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**Sent:** 22/04/2016 5:48:05 AM

**Subject:** Notice of commencement

**Attachments:** Scan0001.pdf; 21042016162638-0001.pdf; Scan0001.pdf; 21042016162638-0001.pdf;

Hi

please find attached notice of commencement and owner builder permit

regards

wade

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—  
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ABN: 63 701 967 756

Suite 6/ 226 Condamine Street  
Manly Vale NSW 2093  
(p): 02 9907 6300  
(f): 02 9907 6344  
admin@pcaservices.com.au

## NOTICE OF COMMENCEMENT OF BUILDING WORK PROJECT REFERENCE 160049

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b)(ii) & (b2)(i) & (ii) & (iii) & 86(1)(a)(ii) & (a2)(i) & (ii) & (iii) & (1)(b)

### OWNER DETAILS

Name of the person having benefit of the Development

Consent:

Wade Streeter

Address:

13 Sydney Road, Warriewood NSW 2102

Phone:

0414 305 763

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area:

Pittwater Council

Planning Instrument Decision Made Under:

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

Complying Development Certificate Number:

160049

### PROPOSAL

Address of Development:

13 Sydney Road, Warriewood NSW 2102

Scope of Building Works Covered by this Notice:

Alterations and Additions to Existing Dwelling

### DECLARATION OF THE OWNER

As the person having the benefit of the development consent for the building works identified in this Notice, I/we hereby certify:

1. A) If the residential building work is to be carried out by the owner as an owner-builder fill in (1a) and (1b) with your contact details. B) If the residential works are covered by Home Owner's Warranty, fill in (1b) principal contractor. C) For Commercial work only fill out (1b) as the principal contractor.

1a. Owner Builder Permit Number (please attach a copy of the permit):

428855P

1b. Name of the Principal Contractor for building work:

Wade Streeter

Contractor License Number:

~~155750C~~

Address:

, NSW

Contact Details:

0414 305 763

2. All development consent conditions that are required to be satisfied prior to the commencement of building work and as listed here below will be satisfied.

Relevant development consent conditions to be complied with:

3. That the building work is intended to commence on or about the date specified below.

Date work to commence (allow two full days' notice):

4. That the principal contractor has been notified of any critical stage inspections or other inspections that are to be carried out in respect of the building work.

### SIGNATURE OF THE OWNER

Signature:

Name:

WADE STREETER

Date:

14/04/2016

### IMPORTANT MESSAGE:

1. Return this original completed notice of commencement form to your Local Council first and to Private Certifiers Australia and allow two full days from the date of return, prior to your intended commencement date.
2. If the work is residential – please attach your Owner Builder Permit or Home Owner's Warranty (builder)
3. Failure to request any critical stage inspection will prohibit the issue of an Occupation Certificate.



**Service  
NSW**

## RECEIPT/TAX INVOICE

Service NSW  
L2 66 Harrington St  
The Rocks, NSW 2000

ABN:37 552 837 401  
DATE: APRIL 18 2016  
RECEIPT NO: 10000623046  
OFFICE: CHATSWOOD SERVICE CENTRE

To Wade Streeter  
13 Sydney Rd  
WARRIEWOOD, NSW 2102 Australia

### Purchase Details

ITEM	QTY	GST	TOTAL
1-4319157731 Owner Builder Permit Application (1-4319157731)	1	\$ 0.00	\$ 171.00
TOTAL DUE		\$ 0.00	\$ 171.00

### Payment Details

TYPE	REFERENCE NO.	AMOUNT PAID
EFTPOS(Visa 462239...022)	139723	\$ 171.00
* EFTPOS payment fee of 0.44% applies (inclusive of GST)	139723	\$ 0.75
TOTAL PAID		\$ 171.75



Making access to your government transactions easier.

For NSW Government transactions call our 24 hour phone service on 13 77 88 or visit [www.service.nsw.gov.au](http://www.service.nsw.gov.au)



**Fair  
Trading**

Tel 13 32 20  
TTY 02 9338 4943  
ABN 81 913 830 179  
[www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

