

16 JAN 2007

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam

**Re: Development Consent No. NO866/04
Construction Certificate No. 2005/737B**

For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2005/737B
2. Various compliance certificates
3. A cheque for \$30.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



**Tom Bowden
Insight Building Certifiers Pty Ltd**

17 JAN 2007

\$30.00 208878 16/1/07

Determination of a Final Occupation Certificate Application

Made under Sections 109C(1)(c) and 109H of the environmental Planning and Assessment Act 1979

Final Occupation Certificate No: 2005/737B

Land to which this certificate applies:

Address: 117 Mona Vale Road, Ingleside

Lot No: A DP No: 372094

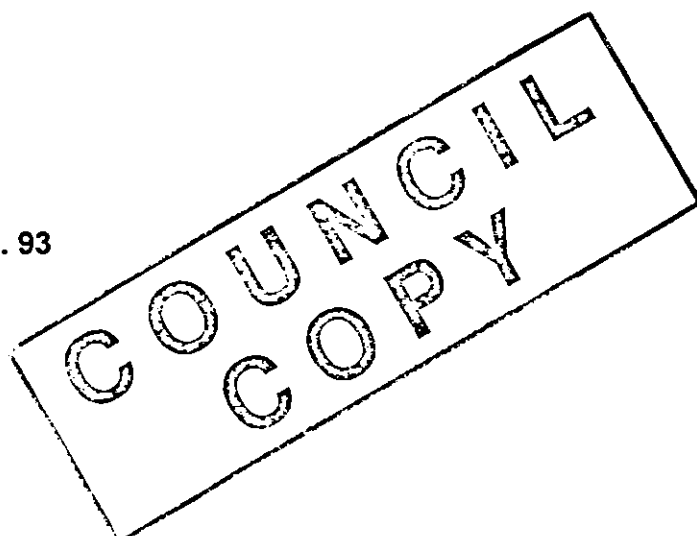
I certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E.
- A current Development Consent is in force for the building.
- Construction Certificate No. 2005/737B has been issued with respect to the plans and specifications for the building.
- The building is completed in accordance with its classification under the Building Code of Australia.

DATED: 16 JAN 2007



Tom Bowden
Accredited Certifier - Registration No. 93



**BEE & LETHBRIDGE PTY LTD**

ACN 003 194 447

Suite 2, 14 Starkey Street
PO Box 330
Forestville NSW 2087**Consulting Surveyors**

ABN 13 003 194 447

Phone: 9451 6757

Fax: 9975 3535

Email: survey@beeeth.com.au

Our ref: 14001

Mr Rocco Crea
117 Mona Vale Road
MONA VALE NSW 2103

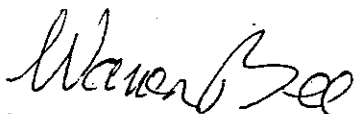
Dear Sir,

31 October 2006

Re: Property. 117 Mona Vale Road, Mona Vale

As requested by you we have determined the reduced level on Australian Height Datum of buildings on the subject site as listed below.

| | |
|-----------------------------|--------|
| • Machinery shed floor | 74.005 |
| • Machinery shed roof ridge | 78.395 |
| • House ground floor | 77.265 |
| • House first floor | 80.36 |
| • House roof ridge | 84.58 |

Yours faithfully,
BEE AND LETHBRIDGE PTY LTD
Warren L Bee
REGISTERED SURVEYOR



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 22187
22nd September, 2005.
Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

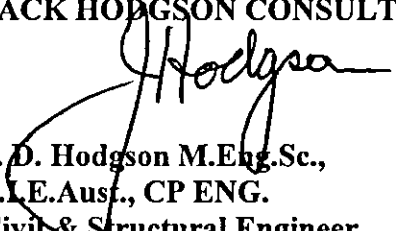
117 MONA VALE ROAD, MONA VALE.
Development application No. N0866/04

On the 9th of August 2005, we inspected the slab, piers and footings for the proposed shed at the subject address. At the time of our inspection the footings had been taken to material of adequate bearing capacity and stability for the loads likely to be imposed on them.

The reinforcement was in accordance with our drawing No. 22187-S1 which was submitted to council and AS 3600.

Our Mr Jack Hodgson is adequately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.


