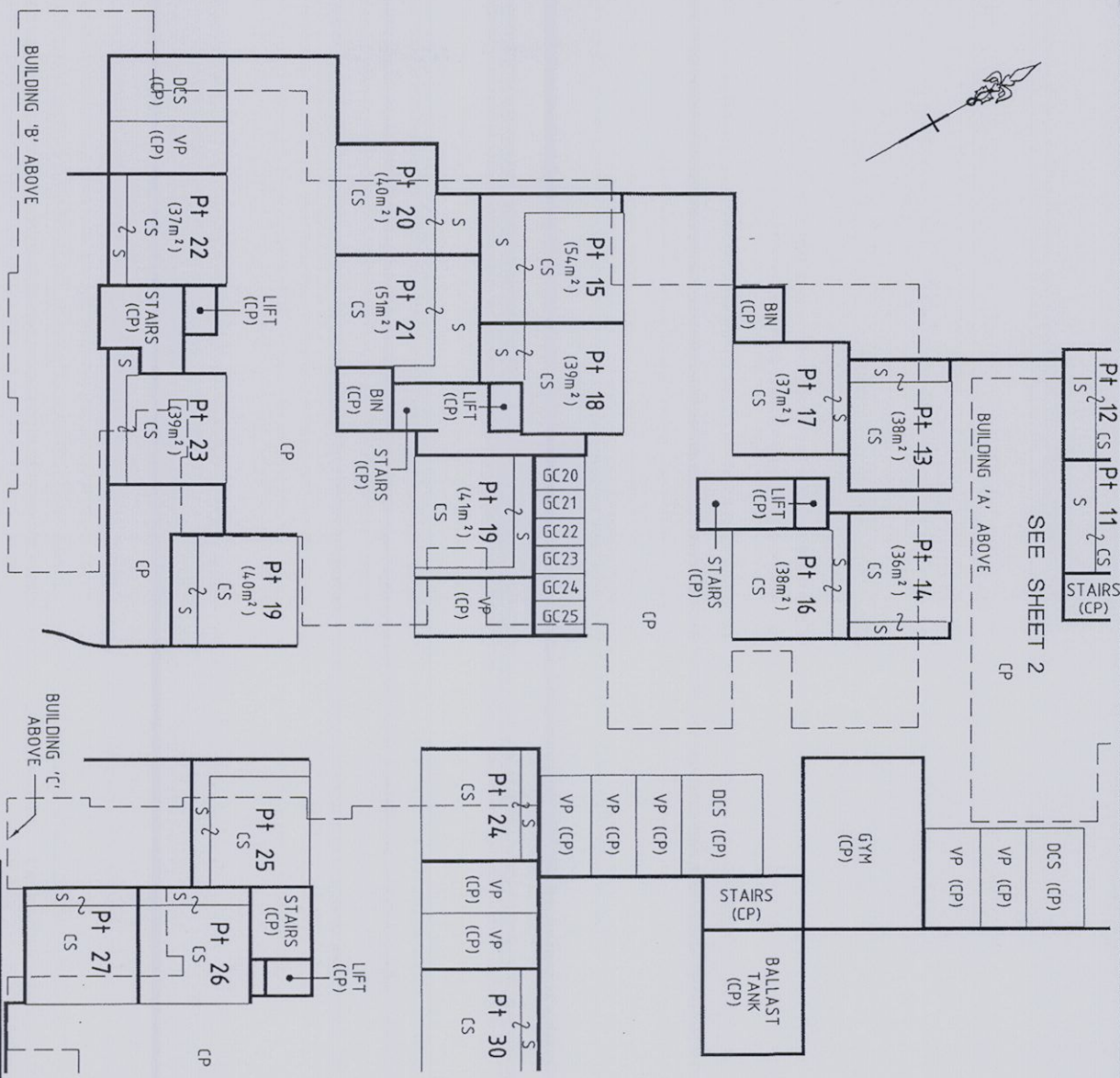
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- CP - DENOTES COMMON PROPERTY
- CS - DENOTES CAR SPACE
- DCS - DENOTES DISABLED CARSPACE
- GC - DENOTES GOLF CART PARKING SPACE
- OSD - DENOTES ONSITE STORMWATER DETENTION
- S - DENOTES STORAGE
- VP - DENOTES VISITOR PARKING

Registered

DRAFT

23/12/2010



SEE SHEET 2

SEE SHEET 4

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- DCS - DENOTES DISABLE CARSPACE
- GC - DENOTES GOLF CART PARKING SPACE
- OSD - DENOTES ONSITE STORMWATER DETENTION
- S - DENOTES STORAGE
- VP - DENOTES VISITOR PARKING

GOLF CART AREAS		
PT	GOLF CART	AREA
20	GC21	5m ²
21	GC22	4m ²
22	GC23	4m ²
23	GC24	4m ²
24	GC25	4m ²
25	GC26	5m ²

COMPLYING DEVELOPMENT
CERTIFICATE

No: 2011/10

Date: 18/11/11

Anthony Allen
Accredited Certifier (BPP0004)
Complying Development Subdivisions

BASEMENT LEVEL

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

Table of mm

Surveyor:
Surveyor's Ref: 2427A
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 250

Registered

DRAFT

23/12/2010

SEE SHEET 2

- CP - DENOTES COMMON PROPERTY
- CS - DENOTES CAR SPACE
- DCS - DENOTES DISABLE CARSPACE
- GC - DENOTES GOLF CART PARKING SPACE
- OSD - DENOTES ONSITE STORMWATER DETENTION
- S - DENOTES STORAGE
- VP - DENOTES VISITOR PARKING