## **OWNER BUILDER PERMIT**

*HOME BUILDING ACT 1989*

Wade Streeter  
13 Sydney Rd  
WARRIEWOOD NSW 2102

Permit: 428855P  
Issued: 21/04/2016

Receipt: 10000623046-01  
Amount: \$171.00

**BUILDING SITE:** 13 Sydney Rd, WARRIEWOOD, NSW 2102  
AUSTRALIA

**AUTHORISED BUILDING WORK** Alterations and additions to existing dwelling worth  
\$25400.00

**AUTHORITY NUMBER:** DC-160049

**COUNCIL AREA:** PITTWATER (S) COUNCIL

**PERSONS WITH A PRESCRIBED INTEREST IN THE LAND:**

MS HANNE TOPLAND

**Rod Stowe**  
Commissioner for Fair Trading

**Issuing officer**



**CAUTION: AS THE HOLDER OF AN OWNER-BUILDER PERMIT YOU MUST NOW ADVISE YOUR CERTIFYING AUTHORITY (COUNCIL OR PRIVATE CERTIFIER) OF YOUR OWNER-BUILDER PERMIT NUMBER AND DATE OF ISSUE.**

This permit is only valid when an official receipt has been imprinted.  
If payment is made by cheque, the permit is conditional on the cheque being met on presentation.  
\*GST amount included in total fee: \$0.00





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[www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

## PERMIT CONDITIONS

This owner-builder permit, issued by or on behalf of, NSW Fair Trading under the *Home Building Act 1989* is only valid under the following conditions;

1. *The content of the 'Application for Owner-Builder Permit' as declared and signed by the applicant is accepted as true and correct.*
2. *Building work has **not** commenced on the subject building site.*
3. *Building work to be carried out is only as that authorised on page 1 of this permit.*
4. *Fair Trading accepts the evidence that the applicant has provided in respect of development consent being received by the relevant certifying authority and evidence of either ownership or prescribed interest in the land.*
5. *The permit holder **and** all other persons with a prescribed interest in the land listed on page 1 of this permit cannot apply for an owner-builder permit (at a different building site address) within 5 years from the date of issue of this Permit.*
6. *Concerning the building site on page 1 of this Permit, any sale within 7 years and 6 months after the owner-builder permit was issued must include a conspicuous note (a consumer warning) on any contract of sale stating:*
  - a) *that an owner-builder permit was issued in relation to the land (specifying the date on which it was issued), and*
  - b) *work done under an owner-builder permit is not required to be insured under this Act unless the work was done by a contractor to the owner-builder.*
7. *The work to be performed under the permit will be not be covered by a contract of insurance under the Home Building Compensation Fund.*
8. *You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.*

**Note:** Under s. 43(1) of the Home Building Act, 1989, the Chief-Executive may cancel a permit if it is later discovered that a permit holder misrepresented information in their permit application.



## Service NSW or Government Access Centre Use ONLY

### Proof of Identity Documents

**Applicants MUST provide one (1) document from list 1 below and;  
It MUST show the applicant's day, month and year of birth, a current photo and signature.**

#### List 1

- ☒ A current Australian photo driver's licence or other such equivalent current photo card issued by a State or Territory Government agency
- ☐ A current Australian passport
- ☐ A current non-Australian passport

**Enter details of 'List 1' document provided:**

Document type POI List 1 document Example: Australian Passport	Document number	Date of Issue	Expiry date	Place of Issue	Original document sighted by (please print name)
ASIAN LICENCE	12426465		24/10/2019	NSW	Deepak

**Applicants MUST provide two (2) documents from the below table, noting that:  
At least one (1) of the proof of identity documents MUST be from list 2 that evidences your current address.**

#### List 2

- ☐ A passbook or account statement from a bank, building society or credit union up to 1 year old
- ☐ A telephone, gas or electricity bill up to 1 year old
- ☒ A water rates, council rates or land valuation notice up to 1 year old
- ☐ A residential tenancy agreement up to 1 year old
- ☐ Current Insurance renewal for house, contents, vehicle, boat, up to 1 year old
- ☐ Taxation notice of assessment up to 1 year old
- ☐ An electoral enrolment card or the evidence of enrolment up to 1 year old

#### List 3

- ☐ Provided Two or more documents from List 2 and therefore do not need to supply any document from List 3
- or**
- ☒ A current Medicare card
- ☐ A current ATM, credit or debit card with your name and signature issued by a bank, building society credit union, or any other financial institution.
- ☐ A current student identity card or a certificate or statement of enrolment up to 1 year old from an education institution
- ☐ A current photo identification card issued for NSW regulatory purposes (includes NSW Firearm licence, NSW Security operator licence, NSW Commercial Agents and Private Inquiry Agents operator licence etc)

I have sighted and confirmed the Proof of Identity documents against original documents submitted with the application form.