**J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 22187B.
27th January, 2006.
Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

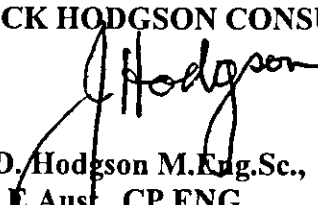
117 MONA VALE ROAD, MONA VALE
Development Application No N0866/04.

On the 27th January, 2006 we inspected the reinforcement for the proposed on-site detention tank base at the subject address.

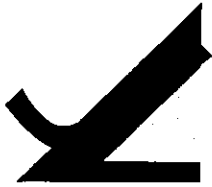
At the time of our inspection the reinforcement was in accordance with our Drawing Nos 22187-H1 & 22187-H2 which were submitted to Council and AS 3600.

Our Mr Jack Hodgson is appropriately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.


**J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
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Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 22187

20th January, 2006

Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

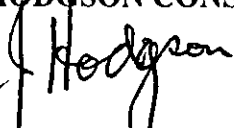
117 MONA VALE ROAD MONA VALE

On the 19th January 2006, we inspected the reinforcement for the ground floor slab at the subject address.

At the time of our inspection the reinforcement was in accordance with Drawing No. 22187- S2, our on site instructions and AS 3600.

Our Mr Jack Hodgson is appropriately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.

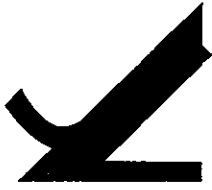

J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struct. Civil 149788

67 Darley Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 22187D.
19th April, 2006.
Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

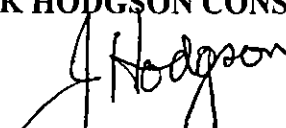
117 MONA VALE ROAD, MONA VALE
Development Application No N0866/04.

In March we inspected the reinforcement for the on site detention tank walls and on the 28th March, 2006 we inspected the reinforcement for the proposed on-site detention tank lid at the subject address.

At the time of our inspection the reinforcement was in accordance with our Drawing Nos 22187-H1 & 22187-H2 which were submitted to Council and AS 3600.

Our Mr Jack Hodgson is appropriately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.


**J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 22187G.
12th August, 2006.
Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

117 MONA VALE ROAD, MONA VALE
Development Application No N0866/04.

On the 20th July, 2006 we inspected the reinforcement for the pool at the subject address. At the time of our inspection the reinforcement was in accordance with our Drawing No. 22187-S4 which was submitted to Council our on-site instructions and AS 3600.

On the 28th July, 2006 we inspected the stormwater system and on site detention tank at the subject address. At the time of our inspection the trash rack and orifice were in place and the size of tank and orifice was in accordance with our Drawing No. 22187-H1 & H2 which was submitted to Council, our on-site instructions and AS 3500.

Our Mr Jack Hodgson is appropriately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.

**J. D. Hodgson M.Eng.Sc.,
F.I.E Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pottwates Date of Inspection 10. 8. 05
 Address 117 Mona Vale Rd Ingleside Lot..... DP.....
 DA No. CC No 2005/737 CDC No.
 Requested by: Ph No.

OPTIONAL SIGNATURES

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input checked="" type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input checked="" type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

- An inspection of
 has been carried out and has been found to be in compliance with the plans and specifications as
 approved in that Construction Certificate/Complying Development Certificate.
- Complete the work detailed hereunder.
- Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-
 inspection. **NB** A re-inspection fee of \$ _____ will be charged, which is payable
PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Engineer to certify the changes to slab
Peris down to rock.
Continue silt fence to metal shed. A Bailey 10/8/05
Silt fence now satisfactory A Bailey 18/8/05

Signed: Date:
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 17-8-05
 Address 117 Mona Vale Rd Ingleside Lot..... DP.....
 DA No. CC No. 2005/732 CDC No.
 Requested by: Rocco Ph No. 9982 8585

critical stage inspections

- | | | |
|---|---|--|
| <input type="checkbox"/> PCA Signage | <input checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of
 has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. **NB** A re-inspection fee of \$ _____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Engineers certificate required for steel modification.
A Bailey 17-8-05.