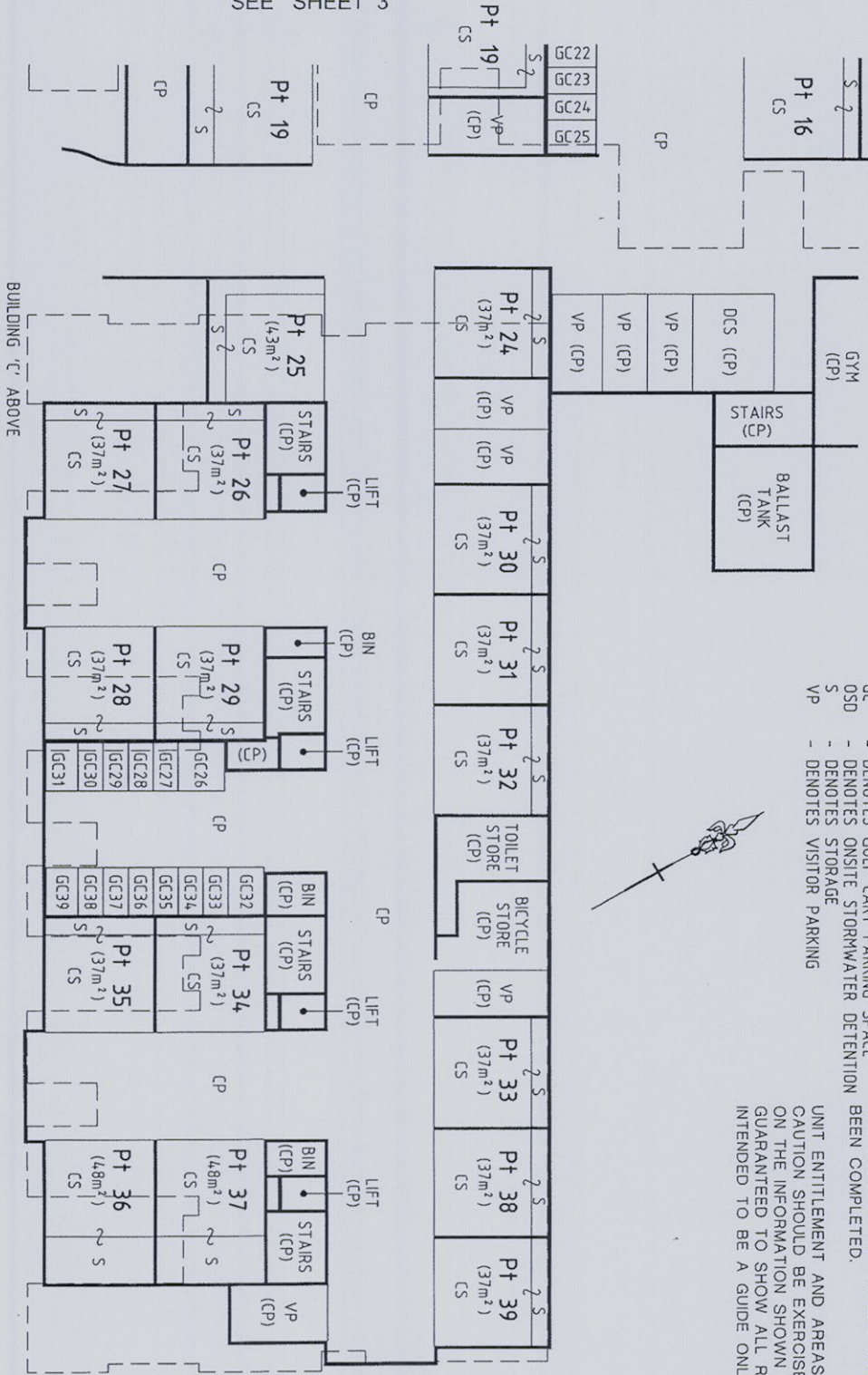
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GOLF CART AREAS

PT	GOLF CART	AREA
26	GC27	7m ²
27	GC28	3m ²
28	GC29	3m ²
29	GC30	3m ²
30	GC31	3m ²
31	GC32	4m ²
32	GC33	5m ²
33	GC34	3m ²
34	GC35	3m ²
35	GC36	3m ²
36	GC37	3m ²
37	GC38	3m ²
38	GC39	3m ²
39	GC40	4m ²

SEE SHEET 3



COMPLYING DEVELOPMENT
CERTIFICATE

No: 2011/10

Date: 18/4/11

Anthony Allen
Accredited Certifier (BPB0004)
Complying Development Subdivisions

BASEMENT LEVEL

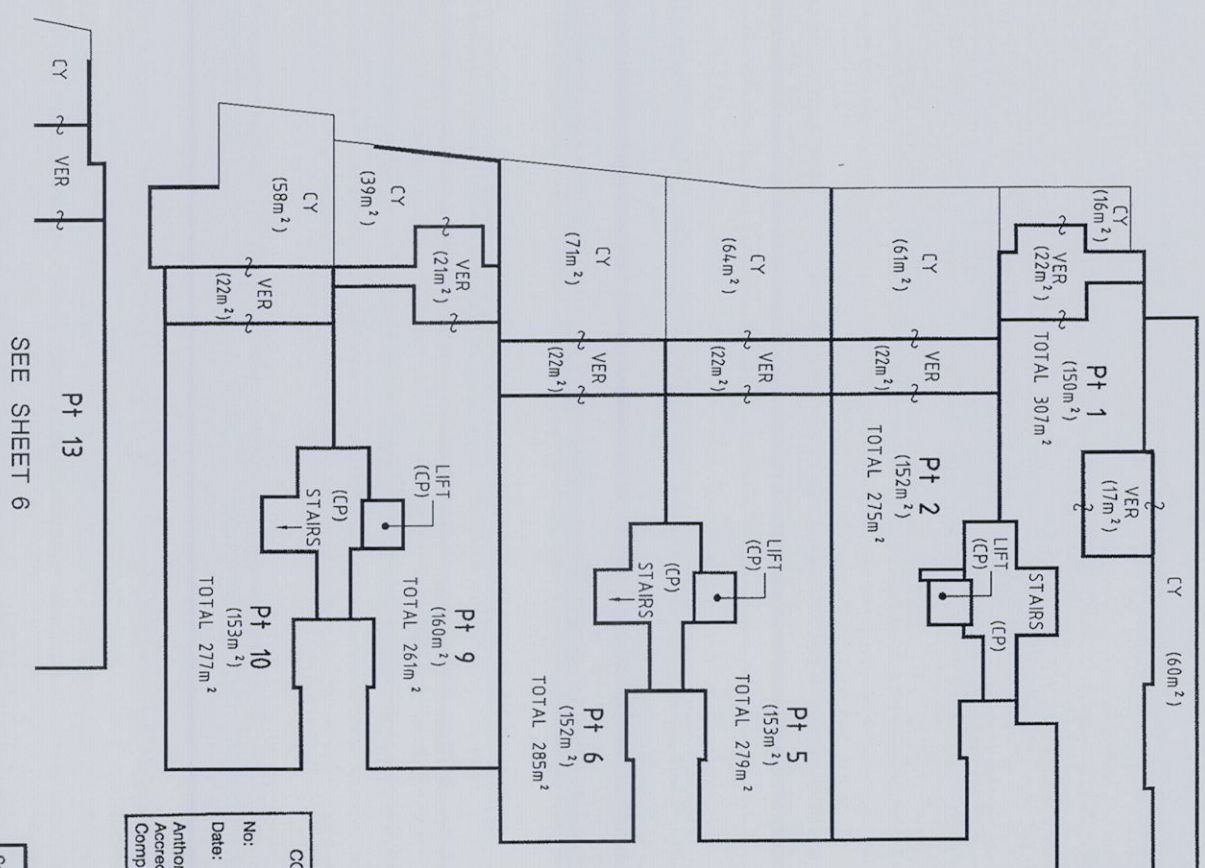
Registered

Surveyor:
Surveyor's Ref: 2427A
Subdivision No:

Lengths are in metres, Reduction Ratio 1: 250

DRAFT

23/12/2010



GROUND FLOOR

SEE SHEET 6

COMPLYING DEVELOPMENT CERTIFICATE
No: 2011/10
Date: 18/4/11
Anthony Allen
Accredited Certifier (BPP00004)
Complying Development Subdivisions

RETAINING WALLS AND MASONRY WALLS WITHIN AND SURROUNDING COURTYARDS FORM PART OF THE COMMON PROPERTY

CP - DENOTES COMMON PROPERTY
CY - DENOTES COURTYARD
VER - DENOTES VERANDAH

THIS PLAN IS PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

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10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Table of mm														

Surveyor:
Surveyor's Ref: 2427A
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 250

Registered

DRAFT

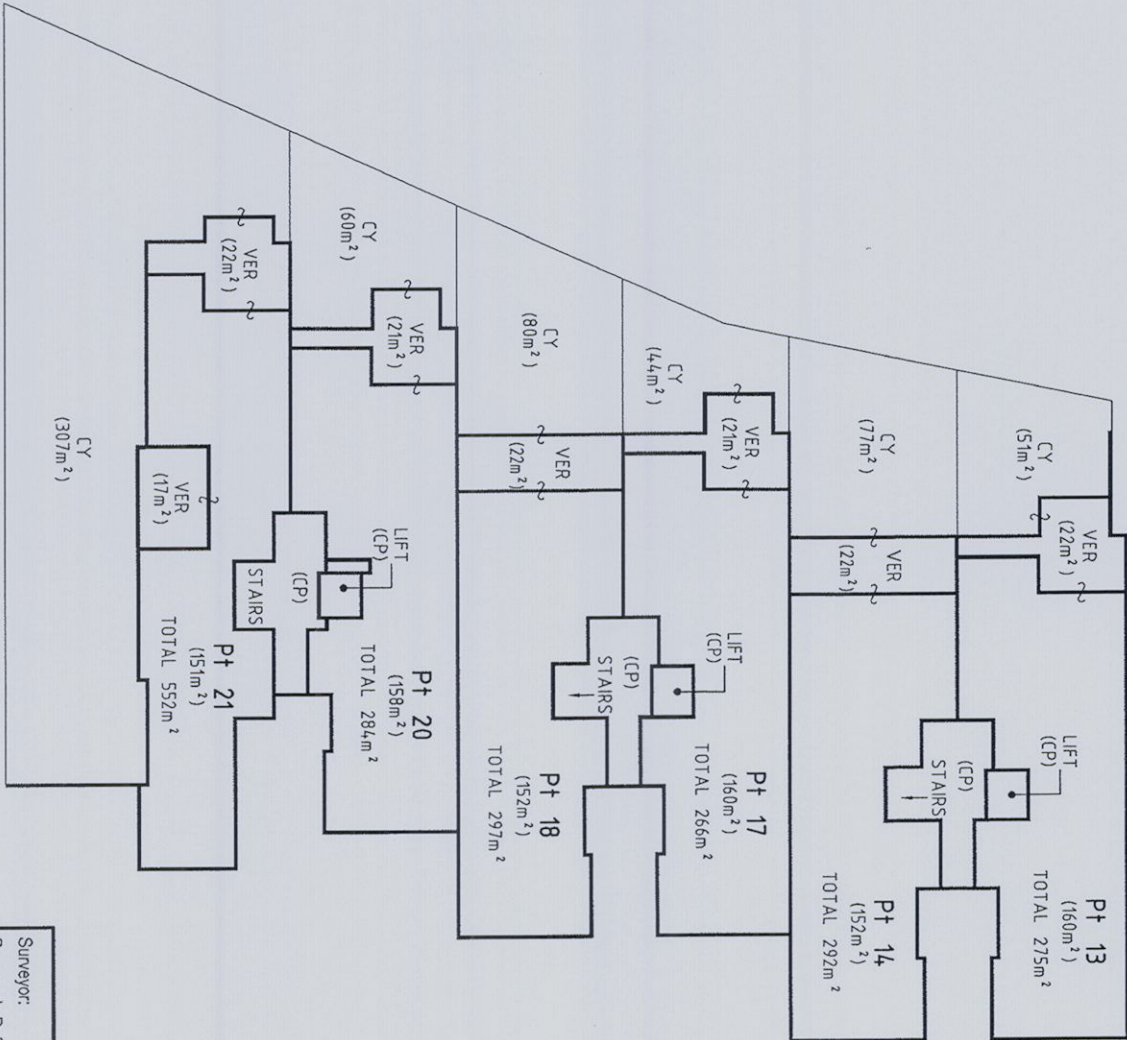
23/12/2010

SEE SHEET 5

Pt 10

THIS PLAN IS PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

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GROUND FLOOR

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

SEE SHEET 7

COMPLYING DEVELOPMENT
CERTIFICATE
No: 2011/10
Date: 18/4/11
Anthony Allen
Accredited Certifier (BPP0004)
Complying Development Subdivisions

RETAINING WALLS AND MASONRY WALLS
WITHIN AND SURROUNDING COURTYARDS
FORM PART OF THE COMMON PROPERTY

CP - DENOTES COMMON PROPERTY
CY - DENOTES COURTYARD
P - DENOTES PLANTER
VER - DENOTES VERANDAH

DRAFT

23/12/2010

Surveyor:
Surveyor's Ref: 2427A
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 250