Name of Checking Officer

Deepak

Signature of Checking Officer

[Signature]

Date

18/09/2016

### Lodging Your Application

**Applications may be lodged:**

 **In Person** at your local Service NSW or Government Access Centre.

For information on the location of your nearest Centre, please check our website at [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au) or telephone 13 32 20.

**Please note applications are not acceptable by email, fax or mail.**





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## COMPLYING DEVELOPMENT CERTIFICATE 160049

### PROJECT REFERENCE 160049

Issued under Part 4 of the Environmental Planning and Assessment Act 1979 Section 85A(6)

### APPLICANT DETAILS

Applicant: Wade Streeter  
Address: 13 Sydney Road, Warriewood NSW 2102  
Phone: 0414 305 763  
Fax:

### OWNER DETAILS

Name of the person having benefit of the development consent: Wade Streeter  
Address: 13 Sydney Road, Warriewood NSW 2102  
Phone: 0414 305 763

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area: Pittwater Council  
Relevant Planning Instrument Decision Made Under: State Environmental Planning Policy (Exempt & Complying Development Codes) 2008  
Date of Determination: 14/04/2016  
Complying Development Certificate Number: 160049

Lapse date: Section 86A of the Environmental Planning and Assessment Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. Section 81A of the Act is applicable.

### PROPOSAL

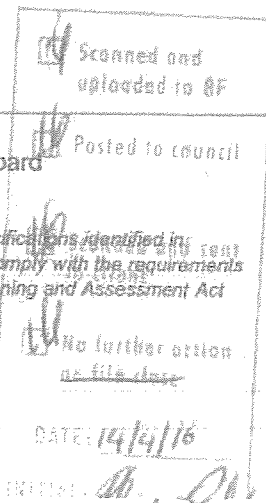
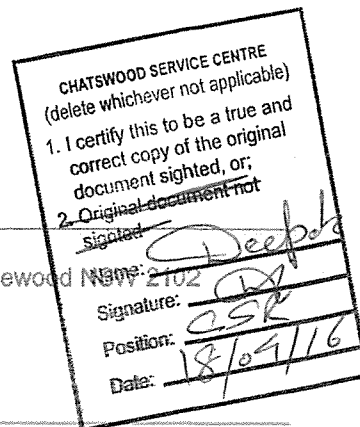
Address of Development: 13 Sydney Road, Warriewood NSW 2102  
Lot/DP: 44 15763  
Land Use Zone: R2 - Low Density Residential  
Building Classification/s: 1a  
Scope of Building Works Covered by this Certificate: Alterations and Additions to Existing Dwelling  
Value of Construction (incl. GST): \$254,00  
Plans and Specifications approved: Refer Schedule 1: Approved Plans and Specifications  
Fire Safety Schedule: N/A  
Conditions: See Conditions attached  
Exclusions: Granny Flat  
Critical stage inspections: See attached Notice

### CERTIFYING AUTHORITY

Accredited Certifier: Grant Harrington  
Accreditation Body and Registration Number: Building Professionals Board BPB0170

I, Grant Harrington, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 84A of the Environmental Planning and Assessment Act 1979.

Dated: 14/04/2016



# Contract for the sale of land – 2005 edition

## MEANING OF TERM

Name Ray White Narrabeen  
Address 71 Waterloo Street, Narrabeen, NSW 2101

Phone (02) 9970 6777  
Fax (02) 9970 7700  
Ref Helen Matthews

Name  
Address

Phone  
Fax  
Ref

Name **NSW TRUSTEE AND GUARDIAN** (as Executor of the Will of Maureen Lillian Carlsson)

Address 19 O'Connell Street, Sydney, NSW 2000

Name **SOLICITOR TO NSW TRUSTEE AND GUARDIAN**  
Address and DX PO Box H153 Australia Square, NSW 1215  
(DX 1367 Sydney)

Phone (02) 9240 0854  
Fax (02) 9223 8593  
Ref S Ozaras – LA3

42<sup>nd</sup> day after the contract date (clause 15)

**13 Sydney Road, Warriewood, NSW 2102**

Lot 44 Plan DP15763

Folio Identifier: 44/15763

(copy attached) 1411309

- ☒ VACANT POSSESSION ☐ subject to existing tenancies  
☒ HOUSE ☐ garage ☒ carport ☐ home unit ☐ carspace ☐ none  
☒ other: fibro studio; metal shed

☒ Documents in the List of Documents as marked or as numbered: As marked  
☒ Other documents: See Special Provision 2

Office of State Revenue  
(NSW)

Duty 142600 Trans No 82663

Last date: 7/8/15

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions

- ☐ blinds ☒ curtains ☒ insect screens ☒ stove  
☐ built-in wardrobes ☐ dishwasher ☒ light fittings ☐ pool equipment  
☒ clothes line ☒ fixed floor coverings ☐ range hood ☒ TV antenna  
☒ other: smoke alarms

Exclusions

Purchaser

Purchaser's solicitor

All potted plants; light fitting in front bedroom.