Signed:..... Date:
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 19.1.06
 Address: 117 Mona Vale Rd Ingleside Lot: _____ DP: _____
 DA No. _____ CC No. 2005/737 CDC No. _____
 Requested by: Rocco Ph No. _____

General Stage Inspections

- | | | |
|---|---|--|
| <input type="checkbox"/> PCA Signage | <input checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of ground floor slab to dwelling has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ _____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Complete top mesh. Engineer to inspect prior to pour.

Signed: A Bailey Date: 19.1.06
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 1.5.06
 Address 117 Mona Vale Road Ingleside Lot..... DP.....
 DA No. CC No. 2005/737 CDC No.
 Requested by: Rocco Ph No. 0412 237559

Critical Stage Inspections

- | | | |
|---|---|--|
| <input type="checkbox"/> PCA Signage | <input checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of 1st floor slab has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Signed: A Bailey P0137 Date: 1.5.06
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection : 29.5.06
 Address : 117 Mona Vale Rd Ingleside Lot..... DP.....
 DA No. CC No. 2005/737 CDC No.
 Requested by: Rocco Ph No. 0412 237 559

Carried Stage Inspections

- | | | |
|---|--|--|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of wall & roof has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Signed: A. Bailey PO 137 Date: 31.5.06
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 19.6.06

Address 117 Mona Vale Rd Mona Vale Lot..... DP.....

DA No. CC No 2005/737 CDC No.

Requested by: Rocco Ph No.

Critical Stage Inspections

- | | | |
|---|---|---|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input checked="" type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

An inspection of waterproofing to wet area has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ _____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Signed: A. Bailey P0137 Date: 19.6.06
Accredited Building Surveyor

PHIL MURPHY'S PROPERTY MAINTENANCE

LICENCE NO 114492C
ABN 62 609 565 274

PO BOX 435 TERREY HILLS 2084

WARRANTY

PRODUCT: WATER-SEAL

MANUFACTURER: TORNADO INDUSTRIES

PERIOD OF GUARANTEE: 10 YEAR

PROJECT: 117 MONA VALE RD MOA VALE- Aii wet area waterproofing

CLIENT: R CREA

In the event of any defect in proofing against water penetration arising out of the material and workmanship, such a defect will be rectified at no cost to the client providing that this Company is given notice in writing within fourteen days of any alleged failure relating to this application.

There shall be no liability for any failure or deterioration of the waterproofing system resulting from interference or damage because of structural cracking, mechanical causes, point loads moisture entrapment, chemical damage or any other cause beyond the control of this company.

All membranes comply with AS3740-1994 for wet area waterproofing or AS CA55 for bituminous membrane systems.

This warranty is subject and conditional upon all payments in respect of the works having been made.

This warranty does not extend to consequential damage to other property caused by water escaping through the failure of the above system .

PHIL MURPHY'S PROPERTY MAINTENANCE

DATED 8 8 2006


PHIL MURPHY



Your Ref:
Our Ref: PC6183.WPSJN214/6183



19 May 2006

Rocco Crea
177 Fisher Road
NORTH DEEWHY 2099

Certificate of Treatment - AS 3660.2

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 3660.2-2000 "Termite Management - Part 2: In and Around Existing Buildings - Guidelines" and to the following details;

Date of Installation: 13 April 2006
Site Address: 117 Mona Vale Road MONA VALE
For: Extension to existing residence
Owners: Crea
Installation Details: Standard Warranty (attached - 4 pages)
 Product Specifications
 109A - Service penetrations through concrete slab
 102C - Perimeter installation to rebated raft slab within the wall cavity
 104A - Cold joint between existing slab and new concrete
 107 - Strip shielding

Recommended

Inspection Interval: 12 months (refer AS 3660.2)

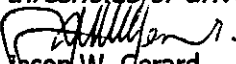
Remarks: This Certificate is issued in recognition of the abovementioned stage of installation only. Further treatment of the building may be required to result in a complete and continuous Termite Barrier, to meet the requirements of AS 3660.1-2000. Termites are able to bridge barrier systems. Regular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

Openings to existing walls/cavities (e.g. snap vents) are recommended, particularly where protection terminates, to facilitate regular inspection for termite activity.

Garage walls strip shielded. The inside face of the garage exterior walls also require regular inspection.

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

Part of the perimeter of the monolithic slab including the free standing garage is relying on the slab edge being maintained exposed for a minimum of 75mm above finished ground level; vide Section 4.4 of AS 3660.1-2000. Due consideration shall be given to any thresholds or driveway slabs so as not to compromise the System.


Jason W. Gerard
 B.Sc. (E.H.) Dist. Alt. Build. Insp., Cert. Urban Pest Contrl.
 Director

Unit 4, 14 Koala Cres

T (02) 4322 PEST (7378)

E pest@acs.net.au

Bilbo(NSW) Pty Ltd
 A.B.N 75 063 387 084
 an independent franchisee

Termimesh Standard Warranty

WARRANTY NUMBER

257230

SCHEDULE

Termimesh System - Standard Warranty

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

Location: **117 Mona Vale Road**
Suburb: **MONA VALE**
State: **N S W** Postcode: **2103**
Installation Date: **13 April 2006**

TYPE OF INSTALLATION

Unattached Building or Unit

Attached Building or Unit

Standard Warranty

Applicable to:

Commercial

Addition/Extension

Other

No. of attached units sharing this Warranty: **1**

Unit or identity numbers: **Hn 117**

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

Name of Builder: **Rocco Crea**

Service Centre No. **214** Job Ref. No.: **6183**

Name of Owner: **Crea,**

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;



R, V & R Crea
117 Mona Vale Road
MONA VALE NSW 2103

CERTIFICATE OF COMPLIANCE

Project: - 117 Mona Vale Road, Mona Vale

To whom it may concern,

Smoke detectors have been hard wired complete with 9volt battery back up to ground floor & 1st floor of residence & to machine shed at 117 Mona Vale Road, Mona Vale as per AS3786 regulations.

All electrical, television, security and communication services are installed independent of any other dwellings and comply with corresponding rules & regulations.

Any enquiries can be directed to our office.

Yours Faithfully,

Andrew Vescio
DIRECTOR

SERVICES PTY LTD

ABN 87 053 766 331 E/C LIC 26647C

61 WATTLE ROAD BROOKVALE NSW 2100 PO BOX 573 BROOKVALE NSW 2100

TEL 02 9907 2000 02 9938 4746 FAX 02 9907 2999

EMAIL veshelectrical@optusnet.com.au

BUILDING INSPECTION REPORT

and to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection ... 20.7.06Address 117 Mona Vale Rd InglesideDA No. CC No. 2005/737A CDC No.Requested by: Rocco Ph No.**Critical Stage Inspections** PCA Signage Steel Placement Stormwater Sediment Controls Floor Framing / Slab Pool Fence Tree Protection Measures Wall Framing Final Inspection Building Commencement Roof Framing Other (specify) Footings and Excavation Waterproofing Photographic record An inspection of Steel to post has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate. Complete the work detailed hereunder. Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**Note pins added to rock engineer to inspect & certify.Signed: A Bailey
Accredited Building SurveyorAccreditation No. P0137Date: 20.7.06

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 16.10.06Address: 117 Mona Vale Road InglesideDA No. NO 866/04 CC No. 2005/732A CDC No.Requested by: Racco Ph No. 0412 237559**Critical Stage Inspections**

- | | | |
|---|---|---|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input checked="" type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

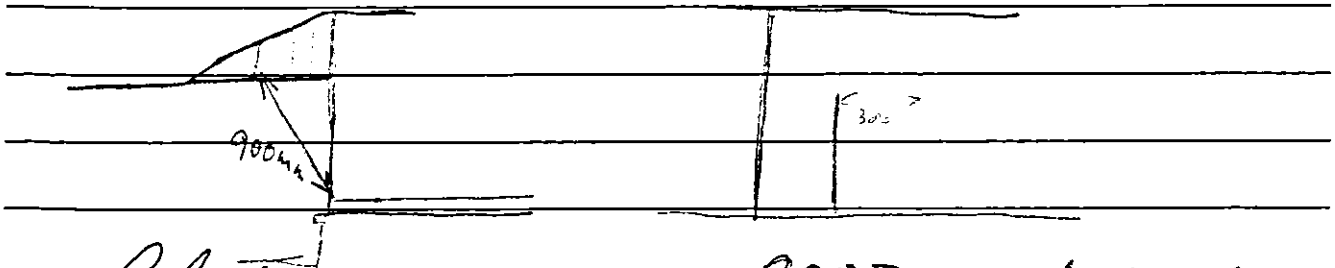
An inspection of pool fence has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ _____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Cover up eliminable section as shown below.

Now satisfactory



Signed: A. Bailey Accreditation No. P0137 Date: 16.10.06
Accredited Building Surveyor

Landmark Landscape Consultants, 1 Henry St., Randwick. N.S.W. 2031.
Stephen Whitteridge
Telephone: (02) 9314 7272 Mobile 0418 285 896
Fax: (02) 9314 7272 Email: landmark@zip.com.au
ABN: 53 471 508 056 Licence No.: 71920C

Attn Tom Bowden
Insight Building
mreardon@abigroup-com.au
info@insightcert.com.au
7/11/06

Dear Tom,

**RE: Condition 10g Landscaping & Condition 11d Arborist
 117 Mona Vale Road, MONA VALE**

Condition 10g Landscaping

This is to verify that the Landscape works at 117 Mona Vale Road have been carried out in principal with the approved landscape plans dated May 2005 with amendments June 2005.

Condition 11d Arborist

Please note, in accordance with the above documentation, no significant trees have been removed as part of the proposal and that trees identified on the above plans remain in good condition.

In regard to item 2 in your letter dated 27/10/06, nest boxes, as specified by Pittwater Council and noted on the Landscape proposal, have been ordered to be supplied and installed by **Sleepy Hollows Nesting Boxes: 0402 030 187** It is anticipated that these will be installed on site by 17/11/06. Documentation confirming completion of this work will be available from Sleepy Hollows after that date.

Please call this office if further information is required

Regards

STEPHEN WHITTERIDGE

LICENSEE'S CERTIFICATE OF COMPLIANCE

- for Plumbing and Drainage Work

Owner's Copy

Serial No D167145

Please supply requested information fully and neatly to ensure the prompt issue of the permit.

PROPERTY & OWNER DETAILS

House No: 117 Lot No: Street: Monavale Rd Suburb: Monavale
 Municipality: RtH water Postcode: Nearest Cross Street: Emmit St
 Owner's Name: R.V. O'Connell Full Address: 177 Fisher Rd North Dooly Way

LICENSEE'S DETAILS

Full Name: Genton P/L Address for Notices: 21 Endeavour Drive Beecroft Hill Phone No.: 0421358221
 Licence No.: 544500 Expiry Date: 11.1.09.07 Contractors Authority No.: Expiry Date:

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No.: Size of Pipework Main to Meter: OR Main Size-Size of Tee to be cut into Main: Size of Valve:
 Reference No.: Size of Meter: Meter No.: Drilling Date/Time: Office Issued From:
 Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:
 • Carry out work of Water supply
 • Draw water from Water Authorities Supply, stand pipe or sell water so drawn
 • Install, alter disconnect or remove a meter connected to service pipe
 • Install, alter disconnect or remove a backflow prevention device

| Fittings to be Connected | Number Existing | Number Proposed |
|--------------------------|-----------------|-----------------|
| W.C. | | |
| Basin | | |
| Bath | | |
| Shower | | |
| Kitchen | | |
| Laundry | | |
| Other | | |

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected:
 • Carry out work of sanitary plumbing/drainage
 • Carry out work of Stormwater drainage
 • Connection to Sewer
 • Connection to stormwater system

| Fittings to be Connected | Number Existing | Number Proposed |
|--------------------------|-----------------|-----------------|
| W.C. | | |
| Basin | | 5 |
| Bath | | 4 |
| Shower | | 1 |
| Kitchen | | 4 |
| Laundry | | 2 |
| Other (Specify) | | 2 |

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid: 12.10.06 Amount: \$ 223-05 Receipt No.: 1726827 Building Fee: \$ Receipt No.:
 Authorising Officer: Office: Drainage No./Date:

Date of Commencement of Work: 12.11.06 Estimated Date of Completion: 12.11.06 Signature of Licensee:

1 In respect of authorised work carried out by me at the abovementioned property I certify that:
 (i) The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority.
 (ii) The work has been installed using only authorised pipes, fittings and fixtures;
 (iii) The completed work has been tested as required by the Local Authority and has passed such tests.
 (iv) In my opinion the work complies with the relevant Local authorities Act, Regulations, By-Laws and Codes of Practice
 (v) Meter No that was fixed.
 (vi) The work was completed on 15.8.06

2 If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector/or any time specified by the Local Authority.

This copy is to be forwarded to the Owner/Agent within 2 working days of being completed.

Signature of Licensee:

SWIMART

POOL & SPA SERVICES

NSW Registration # BN 97918116
Qualified Supervisor Swimming Pool Repairs & Service
License Number 346025

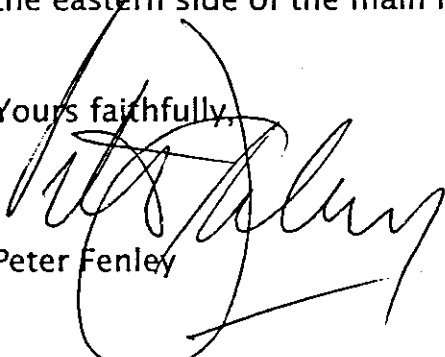
Mr Rocca Crea
117 Mona Vale Road
Mona Vale
NSW 2103

Friday 10th November, 2006

Dear Mr Crea,

We confirm that the waste line for your swimming pool filtration system discharges directly into the gully trap of your sewer main on the eastern side of the main house.

Yours faithfully,


Peter Fenley

Barrenjoey Pool Services Pty Ltd ABN 38 002 432 706
Trading as Swimart Mona Vale
79 Darley Street Mona Vale NSW 2103
Phone 02 9997 7877 Fax 02 9979 9877 Mobile 0418 613 604
swmonavale@swimart.com.au

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

| |
|--|
| Development Application for _____ Name of Applicant |
| Address of site <u>117 MONA VALE ROAD, MONA VALE</u> |

Declaration made by geotechnical engineer on completion of the Development

I, J Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 30TH OCTOBER, 2006
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. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated 14TH OCTOBER, 2004 referred to below.

Geotechnical Report Details:

| |
|--|
| Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED ADDITIONS AT 117 MONA VALE ROAD, MONA VALE |
| Report Date: 14 TH OCTOBER, 2004 |
| Author: JACK HODGSON |

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

I have inspected and/or am 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.

I 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. N0 866/04 dated _____
(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).

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

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

- | |
|---|
| <p>10.8.1 The property is to be maintained in good order and in accordance with the guidelines set out in CSIRO BTF 18 "Foundation Maintenance and Footing Performance: A Homeowner's Guide" and the Australian Geomechanics Article "Landslide Risk Management Concepts and Guidelines" May 2002.</p> <p>10.8.2 All retaining walls are to be inspected at no more than 10 yearly intervals.</p> |
|---|

Signature J Hodgson
Name J HODGSON
Chartered Professional Status MEngSc FIEAust
Membership No. 149 788





CERTIFICATE OF COMPLIANCE

Date: 17.11.2006

Property: 117 Mona Vale Road Mona Vale

Client: Rocco Crea

Number of nesting boxes installed: 2

This certificate has been issued to verify that the above nesting boxes have been purchased and installed at the property named above by Sleepy Hollows Nesting Boxes in appropriate trees/aspect/height to provide artificial fauna habitat.

Michael Dixon

Michael Dixon

Director

Sleepy Hollows Nesting Boxes

Cara Marasco & Company
Solicitors & Attorneys

Consultant:
BRUNO S. CARA, B.Ec, LL.B
Public Notary

Principal:
LUIGI P. MARASCO, B.A, LL.B

Associate:
JOSEPH F. LA CAVA, LL.B

Our reference: LPM:IG: 8886

22 December 2006

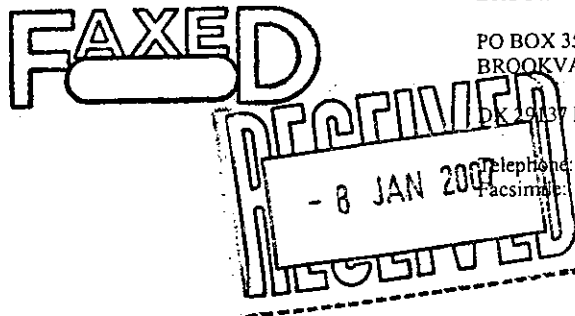
ABN 14 004 208 421

Suite 3, 515 Pittwater Road,
BROOKVALE NSW 2100

PO BOX 353
BROOKVALE NSW 2100

DK 2137 BROOKVALE

Telephone: (02) 9939 6900
Facsimile: (02) 9905 0627



Insight Building Certifiers Pty Limited,
Box 326
MONA VALE NSW 1660

Attn Tom Bowden

FACSIMILE 9979 1555

Dear Sir,

**RE: ROCCO CREA, VINCENZA CREA AND ROBERT DAVID CREA
PROPERTY: 117 MONA VALE ROAD MONA VALE**

We refer to previous correspondence in this matter and now enclose for your information and attention, a copy of the Tax Invoice provided to us by the Department of Lands. You will note that this Tax Invoice relates to the lodgement of the Positive Covenant on the Title of our clients' Property for registration.

Please note your records accordingly, and we thank you for your assistance in the matter.

Yours faithfully
CARA MARASCO & COMPANY

L. P. MARASCO.
Encl.

Our office will close at 12.30pm on Friday 22 December 2006
and will re-open at 9.00am on Monday 8 January 2007
"We wish you the compliments of the Season"



Land and Property Information Division

ABN: 21 804 973 362
 GPO Box 15
 Sydney NSW 2001
 DX 17 SYDNEY Telephone: 1300 0LANDS

19

Department of Lands 

TAX INVOICE

No. B426118X

COPY

| | | |
|--|-----------------|----------|
| Account 123607 | Date 21/12/2006 | Bundle - |
| Delivery to 843U CARA MARASCO Suite 3 515 Pittwater Road Brookvale 2100 | | |
| Invoice to 123607 CARA MARASCO Suite 3 515 Pittwater Road Brookvale 2100 | | |
| ABN: 29 650 458 872 | | |

Page 1 of 1

| Document No. | Type | First Title Affected | Client's Reference | Fee |
|--------------|------|----------------------|--------------------|-------|
| AC828177 | PC | A/372094 | CREA 8886 | 79.00 |

 **Department of Lands**
 Store 0221 QUEEN SQUARE
 Ph 1300 0LANDS
 ABN 21 804 973 362

Operator 07 ALEX
 Register 03 21/12/06 13:08:22
 Ticket 230552

CUSTOMER / 123607

CARA MARASCO
 515 PITTWATER ROAD BROOKVALE NSW
 Post Code 2100 Phone 02-99396900

| Description | Qty | Prd | Price | Total |
|-------------|-----|------------|-------|-------|
| 3426118X | 1 | I e | 79.00 | 79.00 |
| 1 Item | | Sale Total | \$ | 79.00 |
| 006163 | | CHEQUE | \$ | 79.00 |
| | | Change | \$ | 0.00 |

2213 2305 52

GST \$0.00

TOTAL DUE \$79.00



2213230552



Pittwater Council
Component Certificate

DA No: N0866/04

CC No:

Property: 117 MONA VALE ROAD INGLESIDE NSW 2101

Pool Filter Noise

PFN-1

I Tom Bowden of Insignit Building Cert. P/c.
(Name) (Business)

at P.O. Box 326 Mona Vale
(Mailing Address)

02 9999 0003
(Contact Phone No)

building certifier
being a qualified acoustic engineer, hereby certify that I have taken noise readings at the site and it has been determined that the **maximum noise level associated with the pool filter does not exceed 5dB(A) above ambient background level**, when measured from any adjoining premises.

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

Signature Tom Bowden

Date 8.1.07.

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Putwater Date of Inspection

Address 117 Mona Vale Road, Mona Vale,

DA No. NO 866/04 : CC No. 2005/737A CDC No.

Requested by: Ph No.

Applied Stage Inspections

- | | | |
|---|---|--|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of bushfire protection measures has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Signed: [Signature] Accreditation No. 93 Date: 27.10.06

Accredited Building Surveyor