Registered

- CP - DENOTES COMMON PROPERTY
- CY - DENOTES COURTYARD
- VER - DENOTES VERANDAH

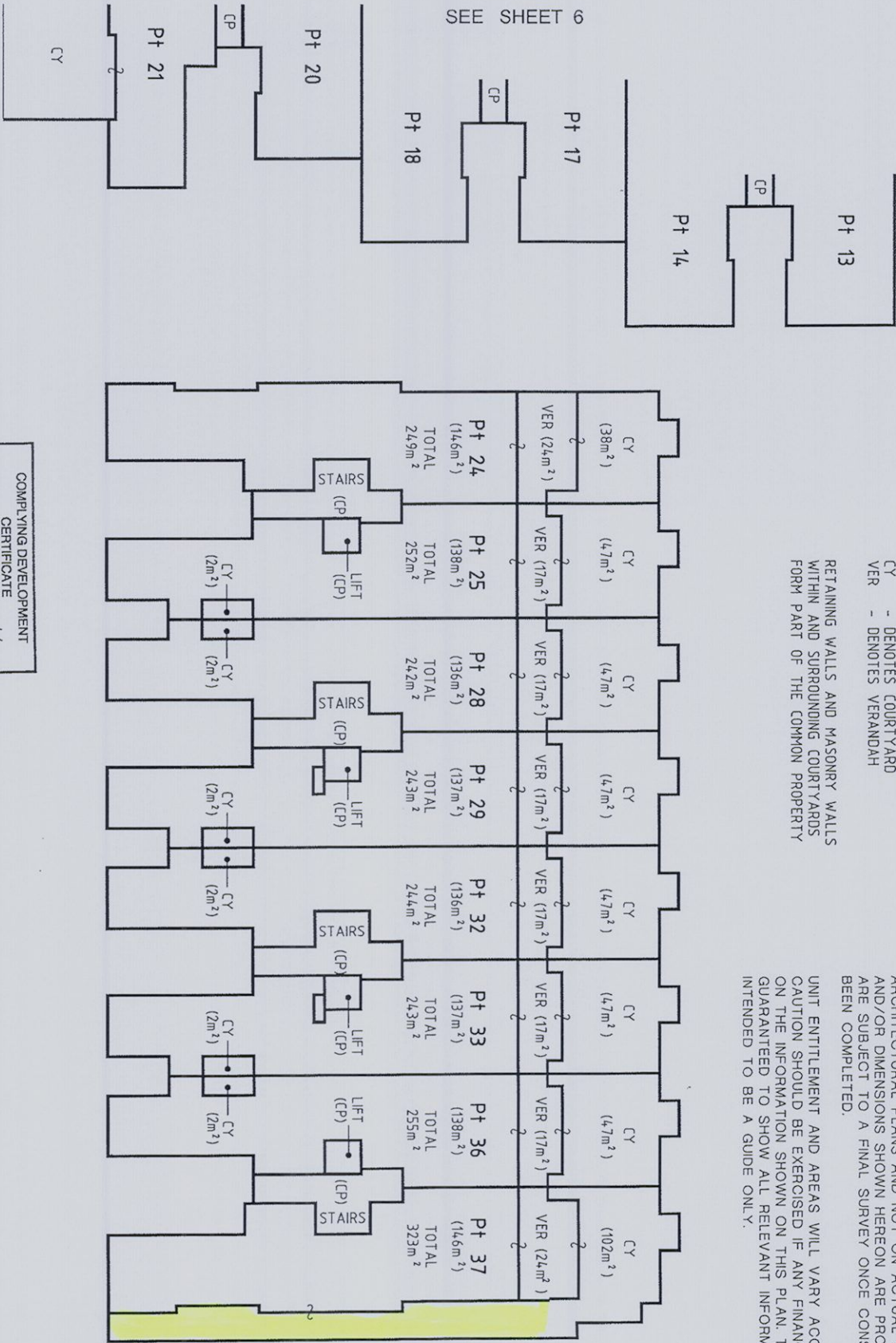
RETAINING WALLS AND MASONRY WALLS
WITHIN AND SURROUNDING COURTYARDS
FORM PART OF THE COMMON PROPERTY

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SEE SHEET 6



GROUND FLOOR

COMPLYING DEVELOPMENT
CERTIFICATE

No: 2011/10

Date: 18/4/11

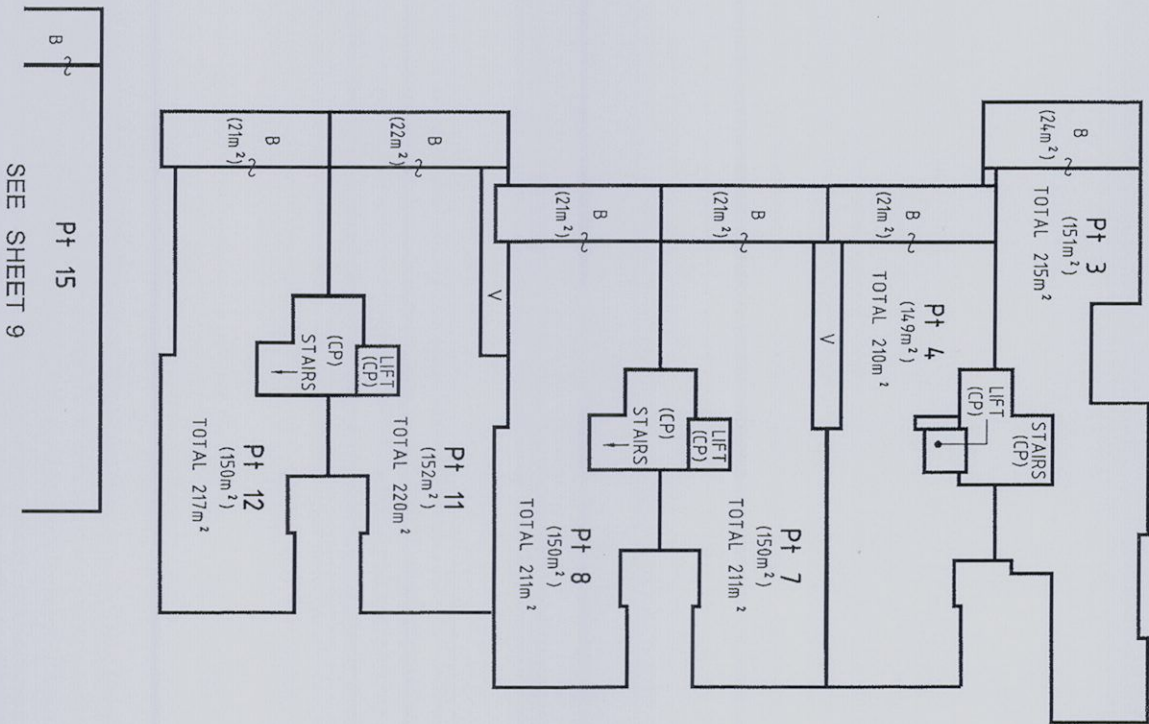
Anthony Allen
Accredited Certifier (BPPB0004)
Complying Development Subdivisions

Surveyor:
Surveyor's Ref: 2427A
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 250

Registered

DRAFT

23/12/2010



COMPLYING DEVELOPMENT CERTIFICATE	
No:	2011/10
Date:	18/11/11
Anthony Allen Accredited Certifier (BPB0004) Complying Development Subdivisions	

- B - DENOTES BALCONY
- CP - DENOTES COMMON PROPERTY
- V - DENOTES VOID

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FIRST FLOOR

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Table of mm														

Surveyor:
Surveyor's Ref: 2427A
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 250

Registered

DRAFT

23/12/2010

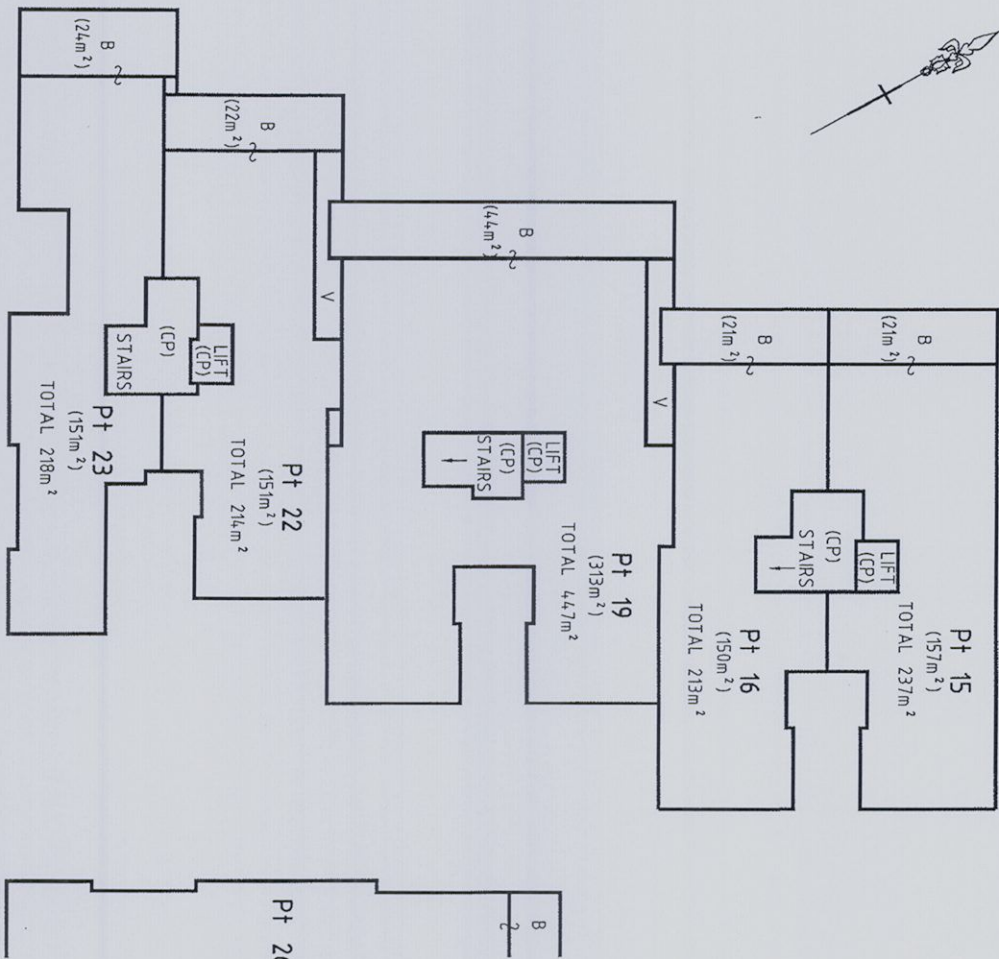
SEE SHEET 8

Pt 12

THIS PLAN IS PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

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- B - DENOTES BALCONY
- CP - DENOTES COMMON PROPERTY
- V - DENOTES VOID



SEE SHEET 10

COMPLYING DEVELOPMENT
CERTIFICATE
No: 2011/10
Date: 18/4/11
Anthony Allen
Accredited Certifier (BPB0004)
Complying Development Subdivisions

FIRST FLOOR

Surveyor:
Surveyor's Ref: 2427A
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 250

Registered

DRAFT

23/12/2010

B - DENOTES BALCONY
CP - DENOTES COMMON PROPERTY
V - DENOTES VOID

THIS PLAN IS PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

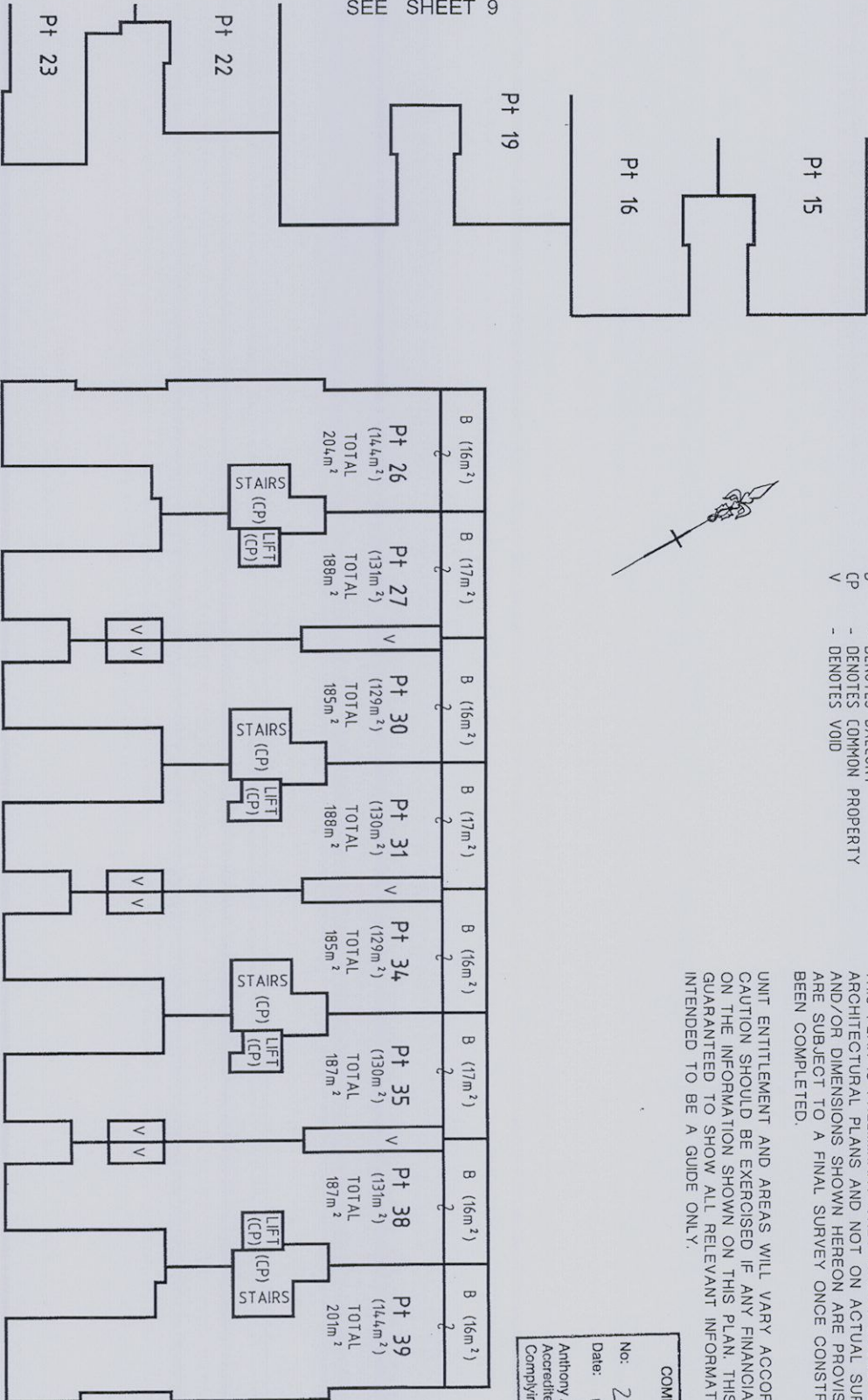
UNIT ENTITLEMENT AND AREAS WILL VARY ACCORDINGLY AND CAUTION SHOULD BE EXERCISED IF ANY FINANCIAL DEALINGS RELY ON THE INFORMATION SHOWN ON THIS PLAN. THIS PLAN IS NOT GUARANTEED TO SHOW ALL RELEVANT INFORMATION BUT IS INTENDED TO BE A GUIDE ONLY.

COMPLYING DEVELOPMENT
CERTIFICATE

No: 201110
Date: 18/4/11
Anthony Allen
Accredited Certifier (BPB0004)
Complying Development Subdivisions



SEE SHEET 9



FIRST FLOOR

Registered

Surveyor:
Surveyor's Ref: 2427A
Subdivision No:

Lengths are in metres. Reduction Ratio 1: 250

DRAFT

23/12/2010

13th June 2012

Mr M Carolan
C/-Bayview Investment Group Pty Ltd
8/401 New South Head Rd
Double Bay NSW 2028

Dear Matt

Re Construction Certificate No. 1408CC5
Address: 1825 Pittwater Rd, Bayview

Reference is made to your recent Construction Certificate application, following the issuing of modified consent N0834/05, N0834/05/S96/1 & N0834/05/S96/2 dated 1.6.12.

Please find enclosed a Construction Certificate and approved plans and details for the proposed screening of air-conditioning units & other minor modification at the above property.

Copies of all documents will be forwarded to Pittwater Council.

Please refer to the service agreement as to any additional inspections (if any) accordingly.

We wish you well with the remainder of this project, and should you have any other questions with respect to the above, please don't hesitate to contact me.

Yours sincerely
Insight Development Consultants Pty Ltd
Accredited Building Certifiers



John Briggs

Mr M Carolan
C/- Bayview Investment Group Pty Ltd
8/401 New South Head Rd
Double Bay NSW 2028

Construction Certificate

Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises:

Address of Property: 1825 Pittwater Rd, Bayview NSW 2104

Plan Numbers Approved: Project AA. Res 0801, Drawings No.s A1.04 Rev D Dated 1.10.10, A1.05 & A1.06 Rev B dated 17.1.11 & A1.07, A2.01, A2.02, A1.11, A1.12, A1.13, A3.01, A1.16, A3.02, A1.19 & A3.03 all Rev C dated 28.5.12

NOTE: REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE READ IN CONJUNCTION WITH THIS CONSTRUCTION CERTIFICATE.

Information attached to this decision:

☐ A Fire Safety Schedule

☐ The Conditions of the Certificate

Construction Certificate No: 1408CC5
Date of this Decision and Certificate: 13th June 2012
Certifying Authority: John J Briggs

Signature: _____
Name of accredited Certifier: John Briggs

Building Professionals Board Accreditation No: BPB 0049

Proposal: Screening of air-conditioning units & other minor modifications.

Development Consent No: N0834/05 & N0834/05/S96/1 & N0834/05/S96/2

Date of Determination: 16.3.07 & 21.12.10 & 1.6.12

Council Area: Pittwater

Applicant's right of appeal – If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

Mr M Carolan
C/- Bayview Investment Group Pty Ltd
8/401 New South Head Rd
Double Bay NSW 2028

Construction Certificate

Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises:

Address of Property: 1825 Pittwater Rd, Bayview NSW 2104

Plan Numbers Approved: Drawings No.s A0.01(Rev C 24.2.11), A1.01(Rev A 17.1.11), A1.04(Rev B 15.2.11), A1.05 (Rev A) to A1.07 (Rev A) & A1.11 (Rev A) to A1.19 (Rev A) & A2.01 (Rev A) A2.02 (Rev A) A3.01 (Rev A) to A3.03 (Rev A), A4.01 (Rev A) to A4.03 (Rev A) all dated 17.1.11 & prepared by Antoniades Architects.

NOTE: REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE READ IN CONJUNCTION WITH THIS CONSTRUCTION CERTIFICATE.

Information attached to this decision:



A Fire Safety Schedule



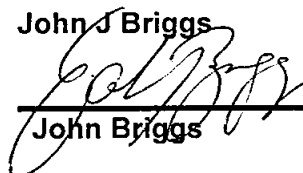
The Conditions of the Certificate

Construction Certificate No: 1408CC4
Date of this Decision and Certificate: 28th February 2011

Certifying Authority: John J Briggs

Signature:

Name of accredited Certifier:


John Briggs

Building Professionals Board Accreditation No: BPB 0049

Proposal: Construction of 39 residential units, & basement carpark.

Development Consent No: N0834/05 & N0834/05/S96/1

Date of Determination: 16.3.07 & 21.12.10

Council Area: Pittwater

Applicant's right of appeal – If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

Construction Certificate No.: 1408CC4

Address: 1825 Pittwater Rd, Bayview

Applicant: Mr M Carolan

SCHEDULE A

The following is a list of details/plan references that should be read in conjunction with Construction Certificate No. : 1408CC4

- Basix specification, sheet A0.01 (RevC) dated 24.2.11, prepared by Antoniades Architects
- Basix certificate, certificate No 296581M_02 dated 4.10.10
- Schedule of external building materials & finishes
- Fire detection & alarm system design certificate (common areas) dated 11.1.11, specification (Rev A) dated 19.11.10, & dwgs F01 to F13 all Rev A & dated 19.11.10, prepared by TCE Consulting Engineers Pty Ltd
- Emergency lighting, exit signs & smoke detection & alarm (residential) design certificate dated 11.11.11, specification (Rev C) & dwgs E01(RevG) E03(RevF) dated 19.1.11, & E02 (RevE), E04(RevF) E05(RevE) to E12 (RevE) all dated 22.12.10, prepared by TCE Consulting Engineers Pty Ltd
- Electrical access control, roof mounted condensers, cabana lighting etc dwg E20 to E25 all Rev D & E26 (RevB) dated 22.12.10 prepare by TCE Consulting Engineers Pty Ltd.
- Mechanical Ventilation design certificate dated 11.1.11, specification dated September 2009, & dwg No.s M01(RevD) dated 23.10.10; M-L1-01 to M-L1-03 (RevE), M-LB-02(RevG), M-LB-03 & M-LB-04(Rev H), M-LG-01 to M-LG-03 (RevF) & M-R-01 to M-R-03(RevC) all dated 23.12.10, prepared by TCG Consulting Engineers Pty Ltd
- Hydraulic fire hose reel & fire hydrant systems design certificate dated 21.12.10 & dwgs H-00 (Rev E), H-01(RevE) 27.10.10, H-02(RevF) 29.10.10, H-03(RevH) 16.12.10, H-04 to H-12(RevE) 21.12.10, H-13 to H-23 (RevD) 20.2.10.
- Structural details 89022874/-120(RevD) 18.1.11, 121 (RevB), 122 (RevB) 13.12.10, 123(RevB) 18.1.11, 124 (RevA) 8.12.10, 125 (RevB) 17.12.10, 126 (RevC) 18.1.11, 127 (RevA) 7.12.10, 128 (Rev B) 17.12.10, 130 to 134 (RevA) 3.12.10 & 7.12.10, 140/141 (RevB) 19.1.11, 142 (RevA) 23.12.10, 143 (RevA) 18.1.11, 144 (RevB) 19.1.11, 145(RevA) 23.12.10, 146(R/A) 18.1.11, 147 (R/B) 19.1.11,

148(R/A) 23.12.10, 150(R/B) 20.1.11, 151 (R/A) 23.12.10, 180 (R/A) 1.10.10, 185 (R/B) 19.1.11, 160 to 172 (Rev 1) 21.1.11

- Landscaping details job reference 10/1455/CC1 to CC22, sheets 1 to 22 issue G dated 14.12.10 prepared by Paul Scrivener
- Adaptable housing report dated 27.8.10 prepared by Accessibility Solutions (NSW) Pty Ltd
- Application & payment for driveway over public road reserve & driveway profiles dated 24.11.10
- Section 139, roads act 1993 application dated 23.11.10
- BCA section J report dated 4.2.11 prepared by Aminga Holdings Pty Ltd - Sustainability Consultants.

PROPOSED FIRE SAFETY MEASURES SCHEDULE

Premises: 1825 Pittwater Rd, Bayview

	Essential Fire and Other Safety Measures	Standard of Performance
	Access Panels, Doors and Hoppers	BCA Clause C3, 13 & AS 1530.4 – 1997
	Automatic Fail Safe Devices	BCA Clause D2.21
X	Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670 – 2004
	Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1, 4, 6 – 1995
	Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 Clause 8 and 8.7(a) or Clause 8.7(b) of AS 1670 - 1995
	Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 1997
X	Emergency Lighting	BCA Clause E4.4 & AS/NZS 2293.1 – 2005
	EWIS	BCA Clause E4.9 & AS 2220.1 & 2 – 1989
	Emergency Evacuation Plan	AS 3745 – 1995
X	Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 & AS/NZS 2293.1- 2005
	Exit signs (non-illuminated)	BCA Clause E4.7
	Fire Control Centres and Rooms	BCA Spec. E1.8
	Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001
X	Fire Dampers	BCA Clause C3.15, AS 1668.1-1998 & AS 1682.1 & 2 - 1990
X	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6 & C3.7 & AS 1905.1 – 1997 & 2005
X	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
X	Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005
X	Fire Seals	BCA Clause C3.15 & AS 1530.4 – 2005
	Fire Shutters	BCA Spec. C3.4 & AS 1905.2 – 1989
	Fire Windows	BCA Spec. C3.4
	Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1989
X	Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1-1998 & AS 1668.2-1991
	Perimeter Vehicular Access	BCA Clause C2.4
X	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
	Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 1998
	Required Exit Doors (power operated)	BCA Clause D2.19(d)
	Residential Automatic Sprinkler System	AS 2118.4 – 1995
	Safety Curtains in Proscenium Openings	BCA NSW Clause H101.10 or H101.10.1 as applicable
	Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 – 1997
	Smoke and Heat Vents	BCA Spec. E2.2c & AS 2665 – 1983
	Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 1998
X	Smoke and/or Heat Alarm Systems	BCA Spec. E2.2a & AS 3786 – 1993
	Smoke Dampers	AS/NZS 1668.1 – 1998
	Smoke Doors	BCA Spec. C3.4
	Solid Core Doors	BCA Clause C3.11
	Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5 and AS 3000-1991
X	Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 1995
	Warning & Operational signs	Section 80GG of the EP & A Regulations 1994, AS 1905.1 – 1997, BCA Clause C3.6, D2.23, E3.3 & H101.8

28th February 2011

Mr M Carolan
C/- Bayview Investment Group Pty Ltd
8/401 New South Head Rd
Double Bay NSW 2028

Dear Matt

Re: Construction Certificate No: 1408CC4
Address: 1825 Pittwater Rd, Bayview
—Construction of 39 residential units & basement carpark.

Please find enclosed a Construction Certificate and approved plans for the development project at the above property.

CRITICAL STAGE INSPECTIONS

Further to your **Service Agreement**, during the course of construction the following **critical stage inspections** need to be undertaken:

1. Prior to covering any waterproofing in any wet areas.
2. Prior to covering any stormwater drainage connections.
3. After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

ENGINEER'S INSPECTIONS and CERTIFICATES

It will be necessary for a qualified Structural Engineer to inspect and certify the adequacy of the existing structure to support the proposed new loads prior to commencement of work.

During construction all foundations, footings, slabs, structural steel, the upper level floor frame and the tie-down and bracing of framework need to be inspected and certified by a qualified structural engineer. Please forward these certificates to our P O BOX address.

OTHER CERTIFICATES

The builder will need to obtain certificates from suitably qualified persons with respect to the installation of the following components of the development

- A survey certificate prepared by a registered surveyor in respect of the building set-out, ground floor and roof ridge levels.
- Fire Safety Measures
- All glazing (AS 1288)
- Wet area treatment (AS 3740)
- Termite Control measures (AS 3660.1)
- Internal plumbing and drainage

All certificates should make reference to relevant Australian Standards (where applicable) and Building Code of Australia Provisions.

COUNCIL'S CONDITIONS

It is important that you understand and comply with all the conditions of Council's Development Consent. In this regard, please refer to Condition D10, (Road Opening Permit), E2 (Form 3 Geotechnical Risk Management), E3 (Plans & street levels & certificate being provided by Chartered Professional Engineer), E4 (photo's of street reserve & trees), E9 (Access certification), E11 (Basix commitments certification) & E14 (stormwater easement registration).

OCCUPATION CERTIFICATE (AT COMPLETION)

Following our final inspection and satisfactory completion of all works, we will issue an Occupation Certificate to you. Please be advised that the completed works cannot be occupied until an Occupation Certificate has been issued.

We wish you well in this project, and should you have any questions etc with respect to the above, please don't hesitate to contact me.

Yours sincerely


John Briggs
Insight Building Certifiers

Mr A Novakovic
C/-Bayview Investment Group Pty Ltd
8/401 New South Head Rd
Double Bay NSW 2028

Construction Certificate

Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises:

Address of Property: 1825 Pittwater Rd, Bayview

Plan Numbers Approved: Drawings No A1.04 rev J prepared by Antoniades Architects & dated Feb 10

NOTE: REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE READ IN CONJUNCTION WITH THIS CONSTRUCTION CERTIFICATE.

Information attached to this decision:



A Fire Safety Schedule



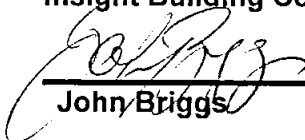
The Conditions of the Certificate

Construction Certificate No: 1408CC3
Date of this Decision and Certificate: 26th October 2010

Certifying Authority: Insight Building Certifiers Pty Ltd

Signature:

Name of accredited Certifier:


John Briggs

Building Professionals Board Accreditation No:

BPB 0049

Proposal:

Basement slab, walls, pool piers & stormwater management

Development Consent No: 834/05

Date of Determination: 15.3.07

Council Area: Pittwater

Applicant's right of appeal – If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

Construction Certificate No.: 1408CC3

Address: 1825 Pittwater Rd, Bayview

Applicant: Mr A Novakovic

SCHEDULE A

The following is a list of details/plan references that should be read in conjunction with Construction Certificate No. : 1408CC3

- Structural Engineers drawings no. 89022874 sheets 100-107, 110 & 115 all rev A & dated 28.9.10; Sheets 112 Rev B dated 6.10.10 & sheet 203 RevA dated 23.9.10 all prepared by Cardno (NSW/ACT) Pty Ltd

Mr A Novakovic
C/-Bayview Investment Group Pty Ltd
8/401 New South Head Rd
Double Bay NSW 2028

Construction Certificate

Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises:

Address of Property: 1825 Pittwater Rd, Bayview

Plan Numbers Approved: Drawings No 89022874-200 Rev A, 89022874-207 Rev A both dated 18.8.100 & 89022874-202 Rev B dated 19.8.10

NOTE: REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE READ IN CONJUNCTION WITH THIS CONSTRUCTION CERTIFICATE.

Information attached to this decision:



A Fire Safety Schedule



The Conditions of the Certificate

Construction Certificate No: 1408CC2

Date of this Decision and Certificate:

14th September 2010

Certifying Authority:

Insight Building Certifiers Pty Ltd

Signature:

Name of accredited Certifier:


John Briggs

Building Professionals Board Accreditation No: BPB 0049

Proposal:

Stage 2 – Site excavation

Development Consent No:

834/05

Date of Determination:

15.3.07

Council Area:

Pittwater

Applicant's right of appeal – If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

Construction Certificate No.: 1408CC2

Address: 1825 Pittwater Rd, Bayview

Applicant: Mr A Novakovic

SCHEDULE A

The following is a list of details/plan references that should be read in conjunction with Construction Certificate No. : 1408CC2

- Sediment & erosion control design certificate prepared by Vince Cubis (Cardno) dated 18.8.10
- Traffic Management Plan for Construction prepared by Transport & Traffic Planning Associates dated July 2010
- Correspondence from Paul Brisby Pittwater Council relating to compliance with conditions C21 & D14 of Development Consent (ie. Traffic Management Plan)
- Sydney Water Notice of requirements (Section 73 Certificate) dated 7.4.10
- Sydney Water stamped approval dated 6.9.10, reference no. 2929706.
- Form 2 – Geotechnical Risk Management policy for Pittwater, prepared by Martin O’Gorman
- Council receipts for Builders LSL & Section 94 payments