Name Wade Julian STREETER & Hanne

Address 5/102 Pacific Pde Dee Why, Topland (25%)

Name Sydney Legal - Suite 7 Level 12

Address and DX Bathurst St SYDNEY 2000

ACN/ABN/ABN

Phone 3355 3788

Fax 8079 6988

Ref Samantha Galeano

(10% of the price, unless otherwise stated)

Price \$1,402,000

Deposit \$140,200

Balance \$1,261,800

Contract date 13 June 2015

Helen Matthews  
Vendor

GST AMOUNT (optional)  
The price includes GST of: \$ NIL

Purchaser

☐ JOINT TENANTS ☒ tenants in common ☒ in unequal shares

Tax information (the parties promise this is correct as far as each party is aware)

Vendor duty is payable

Deposit can be used to pay vendor duty

Land tax is adjustable

GST: Taxable supply

Margin scheme will be used in making the taxable supply

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- ☒ not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))  
☐ by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))  
☐ GST-free because the sale is the supply of a going concern under section 38-325  
☐ GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-0  
☐ input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number  
Name:  
Address:  
Phone:

Last bill	Payments	Balance	This bill	Total amount due
\$381.90	\$559.83	\$0.00	\$81.40	<b>\$81.40</b>

240-001151

003



WJ STREETER  
 H TOPLAND  
 13 SYDNEY RD  
 WARRIEWOOD NSW 2102

34562150-6043

Please pay by

**18/09/15**

Account number

**3456 215**

## Account for residential property

**13 Sydney Rd Warriewood**

<b>Fixed charges - GST free</b>		1 Jul 15 - 30 Sep 15	\$
Water service			25.64
Wastewater (sewerage) service			152.29
<b>Usage charges - GST free</b>		3 Jun 15 - 28 Aug 15	
Water	03/06 - 30/06	12 kL at \$2.2320 a kL	26.78
	01/07 - 28/08	24 kL at \$2.2760 a kL	54.62
<b>Other charges and credits</b>			
Credit			-177.93
<b>Total amount due</b>			<b>\$81.40</b>

paid BPAY 06/09/15 HT.

CHATSWOOD SERVICE CENTRE  
 (delete whichever not applicable)

- I certify this to be a true and correct copy of the original document sighted, or;
- Original document not sighted

Name: Deepak  
 Signature: [Signature]  
 Position: CSR  
 Date: 18/09/15

Continued overleaf

SYDNEY WATER CORPORATION ABN 49 776 225 038

**TAX INVOICE**

Date of issue 28 August 2015

**Account for 13 Sydney Rd Warriewood**



\*242 34562150002

**POSTbillpay:** Use cash, cheque or debit card at any Australia Post Office

**Credit card limit:**  
**\$1,000 per bill**



**BPAY:** Internet or phone banking.  
 Biller code: 45435 Ref no: 3456 215 0002



**Mail payments:** Return slip and cheque payable to Sydney Water (no staples).

**Payment number**

**3456 215 0002**



**Telephone payments:** Mastercard or Visa.  
 Call **1300 12 34 58** (24 hour service)

Send to:  
**Sydney Water**  
**PO Box 339**  
**Silverwater NSW 2128**

**Please pay by**

**18/09/15**



**Direct debit payments:** To set up direct debit, please visit [sydneywater.com.au](http://sydneywater.com.au)

**Internet payments:** Mastercard or Visa:  
[sydneywater.com.au](http://sydneywater.com.au)

**Total amount due**

**\$81.40**

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000034562150002





CGI00493118SEQ1

OCCUPATIONAL HEALTH AND SAFETY  
**GENERAL INDUCTION**  
FOR CONSTRUCTION WORK IN NSW  
OHS Construction Induction Training Certificate

This is to certify that: WADE STREETER  
has satisfactorily completed the course in Occupational Health and Safety (OHS)  
General Induction for Construction Work in NSW

Date of issue: 07 Oct 2004  
This course in OHS General Induction for Construction Work in NSW meets the  
general health and safety induction requirements of the OHS Regulation 2001.

Date of Birth: 05 Jul 1979**medicare**

2551 22966 6

WADE J STREETER

VALID TO 07/2019

**Driver Licence**

New South Wales, Australia

Wade Julian STREETER

Card Number  
2 033 238 707UNIT 21  
13 WHEATLEIGH ST  
CROWS NEST NSW 2065Licence No  
12426465  
Licence Class  
C, R

Wade Julian STREETER

Date of Birth  
05 JUL 1979Expiry Date  
24 OCT 2019**CONTRACTOR LICENCE**

Builder

Fair  
Trading

Wade Julian Streeter

Townhouse 7/4-6 The Crescent  
AVALON BEACH NSW 2107NUMBER  
155750CEXPIRES  
05/05/2017

CHATSWOOD SERVICE CENTRE  
(delete whichever not applicable)  
1. I certify this to be a true and  
correct copy of the original  
document sighted, or;  
2. Original document not  
sighted

Name: Wade StreeterSignature: [Signature]Position: CSRDate: 18/04/16





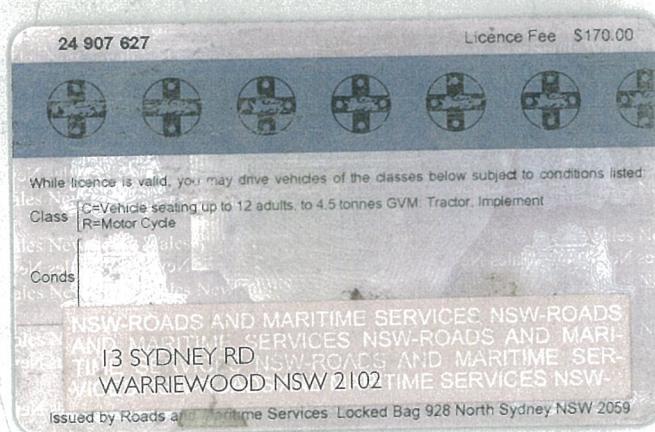
Accredited Trainer's Name: **PETER HERMANN BECKER**

Accreditation No: 01569

Cardholder's signature:

Cardholder's signature: \_\_\_\_\_  
This card is not transferable and remains the property of WorkCover NSW. This card must be presented upon request. If found please return to: WorkCover NSW Locked Bag 2906,  
LISAROW NSW 2262

WorkCover. Watching out for you.



CHATSWOOD SERVICE CENTRE  
(delete whichever not applicable)

1. I certify this to be a true and correct copy of the original document sighted, or;
2. ~~Original document not~~

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Position:

Date:





ABN: 63 701 967 756

Suite 6/ 226 Condamine Street  
Manly Vale NSW 2093  
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## NOTICE OF COMMENCEMENT OF BUILDING WORK PROJECT REFERENCE 160049

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b)(ii) & (b2)(i) & (ii) & (iii) & 86(1)(a)(ii) & (a2)(i) & (ii) & (iii) & (1)(b)

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Name of the person having benefit of the Development

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1a. Owner Builder Permit Number (please attach a copy of the permit):

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1b. Name of the Principal Contractor for building work:

Wade Streeter

Contractor License Number:

~~155750C~~

Address:

, NSW

Contact Details:

0414 305 763

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Signature:

Name:

WADE STREETER

Date:

14/04/2016

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NSW**

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TOTALPAID		\$ 171.75



Making access to your government transactions easier.

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Wade Streeter  
13 Sydney Rd  
WARRIEWOOD NSW 2102

Permit: 428855P  
Issued: 21/04/2016

Receipt: 10000623046-01  
Amount: \$171.00

**BUILDING SITE:** 13 Sydney Rd, WARRIEWOOD, NSW 2102  
AUSTRALIA

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**PERSONS WITH A PRESCRIBED INTEREST IN THE LAND:**

MS HANNE TOPLAND

**Rod Stowe**  
Commissioner for Fair Trading

**Issuing officer**



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It MUST show the applicant's day, month and year of birth, a current photo and signature.**

**List 1**

- ☒ A current Australian photo driver's licence or other such equivalent current photo card issued by a State or Territory Government agency
- ☐ A current Australian passport
- ☐ A current non-Australian passport

**Enter details of 'List 1' document provided:**

Document type POI List 1 document Example: Australian Passport	Document number	Date of Issue	Expiry date	Place of Issue	Original document sighted by (please print name)
ASIAN LICENCE	12426465		24/10/2019	NSW	Deepak

**Applicants MUST provide two (2) documents from the below table, noting that:  
At least one (1) of the proof of identity documents MUST be from list 2 that evidences your current address.**

**List 2**

- ☐ A passbook or account statement from a bank, building society or credit union up to 1 year old
- ☐ A telephone, gas or electricity bill up to 1 year old
- ☒ A water rates, council rates or land valuation notice up to 1 year old
- ☐ A residential tenancy agreement up to 1 year old
- ☐ Current Insurance renewal for house, contents, vehicle, boat, up to 1 year old
- ☐ Taxation notice of assessment up to 1 year old
- ☐ An electoral enrolment card or the evidence of enrolment up to 1 year old

**List 3**

- ☐ Provided Two or more documents from List 2 and therefore do not need to supply any document from List 3
- or**
- ☒ A current Medicare card
- ☐ A current ATM, credit or debit card with your name and signature issued by a bank, building society credit union, or any other financial institution.
- ☐ A current student identity card or a certificate or statement of enrolment up to 1 year old from an education institution
- ☐ A current photo identification card issued for NSW regulatory purposes (includes NSW Firearm licence, NSW Security operator licence, NSW Commercial Agents and Private Inquiry Agents operator licence etc)

I have sighted and confirmed the Proof of Identity documents against original documents submitted with the application form.

Name of Checking Officer

Deepak

Signature of Checking Officer

[Signature]

Date

18/09/2016

**Lodging Your Application**

**Applications may be lodged:**

 **In Person** at your local Service NSW or Government Access Centre.

For information on the location of your nearest Centre, please check our website at [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au) or telephone 13 32 20.

**Please note applications are not acceptable by email, fax or mail.**





ABN: 63 701 967 756

Suite 6/ 226 Condamine Street,  
Manly Vale NSW 2093  
(p): 02 9907 6300  
(f): 02 9907 6344  
admin@pcaservices.com.au

## COMPLYING DEVELOPMENT CERTIFICATE 160049

### PROJECT REFERENCE 160049

Issued under Part 4 of the Environmental Planning and Assessment Act 1979 Section 85A(6)

### APPLICANT DETAILS

Applicant:	Wade Streeter
Address:	13 Sydney Road, Warriewood NSW 2102
Phone:	0414 305 763
Fax:	

### OWNER DETAILS

Name of the person having benefit of the development consent:	Wade Streeter
Address:	13 Sydney Road, Warriewood NSW 2102
Phone:	0414 305 763

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area:	Pittwater Council
Relevant Planning Instrument Decision Made Under:	State Environmental Planning Policy (Exempt & Complying Development Codes) 2008
Date of Determination	14/04/2016
Complying Development Certificate Number:	160049

Lapse date: Section 86A of the Environmental Planning and Assessment Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. Section 81A of the Act is applicable.

### PROPOSAL

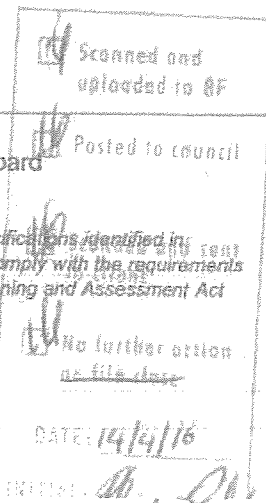
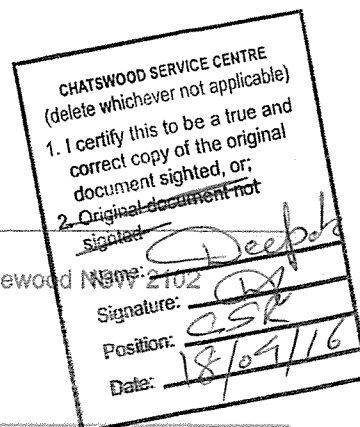
Address of Development:	13 Sydney Road, Warriewood NSW 2102
Lot/DP:	44 15763
Land Use Zone:	R2 - Low Density Residential
Building Classification/s:	1a
Scope of Building Works Covered by this Certificate:	Alterations and Additions to Existing Dwelling
Value of Construction (incl. GST)	\$254,00
Plans and Specifications approved:	Refer Schedule 1: Approved Plans and Specifications
Fire Safety Schedule:	N/A
Conditions:	See Conditions attached
Exclusions:	Granny Flat
Critical stage inspections:	See attached Notice

### CERTIFYING AUTHORITY

Accredited Certifier:	Grant Harrington
Accreditation Body and Registration Number:	Building Professionals Board BPB0170

I, Grant Harrington, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 84A of the Environmental Planning and Assessment Act 1979.

Dated: 14/04/2016



# Contract for the sale of land – 2005 edition

## MEANING OF TERM

Name Ray White Narrabeen  
Address 71 Waterloo Street, Narrabeen, NSW 2101

Phone (02) 9970 6777  
Fax (02) 9970 7700  
Ref Helen Matthews

Name  
Address

Name **NSW TRUSTEE AND GUARDIAN** (as Executor of the Will of Maureen Lillian Carlsson)  
Address 19 O'Connell Street, Sydney, NSW 2000

Phone (02) 9240 0854  
Fax (02) 9223 8593  
Ref S Ozaras – LA3

Name **SOLICITOR TO NSW TRUSTEE AND GUARDIAN**  
Address and DX PO Box H153 Australia Square, NSW 1215 (DX 1367 Sydney)

42<sup>nd</sup> day after the contract date (clause 15)  
**13 Sydney Road, Warriewood, NSW 2102**

Lot 44 Plan DP15763

Folio Identifier: 44/15763

☒ VACANT POSSESSION ☐ subject to existing tenancies  
☒ HOUSE ☐ garage ☒ carport ☐ home unit ☐ carspace ☐ none  
☒ other: fibro studio; metal shed

☒ Documents in the List of Documents as marked or as numbered: As marked  
☒ Other documents: See Special Provision 2

Office of State Revenue  
(NSW)

(copy attached) Duty No: 1411309

Duty \$162,600 Trans No 826,63

Last date:

7/8/15

Completion date  
Land Address  
Plan details  
Title reference

Improvements

Attached copies

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions

☐ blinds ☒ curtains ☒ insect screens ☒ stove  
☐ built-in wardrobes ☐ dishwasher ☒ light fittings ☐ pool equipment  
☒ clothes line ☒ fixed floor coverings ☐ range hood ☒ TV antenna  
☒ other: smoke alarms

Exclusions

Purchaser

Purchaser's solicitor

All potted plants; light fitting in front bedroom.

Name Wade Julian STREETER & Hanne  
Address 5/102 Pacific Pde Dee Why, Topland (25%)

Name Sydney Legal - Suite 7 Level 12  
Address and DX Bathurst St SYDNEY 2000

Phone 3355 3788  
Fax 8079 6988  
Ref Samantha Galeano

Price \$1,402,000  
Deposit \$140,200  
Balance \$1,261,800

(10% of the price, unless otherwise stated)

Contract date

13 June 2015

Helen Matthews  
Vendor

GST AMOUNT (optional)  
The price includes GST of: \$ NIL

Purchaser

☐ JOINT TENANTS ☒ tenants in common ☒ in unequal shares

Tax information (the parties promise this is correct as far as each party is aware)

Witness

Vendor duty is payable

Deposit can be used to pay vendor duty

Land tax is adjustable

GST: Taxable supply

Margin scheme will be used in making the taxable supply

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- ☒ not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- ☒ by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- ☐ GST-free because the sale is the supply of a going concern under section 38-325
- ☐ GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-0
- ☐ input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number  
Name:  
Address:  
Phone:



Last bill	Payments	Balance	This bill	Total amount due
\$381.90	\$559.83	\$0.00	\$81.40	<b>\$81.40</b>

240-001151

003



WJ STREETER  
 H TOPLAND  
 13 SYDNEY RD  
 WARRIEWOOD NSW 2102

34562150-6043

Please pay by

**18/09/15**

Account number

**3456 215**

## Account for residential property

**13 Sydney Rd Warriewood**

<b>Fixed charges - GST free</b>		1 Jul 15 - 30 Sep 15	\$
Water service			25.64
Wastewater (sewerage) service			152.29
<b>Usage charges - GST free</b>		3 Jun 15 - 28 Aug 15	
Water	03/06 - 30/06	12 kL at \$2.2320 a kL	26.78
	01/07 - 28/08	24 kL at \$2.2760 a kL	54.62
<b>Other charges and credits</b>			
Credit			-177.93
<b>Total amount due</b>			<b>\$81.40</b>

paid BPAY 06/09/15 HT.

CHATSWOOD SERVICE CENTRE  
 (delete whichever not applicable)

- I certify this to be a true and correct copy of the original document sighted, or;
- Original document not sighted

Name: Deepak  
 Signature: [Signature]  
 Position: CSR  
 Date: 18/09/15

Continued overleaf

SYDNEY WATER CORPORATION ABN 49 776 225 038

**TAX INVOICE**

Date of issue 28 August 2015

**Account for 13 Sydney Rd Warriewood**



\*242 34562150002

**POSTbillpay:** Use cash, cheque or debit card at any Australia Post Office

**Credit card limit:**  
**\$1,000 per bill**



**BPAY:** Internet or phone banking.  
 Biller code: 45435 Ref no: 3456 215 0002



**Mail payments:** Return slip and cheque payable to Sydney Water (no staples).

Send to:  
**Sydney Water**  
**PO Box 339**  
**Silverwater NSW 2128**

**Payment number**

**3456 215 0002**



**Telephone payments:** Mastercard or Visa.  
 Call **1300 12 34 58** (24 hour service)

**Please pay by**

**18/09/15**



**Direct debit payments:** To set up direct debit, please visit [sydneywater.com.au](http://sydneywater.com.au)



**Internet payments:** Mastercard or Visa:  
[sydneywater.com.au](http://sydneywater.com.au)

**Total amount due**

**\$81.40**

TRAN CODE 831 USER CODE 066859 CUSTOMER REFERENCE NUMBER 000034562150002





CGI00493118SEQ1

OCCUPATIONAL HEALTH AND SAFETY  
**GENERAL INDUCTION**  
FOR CONSTRUCTION WORK IN NSW  
OHS Construction Induction Training Certificate

This is to certify that: WADE STREETER  
has satisfactorily completed the course in Occupational Health and Safety (OHS)  
General Induction for Construction Work in NSW

Date of issue: 07 Oct 2004

This course in OHS General Induction for Construction Work in NSW meets the  
general health and safety induction requirements of the OHS Regulation 2001.

Date of Birth: 05 Jul 1979

**medicare**

2551 22966 6

WADE J STREETER

VALID TO 07/2019

**Driver Licence**

New South Wales, Australia

Wade Julian STREETER

Card Number  
2 033 238 707UNIT 21  
13 WHEATLEIGH ST  
CROWS NEST NSW 2065Licence No  
**12426465**  
Licence Class  
C, R

Wade Julian STREETER

Date of Birth  
**05 JUL 1979**Expiry Date  
**24 OCT 2019****CONTRACTOR LICENCE**

Builder

Fair  
Trading

Wade Julian Streeter

NUMBER  
**155750C**Townhouse 7/4-6 The Crescent  
AVALON BEACH NSW 2107**EXPIRES**  
**05/05/2017**

CHATSWOOD SERVICE CENTRE  
(delete whichever not applicable)  
1. I certify this to be a true and  
correct copy of the original  
document sighted, or;  
2. ~~Original document not~~  
~~sighted~~

Name: Wade StreeterSignature: [Signature]Position: CSRDate: 18/04/16





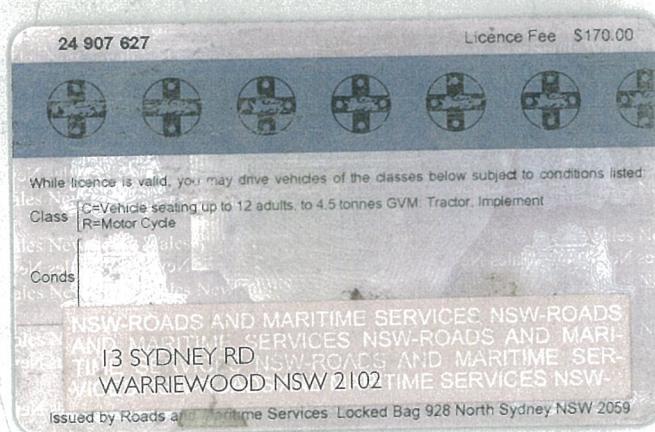
Accredited Trainer's Name: **PETER HERMANN BECKER**

Accreditation No: 01569

Cardholder's signature:

Cardholder's signature: \_\_\_\_\_  
This card is not transferable and remains the property of WorkCover NSW. This card must be presented upon request. If found please return to: WorkCover NSW Locked Bag 2906, LISAROW NSW 2252

WorkCover. Watching out for you.



CHATSWOOD SERVICE CENTRE  
(delete whichever not applicable)

1. I certify this to be a true and correct copy of the original document sighted, or;
2. ~~Original document not~~

Name:

Signature: \_\_\_\_\_

Position:

Date: