

15th September 2010

General Manager
Pittwater Council
PO BOX 882
Mona Vale NSW 1660

Dear Sir/Madam

**Development Consent No DA2009/1192 & Mod DA2010/0096
Construction Certificate No 1450CC1**

For Council's information, please find enclosed the following

- 1 Occupation Certificate No OC758
- 2 A cheque for \$30 00 being Council's administration fee to accept the above
Please send receipt to John J Briggs Associates, PO Box 800, Brookvale NSW
2100

NB The refund of Council's (Security Bond) as paid is now requested

Thankyou

\$30 PRVC 17/9/10
Recd 288320

Construction Certificate
 Modified Construction Certificate

1 Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much detail as possible.

Mr Mrs Ms Dr Other

Given Name (or ACN): **001 725 243** Family Name (or Company): **IPM PTY LTD**

Postal Address (we will post all mail to this address):
PO Box 42
BALMAIN Post Code: **2041**

Daytime telephone: **9555 1177** Alternate no: **ALEX NOVATOVIC** Mobile no: **04 02 276 963**



2 Owner's consent

Every owner of the land must sign this form. If the owner is a company, the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s): **BAYVIEW INVESTMENT GROUP P/L**

Address: **8/401 NEW SOUTH HEAD ROAD**
DOUBLE BAY NSW 2028

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s):  DIRECTOR/SEC  DIRECTOR

Without the owner's consent, we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg power of attorney, executor, trustee, company director, etc).

3 Location of property

Unit/Street no: **1825** Street name: **PITTWATER RD**

Suburb: **BAYVIEW** Post code: **2104**

Legal Property Description (these details are shown in your notice toices, property deeds, etc):
 Lot no: **301** DP no: **1139238**

4 Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved

EXCAVATION ONLY

5 Estimated cost of work

The estimated cost or the development or contract price may be subject to review

Estimated cost of work \$ 900,000

6 Development Consent

Council Consent no. 616/2004

Date of Determination: 15.03.07

7 Building Code of Australia classification

This can be found on the development consent

BCA classification

8 Builder's details

If known to be completed in the case of residential building work

Name INFINITY CONSTRUCTION GROUP P/L

licence no. 173639C

Owner/builder permit no.

9 Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature

Alex Novichov

Date

13.09.10

SUBMISSION REQUIREMENTS

A GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes No

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes No

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION

B ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	<u>In the case of an application for a Construction Certificate for building work</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to <ol style="list-style-type: none"> show a plan of each floor section show a plan of each elevation of the building show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground indicate the height design and full construction details indicate the provision for fire safety and fire resistance (if any)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where the proposed building work involves any alteration or addition to or rebuilding of an existing building all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 copies of a specification <ol style="list-style-type: none"> to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply state whether the materials proposed to be used are new or second hand and give particular
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Except in the case of an application for or in respect of domestic building work <ol style="list-style-type: none"> a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated and if the application relates to a proposal to carry out any alteration or rebuilding of or addition to an existing building a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed This list must describe the extent, capability and basis of design of each of the measures concerned
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of BASIX Certificate & Schedule of BASIX Commitments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of signed BASIX Compliance Statement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other documentation to satisfy conditions of Development Consent

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21 Astra House, 227 Elizabeth Street, Sydney (ph 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25 000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be addressed to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)? 8495	Gross floor area of building (m ²) as proposed 6400
What are the current uses of all or parts of the building(s)/land? VACANT	Location N/A Use
Does the site contain a dual occupancy? NO	What is the gross floor area of the proposed addition or new building (sq metres)? SEE ABOVE
What are the proposed uses of all parts of the building(s) land? NO	Number of pre-existing dwellings NIL
Number of dwellings to be demolished NIL	How many dwellings proposed? 40
How many storeys will the building consist of? Two	Will the new building be attached to the existing building? NO Will the new building be attached to any new building? YES

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics

Place a tick (✓) in the box which best describes the materials the new work will be constructed of

WALLS	<input type="checkbox"/>	FLOOR	<input checked="" type="checkbox"/>	ROOF	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
Brick veneer	<input type="checkbox"/>	Concrete	<input checked="" type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input type="checkbox"/>
Full brick	<input checked="" type="checkbox"/>	Timber	<input type="checkbox"/>	Concrete	<input checked="" type="checkbox"/>	Steel	<input type="checkbox"/>
Single brick	<input type="checkbox"/>	Other	<input type="checkbox"/>	Concrete tile	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Concrete block	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Concrete/masonry	<input type="checkbox"/>			Fibreglass	<input type="checkbox"/>		
Concrete	<input type="checkbox"/>			Masonry/terracotta shingle	<input type="checkbox"/>		
Steel	<input type="checkbox"/>			Tiles	<input type="checkbox"/>		
Fibrous cement	<input type="checkbox"/>			Slate	<input type="checkbox"/>		
Hardiplank	<input type="checkbox"/>			Steel	<input checked="" type="checkbox"/>		
Timber/weatherboard	<input type="checkbox"/>			Terracotta tile	<input type="checkbox"/>		
Cladding aluminium	<input type="checkbox"/>			Other	<input type="checkbox"/>		
Curtain glass	<input type="checkbox"/>			Unknown	<input type="checkbox"/>		
Other	<input type="checkbox"/>						
Unknown	<input type="checkbox"/>						

PRINCIPAL CERTIFYING AUTHORITY (PCA) SERVICE AGREEMENT

Environmental Planning and Assessment Act 1979 (the Act)
Environmental Planning and Assessment Regulation 2000 (the Regulation)

This document is a Service Agreement between **Insight Building Certifiers Pty Ltd** and the undermentioned owner of the subject property

TERMS AND CONDITIONS

This document is a Service Agreement between **Insight Building Certifiers Pty Ltd** and the client' For the purposes of this Service Agreement 'the client' is the person who appointed the PCA

OBLIGATIONS OF THE ACCREDITED CERTIFIER (AC) / PCA

- 1 Critical Stage Inspections
 - 1 1 The AC/PCA (or another AC agreed to by the PCA) shall carry out the critical stage inspections as are prescribed in the Regulations and other required inspections contained in the Notice to the client issued by the PCA under S 81A of the Act and Cl 103A of the Regulations
 - 1 2 The PCA shall issue an Inspection Result Sheet for each inspection undertaken
- 2 Issuing of Occupation Certificate
 - 2 1 The PCA shall issue an Occupation Certificate for the building works when satisfied that
 - 2 1 1 All conditions of the development consent required to be satisfied prior to the issue of the Occupation Certificate have been complied with
 - 2 1 2 The building works are in conformity with the issued Development Consent and Construction Certificate, and the Act and Regulations
 - 2 1 3 The building works are suitable for occupation in accordance with their classification under the BCA
 - 2 1 4 All commitments listed within the BASIX Certificate (if applicable) have been fulfilled
 - 2 1 5 A fire safety certificate has been issued (unless a Class 1 or 10 building)
 - 2 1 6 An application for the issue of an Occupation Certificate has been received and the fee specified in the issued Fee Proposal for the issue of such certificate has been paid to the PCA,
 - 2 1 7 The building does not pose any threat to the health or safety of the occupants in the case of an Interim Occupation Certificate and
 - 2 1 8 In the case of a Final Occupation Certificate, all outstanding payments have been received (as per this Agreement)

OBLIGATIONS OF THE CLIENT

- 3 The client
 - 3 1 Shall ensure that the site/works are available for the PCA to carry out its contractual and statutory obligations
 - 3 2 Shall ensure that competent people are used/engaged for all aspects of the building works
 - 3 3 Agrees to attend any meetings if required by the PCA
 - 3 4 Agrees to comply with any Notices or Orders that the PCA issues
 - 3 5 Shall arrange for provision of additional professional reports/certificates as requested by the AC/PCA *NB Insight Building Certifiers may rely upon various certification(s) from appropriately qualified persons to verify components of the project to demonstrate compliance with conditions of Development Consent This may also include Survey Reports*
 - 3 6 Shall provide all information that can be reasonably obtained to enable the AC/PCA to fulfil its obligations
 - 3 7 Agrees to act in good faith in accordance with the Act and Regulations and in a co operative fashion
 - 3 8 Shall comply with all terms and conditions of the issued Development Consent and statutory requirements
 - 3 9 Shall ensure no nuisance and/or damage is caused to any adjoining properties and/or adjacent public place and that no work (including excavation drainage and/or footings) is carried out on any adjoining property
 - 3 10 Shall ensure that the PCA receives the required notification of inspections in the manner and timeframe detailed in the PCA's notice to the client issued under S 81A(2)(b1)(ii) of the Act and Cl 103A of the Regulations
 - 3 11 Shall ensure that there is no occupation and/or use of the building until it is authorised by the issue of an Occupation Certificate under the relevant Development Consent and Construction Certificate and

- 3 12 Shall not carry out permit and/or allow any development or work in breach of the Act Regulations or the Building Code of Australia (BCA) or that encroaches upon an adjoining property
- 3 13 Acknowledges that any application for the issue of an Interim Certificate or Modified Construction Certificate, is subject to a separate 'Fee Proposal' (and payment of such fees) prior to the issuing of the subject certificate(s)

COMMENCEMENT OF BUILDING WORK / PCA APPOINTMENT

- 4 The client shall
 - 4 1 Ensure no building work is commenced unless the required Construction Certificate has been issued
 - 4 2 Ensure no building work is commenced until the client has received the PCA's notice under S 81A(2)(b1)(ii) of the Act and Cl 103A of the Regulations and
 - 4 3 Ensure no building work is commenced until the client has complied with the requirements of S 81A(2)(b2) of the Act
 - 4 4 Ensure the Principal Certifying Authority (PCA) signage as provided, is displayed in public view on the property and maintained for the duration of building works
- The client acknowledges that
 - 4 5 The statutory PCA appointment role under this Service Agreement is not accepted by the AC until the client has satisfied the requirements of 4 1 and 4 4 above and the PCA has confirmed such appointment in writing to the client in the notice issued under S 81A(2)(b1)(ii) of the Act and Cl 103A of the Regulations

GENERAL MATTERS

- 5 If
 - 5 1 Any part of the building works are redesigned and/or constructed contrary to the issued Construction Certificate plans and/or this Agreement
 - 5 2 An amendment to the Act the BCA or any other law requires any aspect of the building works or the AC/PCA's work to be varied
 - 5 3 The PCA is required to undertake more inspections than those paid for under the issued Fee Proposal
 - 5 4 The builder owner and/or client does anything that causes a delay to the building works or does anything that delays the ability of the AC/PCA to carry out its obligations under this Agreement
 - 5 5 Written correspondence is received by the AC/PCA from the Council and/or an adjoining owner/occupant and/or other person/authority in regard to the development works and/or the subject property and such correspondence necessitates additional work by the AC/PCA (and/or others on behalf of the AC/PCA)
 - 5 6 Preparation is needed of additional reports, letters photocopying etc at the request of the client owner or builder
 - 5 7 Unauthorised building work is carried out on the property and/or any adjoining land
 - 5 8 If any Notice or Order is issued by the PCA or Council or other authority or Court then the AC/PCA may charge additional fees at the rate of \$200 (plus GST) per additional hour of work incurred Notice of such additional fees is to be made by way of notice to the client in writing stating the reason/s for the additional fees the amount of the additional fees and the required payment time
- 6 Duration of Works
 - If the building work does not commence within 12 months of the date of issue of the Construction Certificate or if the building work is not completed (and a Final Occupation Certificate not issued) within 18 months of the date of issue of the Construction Certificate, then the AC/PCA may charge an additional fee of 10% of the total amount of the original Fee proposal
- 7 Termination
 - 7 1 The AC/PCA may terminate this Agreement at any time by issuing a Notice of Termination in circumstances involving any breach of clauses 4 and/or 5 of this Agreement, and/or failure to pay any money owed to the AC/PCA or in circumstances where upon the AC/PCA's obligations are restrained by an Order of a court of law
 - 7 2 The client must pay all termination money to the AC/PCA within 14 days of receiving a Notice of Termination
 - 7 3 If the PCA or client terminates the Agreement, the PCA is entitled to carry out a further inspection at the client's expense (such inspection being necessary to audit and document the works as at that time)
 - 7 4 This Agreement and PCA appointment automatically exhausts upon the issue of the Final Occupation Certificate
- 8 Effect of Contract
 - 8 1 This contract represents the entire contractual agreement between the parties and overrides any other documents or oral representations upon which the parties may seek to rely to generate any legal effect or to imply any contractual obligation

THIS DOCUMENT IS NOT AN AUTHORITY TO COMMENCE ANY BUILDING WORKS - NO BUILDING WORK MAY TAKE PLACE UNLESS A CONSTRUCTION CERTIFICATE AND REQUIRED PCA STATUTORY NOTICES HAVE BEEN ISSUED AND RECEIVED

OWNER'S ACCEPTANCE OF SERVICE AGREEMENT / APPOINTMENT OF PCA

Proposed Building Works

40x3 BEDROOM APTS + ASSOCIATED PARKING + LANDSCAPING

Council DA No

834/05

Property Address

1825 PITWATER RD BAYVIEW.

In accordance with the Terms and Conditions contained herein and the issued Fee Proposal document I hereby agree to this Service Agreement with **Insight Building Certifiers Pty Ltd** including the associated payment of fees. In accordance with the Act and Regulations I hereby make application to appoint as the Principal Certifying Authority (the PCA) for the proposed building works under the subject development consent concluding upon the issuing of the Final Occupation Certificate or upon termination of this agreement. I acknowledge that **Insight Building Certifiers Pty Ltd** is not the PCA until it has accepted and confirmed its appointment to me in writing.

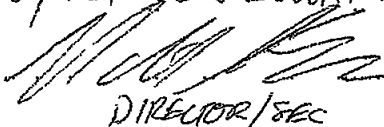
Owner's Name

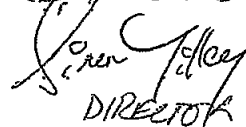
BAYVIEW INVESTMENT GROUP P/L

Owner's Address

8/401 NEW SOUTH HEAD RD, DOUBLE BAY NSW 2028

Owner's Signature


DIRECTOR/SEC


DIRECTOR

ACCREDITED CERTIFIER'S ACCEPTANCE OF SERVICE AGREEMENT

I hereby agree to provide the nominated services detailed in this Service Agreement and the issued Fee Proposal, subject to the terms and conditions attached



Insight Building Certifiers Pty Ltd

Accredited Certifier No

(Building Professionals Board)

Date

14/9/10

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

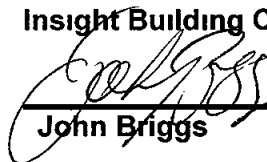
14th September 2010

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

WATER

Case Number 118772

7 April 2010

MARCHESE AND PARTNERS INTERNATIONAL
C/- SYDNEY WIDE COORDINATORS P/L

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

Developer	MARCHESE AND PARTNERS INTERNATIONAL
Your reference	210052
Development	1825 Pittwater Road, Bayview (Lots 7, 8 & 9 DP 6392)
Development Description	Demolition of the existing Bayview Golf Club House and car parking area and the construction of a multi-unit housing development consisting of 40 dwellings with basement car parking and vehicular access via Darley Street West, swimming pool, landscaping and Torrens Title subdivision
Council Consent No	N0834/05 by Pittwater Council of 15 March 2007
Your application date	4 March 2010

Dear Applicant

Sydney Water has assessed your application for a Section 73 Compliance Certificate (the Certificate) for the subdivision shown above. Before Sydney Water can issue the Certificate, you must meet all the requirements set out in this notice and summarised in the following document *What You Must Do To Get A Section 73 Certificate*

You have until 7 April 2011 to meet those requirements and receive the Certificate. If you have not received the Certificate by then you will have to reapply (and pay another application fee) and Sydney Water will issue you with a new notice. We may have extra requirements and charges may change in the new notice.

The Water Servicing Coordinator (Coordinator) will be your point of contact with Sydney Water. They can answer most questions you might have on our developer process and charges.

You can also find out about this process by visiting www.sydneywater.com.au > Building and Developing > Developing Your Land. If you want to find out the status of your application, simply select 'Developer Application Enquiry' and enter your case number (shown above) and email address. A response will be sent automatically to you.

INSIGHT building certifiers pty ltd

CONSTRUCTION CERT NO 1408CC2

CONSTRUCTION CERTIFICATE

I certify that the [redacted] [redacted] in accordance with the [redacted] [redacted] will comply with [redacted] [redacted] section 91A(5) of the Environmental Planning and Assessment Act 1979

[Signature]

Page [redacted] Station No BFB0049

What You Must Do To Get A Section 73 Certificate

Summary

This is a summary of Sydney Water's requirements. The detailed list begins on the next page.

You must do all of the following things

- 1 Engage a Water Servicing Coordinator (Coordinator) before you sign the enclosed Agreement
- 2 Sign both originals of the enclosed Agreement and give them to the Coordinator. You must do all the things that we ask you to do in that Agreement
- 3 After you have signed the Agreement you then need to build the required water works at your own cost
- 4 See Section 4 for any Ancillary Matters

Other things you need to do

At the end of this Notice are some other things that you may need to do. They are NOT a requirement to be met before the Certificate can issue but may well be a requirement in the future because of the impact of your subdivision on our assets. You must read them before you go any further.

DETAILED REQUIREMENTS

1 Water Servicing Coordinator

You must engage your current or another authorised Coordinator to manage the design and construction of works that you must provide, at your cost, to service your subdivision. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit www.sydneywater.com.au > Building Developing and Plumbing > Developing Your Land or call **13 20 92**

Coordinators will give you a quote or information about costs for services/works, including Sydney Water costs.

2 Major Works Agreement

After you engage a Coordinator, you will need to sign and lodge **both originals** of the enclosed Major Works Agreement with your nominated Coordinator.

The agreement sets out for this development

- your responsibilities,
- Sydney Water's responsibilities, and
the Coordinator's responsibilities

You must do all the things that we ask you to do in that Agreement. This is because your development does not have water services and you must construct and pay for the following works under this Agreement to provide these services.

After Sydney Water has signed the documents, one of them will be returned to your Coordinator.

Note The Coordinator must be fully authorised by us for the whole time of the Agreement.

3 Water and Sewer Works

3.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

Sydney Water has assessed your application and found that

- The 100mm drinking water main fronting the proposed development in Darley Street West does not comply with the Water Supply Code of Australia (Sydney Water Edition – WSA 03-2002) requirement for minimum sized mains for the scope of development.
- Therefore, you must upsize the existing 100mm water main with a new 150mm main from the existing 375mm water main at the corner of Pittwater Road to a point to provide a satisfactory frontage for the development.

The new 150mm water main will be fully funded by the developer

- Any existing service connections must be reconnected to the new main

You will not be permitted to connect to the existing 100mm C/CL water main in Darley Street West until this upsizing work is completed

All works are to be constructed in accordance with the Water Supply Code of Australia (Sydney Water Edition - WSA 03-2002)

3 2 Sewer

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

Sydney Water has assessed your application and found that

- The current wastewater system does have sufficient capacity to serve the proposed development
- The wastewater main available for connection is the 150mm PVC main located within the northern boundary of the subject site

4 Ancillary Matters

4 1 Asset Adjustments

After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property be adjusted/deviated. If this happens, you will need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

4 2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

4 3 Costs

Construction of these works will require you to pay project management, survey, design and construction costs **directly to your suppliers**. Additional costs payable to Sydney Water may include

- design and construction audit fees,
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation, and
- creation or alteration of easements etc

Note Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond

OTHER THINGS YOU NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your subdivision on our assets. You must read them before you go any further.

Stamping and approval of your building plans

Please note that your building plans must be stamped and approved. This can be done at a Quick Check agency. For an agency list visit www.sydneywater.com.au > Building and Developing > Quick Check or call 13 20 92

This is not a requirement of the Certificate but the approval is needed because construction/building works may impact on existing Sydney Water assets (e.g. water and sewer mains). In any case, these works MUST NOT commence until Sydney Water has granted approval.

Your Coordinator can tell you about the approval process including

Possible requirements,

Costs, and

- Timeframes

Note You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.

Backflow Prevention Water supply connections

A backflow prevention containment device appropriate to the property's hazard rating must be installed at the property boundary. The device is to be installed on all water supplies entering the property, regardless of the supply type or metering arrangements. It is needed to reduce the risk of contamination by backflow from these supplies.

A licensed plumber with backflow accreditation can advise you of the correct requirements for your property. To view a copy of Sydney Water's Backflow Prevention Policy and a list of backflow accredited plumbers visit www.sydneywater.com.au > Plumbing > Backflow Prevention

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of

the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the subdivision and the ability of Sydney Water's system to provide that flow in an emergency.

Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through any Quickcheck agent and may be of some assistance when defining the fire fighting system. The Statement of Available pressure, may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main will be available, once you have completed your drinking water main construction to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with a Quick Check Agent or at a Sydney Water Customer Centre. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout,
- A list of all the fixtures/fittings within the property,
- A copy of the fire flow pressure inquiry issued by Sydney Water,
- A pump application form (if a pump is required),
- All pump details (if a pump is required)

You will have to pay an application fee.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes for your development. We cannot guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a Sydney Water plumbing and draining inspector. After Sydney Water's inspector has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This

work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a Sydney Water plumbing and draining inspector. After Sydney Water's inspector has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water may be involved with other aspects of your subdivision and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs,
- the installation of backflow prevention devices, and
- council fire fighting requirements (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

END OF NOTICE



ABN61340837871
Telephone: 02 9970 1111
Facsimile: 02 9970 7150
Postal Address:
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

Paul Brisby, Senior Officer (Development Engineering)
8 00am to 5 30pm Monday - Thursday, 8 00am to 5 00pm Friday
Phone 9970 1176

26 July 2010

Alek Novakovic
IPM Pty Ltd
PO Box 42
BALMAIN NSW 2041

Dear Alek

Re N0834/05 - 1825 Pittwater Road, Bayview

I refer to the conditions C21 & D14 contained within the aforementioned consent, and your submission of a traffic Management Plan, prepared by Transport & Traffic Planning Associates dated July 2010 Reference File 45 (2010) information on 14 July 2010

Please be advised that Council considers the details provided within the above report to be satisfied in accordance with Councils conditions C21 & D14 of Development Consent

Yours sincerely

Paul Brisby
SENIOR OFFICER (DEVELOPMENT ENGINEERING)

insight building certifiers pty ltd

CONSTRUCTION CERT NO 1408CC2

CONSTRUCTION CERTIFICATE
PLANS

I certify that the plans stated in accordance with the conditions of the Development Consent will comply with the requirements of clause 17(5) of the Environmental Planning and Assessment Act 1979

14 JUL 2010 11:39 AM EPR-0019

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 2 – PART A – To be submitted with detailed design for Construction Certificate**

Development Application for <u>MARCHESE + PARTNERS INTERNATIONAL</u> Name of Applicant
Address of site <u>DARLEY STREET WEST, EASTVIEW, NSW</u>

PART A Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, MARTIN O'GOEMAN on behalf of CAEDNO (NSW/ACT) PTY LTD
(insert name) (trading or company name)

on this the 15 JULY 2010
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. 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 also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
- the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy


Geotechnical Report Details

Report Title <u>PROJECT 43451 - PROPOSED RESIDENTIAL DEVELOPMENT, DARLEY ST WEST</u>
Report Date <u>NOVEMBER 2009</u>
Author <u>PER HENRIKSON</u>
Author's Company/Organisation <u>DOUGLAS PARTNERS</u>

Structural Documents list

<u>89022874-200</u>	<u>89022874-202</u>	<u>89022874-203</u>
<u>89022874-100</u>	<u>89022874-000</u>	<u>89022874-001</u>
<u>89022874-004</u>		

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.


Signature 
Name MARTIN O'GOEMAN
Chartered Professional Status MIEAust CPENG NPER
Membership No. 2052071
Company CAEDNO

insight building certifiers pty ltd

CONSTRUCTION CERT NO 1408CC2

CONSTRUCTION CERTIFICATE
PLANS

I certify that the plans noted in accordance with these conditions will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment Act 1979


Registration No BPB0049



PITTWATER COUNCIL

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER FORM NO 2 - PART B - To be submitted with detailed design for Construction Certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, Geoff Young on behalf of Douglas Partners Pty Ltd
(insert name) (trading or company name)

on this the 19 July 2010
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater 2009 and 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 also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that

Please mark appropriate box

- the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
- the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details

Report Title	<u>Proposed Residential Development, Dorley St West, Bayview</u>
Report Date	<u>Nov 2005</u>
Author	<u>Per. Hendrickson</u>

Documentation which relates to or is relied upon in report preparation

<u>89022874 - 000,001,002,004,005,007,008,009,200,202</u>

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an Acceptable Risk Management level for the life of the structure taken as at least 100 years unless otherwise stated and justified

Signature Geoff Young
 Name GEOFF YOUNG
 Chartered Professional Status BE, MEng Sc, FIE Aust, CEng, NPER
 Membership No 98650
 Company Douglas Partners Pty Ltd.

**PROPOSED RESIDENTIAL
DEVELOPMENT**
1825 PITTWATER ROAD, BAYVIEW
*Traffic Management Plan for
Construction*

insight building certifiers pty ltd
CONSTRUCTION CERT NO *1408002*
CONSTRUCTION CERTIFICATE
PLANS
July 2010 I certify that the plans completed in accordance
with these plans will comply with
the Section 81A(5) of the
Environmental Planning and Assessment Act 1979
[Signature]
Registration No BPB0049

Reference File 45 (2010)

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Transportation, Traffic and Design Consultants
Suite 502, Level 5
282 Victoria Avenue
CHATSWOOD 2067
Telephone (02) 9411 5660
Facsimile (02) 9904 6622
Email tta@ttpa.com.au

TABLE OF CONTENTS

1	INTRODUCTION	1
2	PROPOSED DEVELOPMENT	2
2 1	Site and Context	2
2 2	Proposed Development	2
2 3	Construction Program	3
2 4	Construction Processes	3
3	ROAD NETWORK AND TRAFFIC CONDITIONS	5
3 1	Road Network	5
3 2	Traffic Controls	5
3 3	Traffic Conditions	6
3 4	Transport Services	7
4	PROPOSED TRAFFIC MANAGEMENT PLAN FOR CONSTRUCTION	9
4 1	Construction Vehicle Route	9
4 2	Truck Movements	9
4 3	Construction Hours	9
4 4	Materials Handling/Storage	10
4 5	Site Induction	10
4 6	Traffic Management Plan	10
4 7	Site Management Signage	10
4 8	Stormwater, Sediment and Erosion Controls	10

APPENDIX A ARCHITECTURAL PLANS

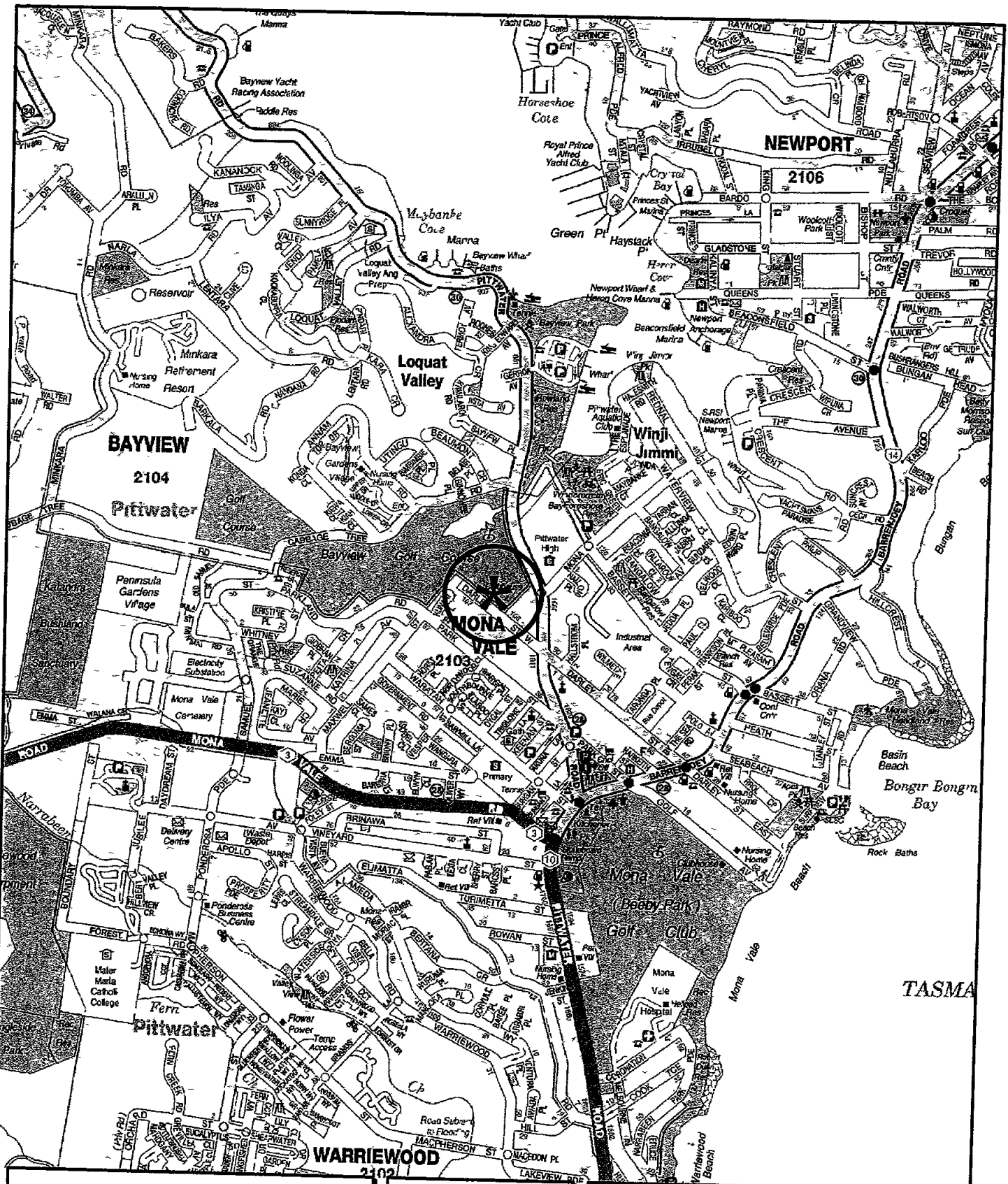
LIST OF ILLUSTRATIONS

FIGURE 1	LOCATION
FIGURE 2	SITE
FIGURE 3	ROAD NETWORK
FIGURE 4	TRAFFIC CONTROLS
FIGURE 5	TRUCK ROUTES
FIGURE 6	TRAFFIC MANAGEMENT PLAN

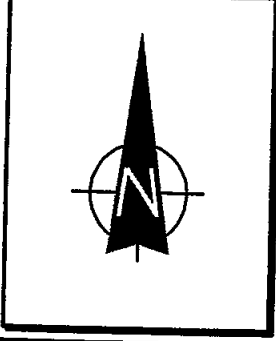
1. INTRODUCTION

Development Application № 834/05 has been approved by Pittwater Council for residential apartment building with frontages to Pittwater Road and Darley Street West, Bayview (Figure 1)

This report has been prepared in satisfaction of Consent Condition № 21 for submission of a Construction Traffic Management Plan prior to a Construction Certificate being issued



LEGEND



LOCATION

FIG 1

2. PROPOSED DEVELOPMENT SCHEME

2.1 SITE AND CONTEXT

The development site (Figure 2) is located on the northern side of Darley Street West some 80 – 100 metres west of the Pittwater Road intersection of Bayview. The site represents a consolidation of part of the Bayview Golf Course and an adjoining residential lot providing an irregular shaped area of some 8,494m² with a frontage of 120 metres to Darley Street West. The site is subject to an approved rezoning to permit medium density residential development.

The golf course extends away to the north and west and surrounding development consists predominantly of single dwelling and medium density townhouse and apartment style residences. The club house and parking area occupying the area fronting Darley Road West will be relocated to the north onto that part of the golf course fronting Cabbage Tree Road.

2.2 PROPOSED DEVELOPMENT

It is proposed to demolish the existing buildings and excavate the central part of the site to construct 2 storey townhouse buildings over a basement carpark. The proposed buildings will comprise 38 x three-bedroom single-storey apartments with 94 parking spaces accessed from Darley Road West.

Architectural details of the proposed extension works are provided on the plans prepared by Marchese and Partners Pty Ltd which accompany the Development Application and are reproduced in Appendix A.

2.3 CONSTRUCTION PROGRAM

The program for completion of the various work processes is as follows:

Demolition	-	Completed
Excavation	-	8 weeks
Construction	-	75 weeks

2.4 CONSTRUCTION PROCESS

The proposed development will involve the undertaking of excavation and construction processes over a total planned period of up to 83 weeks assuming work is continuous.

Demolition

Demolition of the existing buildings on the site was in the initial phase of the construction process, with this activity being preceded by the erection of perimeter fencing. The demolition process is now completed.

Excavation

This activity will involve excavation for the basement carpark levels but will also erection of appropriate shoring. The excavation process is anticipated to take up to 8 weeks to complete and the number of workers on-site will be some 15 persons.

The truck activity associated with this process is expected to average some 56 visitations a day within a range of 50 to 60 visitations. All truck movements will ingress and egress via Darley Road West in a forward direction (unless under Traffic Controller supervision).

Construction Process

The construction phase will be the process of longest duration (approximately 75 weeks) and at peak activity involve in the order of 40 persons on the site any one time.

Whilst the activity on the site will be more intense during this period the movement of heavy vehicles will reduce to an average of around 12 – 15 visitations per day with more during concrete pours. Workers will be encouraged at all times to utilise the accessible public transport system which exists in the vicinity of the site and alternatively to car pool wherever possible, however there will be provision for workers to park in the basement when it is constructed.

Surveys undertaken at the intersection of Pittwater Road and Darley Street West indicate the following:

Movement	8.00 – 9.00am	5.00 – 6.00pm
Darley Street West		
Left	6	4
Through	7	7
Right	10	6
Pittwater Road Southbound	678	407
Left	17	26
Right	4	2
Pittwater Road Northbound	398	501
Left	4	7
Right	2	3
Darley Road East		
Left	5	3
Through	2	6
Right	11	24

Traffic conditions in the area are generally quite satisfactory and access movements in particular are assisted by the existing traffic signals at the Pittwater Road/Darley Street and Barrenjoey Road/Pittwater Road intersections.

3.4 TRANSPORT SERVICES

State Transit operated bus services include Routes 156 and 155 operating between McCarrs Creek and Manly Wharf via Pittwater Road with inward and outward bus stops for these services located in close proximity to the Darley Street West intersection.

Route E86 also operates via Pittwater Road providing connection between McCarrs Creek and Central Sydney, although it only functions as a peak directional peak period weekday services. Within 600 metres of the development site residents are able to access the L60 service which like the E86 operates as a Monday – Friday peak hour service functioning between Mona Vale (Park Road) and Chatswood Station.

Higher frequency express bus services are available to residents on Barrenjoey Road which is less than 800 metres from the development site. These services generally operate to/from Central Sydney and the lower north shore and in peak periods have a combined frequency of a bus service every 3 – 4 minutes.

4. PROPOSED TRAFFIC MANAGEMENT PLAN FOR CONSTRUCTION

4.1 CONSTRUCTION VEHICLE ROUTE

Truck movements associated with the demolition, excavation and construction processes will approach and depart the site along Pittwater Road through the Darley Road West intersection enter the site, turn around and depart in a forward direction (Figure 5).

4.2 TRUCK MOVEMENTS

The envisaged truck arrivals will be:

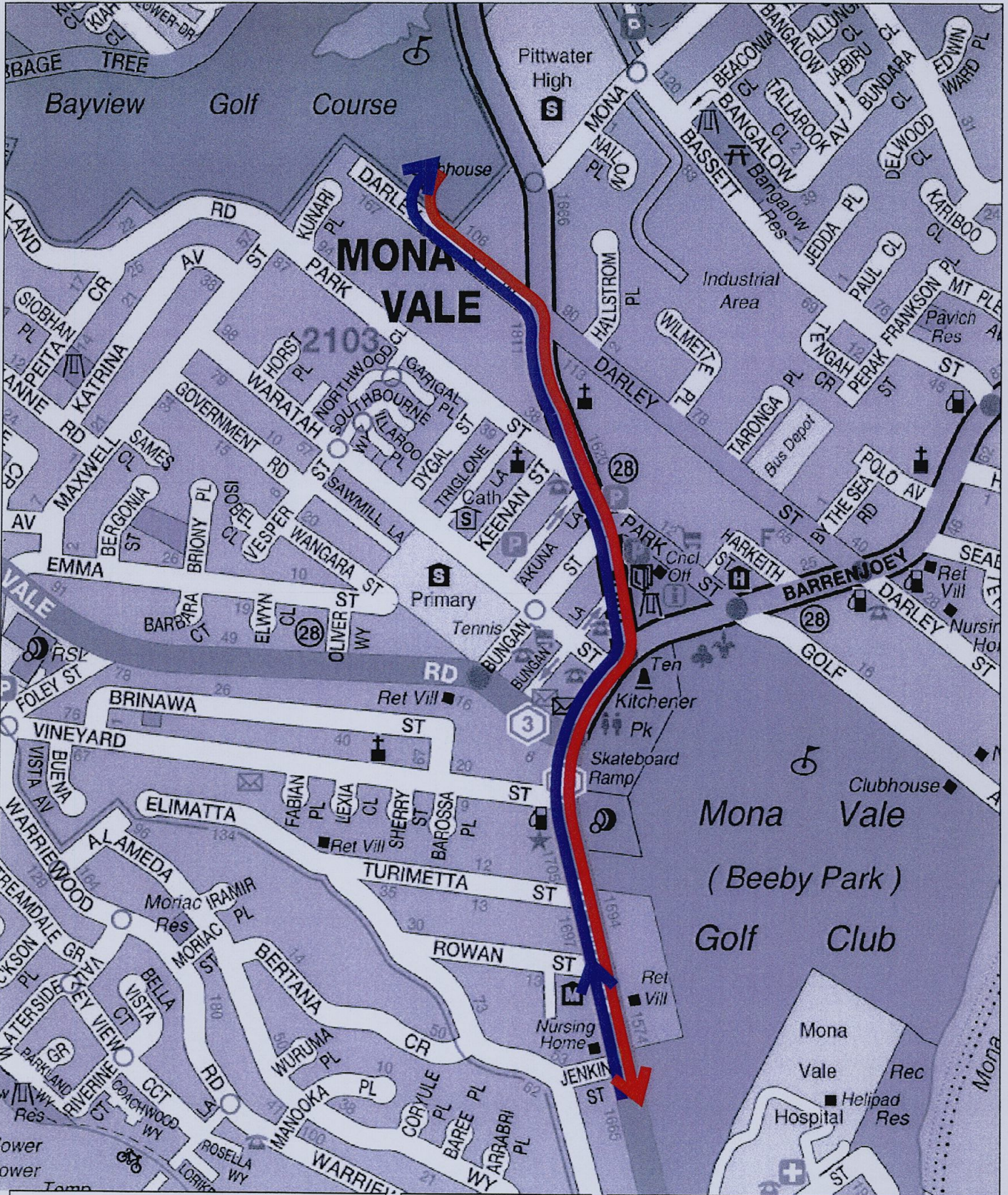
Demolition	-	Completed
Excavation	-	50 – 60 per day
Construction	-	12 – 15 per day (occasional peaks for concrete pours etc)

4.3 CONSTRUCTION HOURS

The approved hours of construction activity will be:

7.00am – 5.00pm	Monday to Friday
7.00am – 1.00pm	Saturday
No work	Sunday and public holidays

Internal building works may be carried out outside of these hours subject to acoustic controls.



LEGEND

- ARRIVAL
- DEPARTURE



TRUCK ROUTES

FIG 5

4.4 MATERIALS HANDLING/STORAGE

All materials including concrete will be bought into the site. Occasional larger deliveries and brick trucks will stand in a WORKS ZONE on Darley Road West and unloading undertaken with an on-site crane.

4.5 SITE INDUCTION

The site manager will be responsible for ensuring that all workers, contractors and visitors on the site will be subject to a formal 'site induction' process relating to the requirements of the CTMP.

4.6 TRAFFIC MANAGEMENT PLAN

The principle elements of the traffic action plan (Figure 6) are:

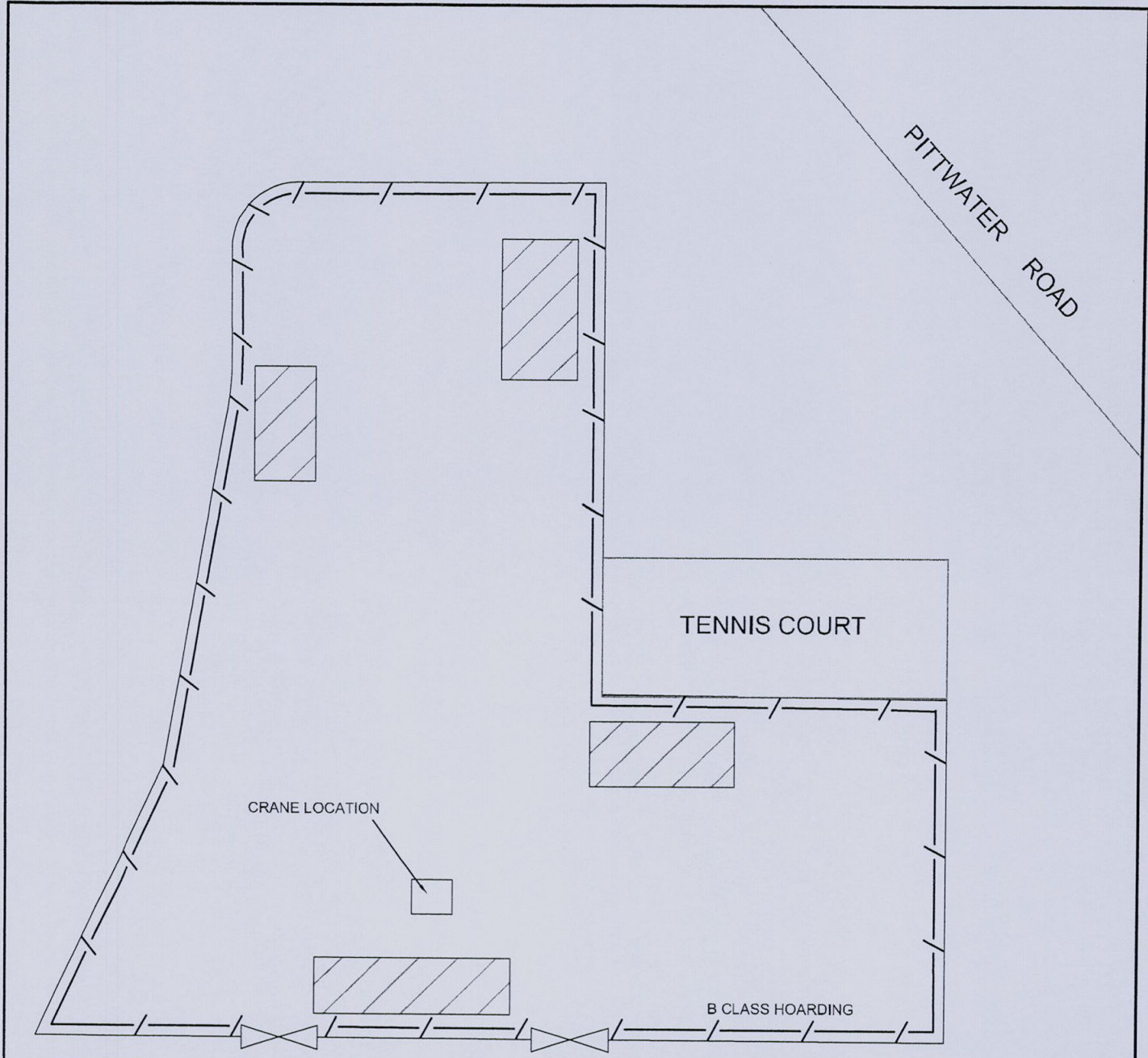
- * vehicle access point
- * storage area (on-site)
- * A Class fencing around the site, B Class along WORKS ZONE
- * on-site turning for trucks unless under Traffic Controller supervision.

4.7 SITE MANAGEMENT SIGNAGE

A sign will be erected and maintained at the frontage advising details of contact names and phone numbers for site management as well as the contact details for the certifying authority.

4.8 STORMWATER, SEDIMENT AND EROSION CONTROL

As per Cardno (NSW) Pty Ltd drawing 207-2 Erosion and Sediment Control Plan and details overleaf.



DARLEY STREET WEST

WORK ZONE
12m



LEGEND

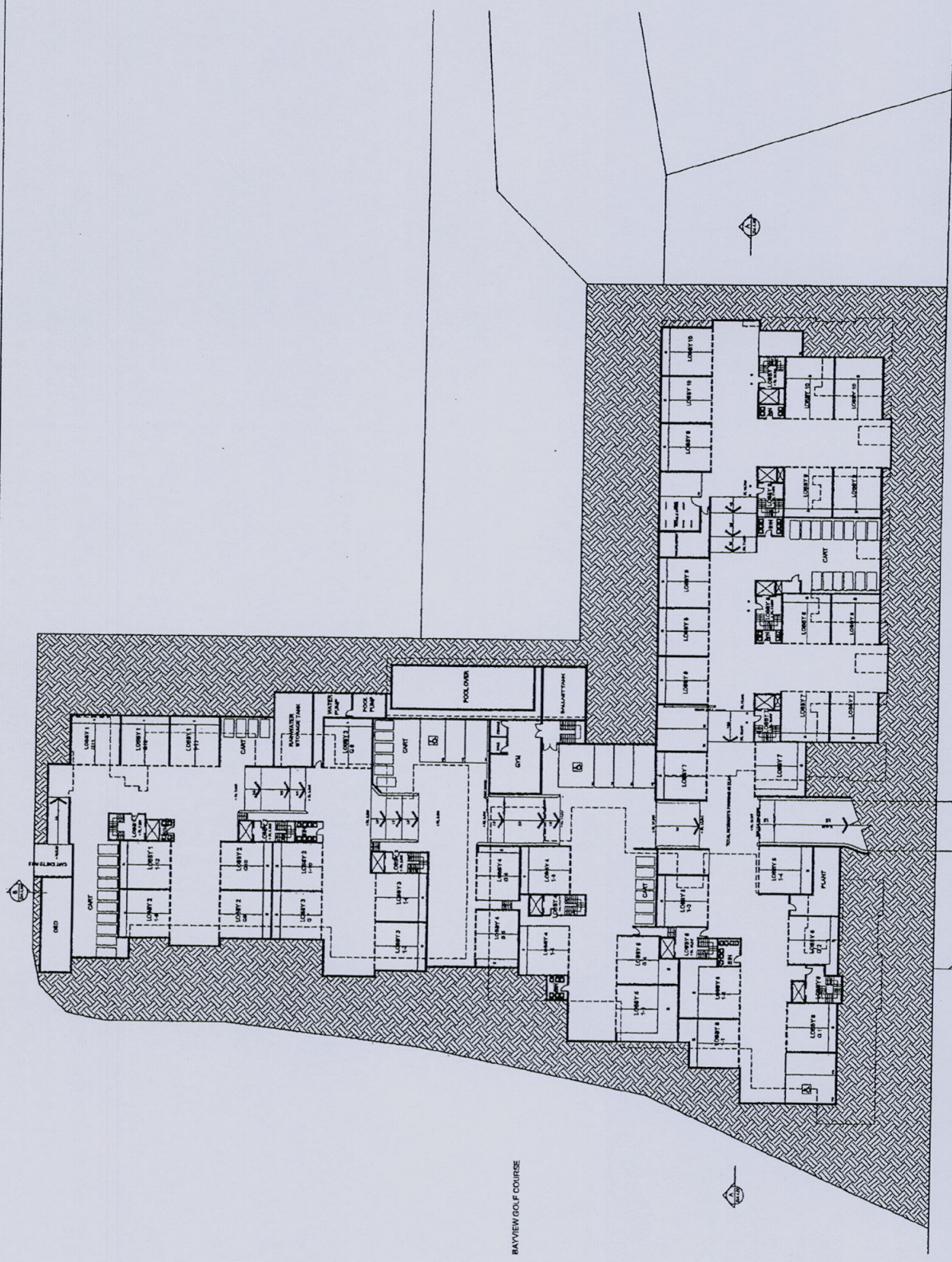


TRAFFIC MANAGEMENT
PLAN

FIG 6

Appendix A

ARCHITECTURAL PLANS



BAYVIEW GOLF COURSE

<p>IMPORTANT NOTES: Do not scale from drawings. All work to be done in accordance with the Building Code of Australia. Larger scale drawings and sections are available on request. All work to be done in accordance with the Building Code of Australia. All work to be done in accordance with the Building Code of Australia.</p>	<p>REVISION: A</p> <p>DATE: 15/11/05</p> <p>DESCRIPTION: DEVELOPMENT APPLICATION</p> <p>BY: J.P.</p>	<p>CLIENT BAYVIEW INVESTMENT GROUP PTY LIMITED</p>	<p>DRAWING TITLE BASEMENT FLOOR PLAN</p>			
	<p>scale: 1:250 @ A1</p> <p>DATE: 03/11/05</p> <p>US: 04061</p> <p>DRAWING: DA 2.01</p>		<p>CHECKED: J.A.</p> <p>DRAWN: J.P./G.A.</p> <p>DRAWING REVISION: A</p>			
<p>PROJECT RESIDENTIAL UNITS DARLEY STREET WEST, BAYVIEW</p>		<p>CLIENT BAYVIEW INVESTMENT GROUP PTY LIMITED</p>				
<p>archese + partners architects level 6, 80 Mount Street South Sydney NSW 2000 Tel: (02) 9529 5758 Fax: (02) 9529 5758 Email: info@archese.com.au A/CN: 907 427 887</p>		<p>PROJECT RESIDENTIAL UNITS DARLEY STREET WEST, BAYVIEW</p>				

COUNCIL.

Pittwater Council

OFFICIAL RECEIPT

6/09/2010 Receipt No 287464

To THE MASTERS RESIDENCES PTY LTD

P O BOX 42
BALMAIN NSW 2041

Applic Reference	Amount
GL Re QLSL-Buil 1 X No834/05	\$69,300.00
Total:	\$69,300.00
Amounts Tendered	
Cash	\$0.00
Cheque	\$69,300.00
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$69,300.00
Rounding	\$0.00
Change	\$0.00
Nett	\$69,300.00

Printed 6/09/2010 12:35:07
Cashier JRiche

Pittwater Council

OFFICIAL RECEIPT

6/09/2010 Receipt No 287463

To THE MASTERS RESIDENCES PTY LTD

P O BOX 42
BALMAIN 2041

Applic Reference	Amount
GL Re SCSF- 594 1 X NO834/05	\$31,572.00
GL Re SLEL-594 1 X NO834/05	\$31,500.00
GL Re SOPS-594 1 X 834/05	\$348,480.00
GL Re SVSS-594 1 X NO834/05	\$169,990.20
Total:	\$581,542.20
Amounts Tendered	
Cash	\$0.00
Cheque	\$581,542.20
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$581,542.20
Rounding	\$0.00
Change	\$0.00
Nett	\$581,542.20

Printed 6/09/2010 12:33:09
Cashier JRiche

INSIGHT building certifiers pty ltd

CONSTRUCTION CERT. NO.

**CONSTRUCTION CERTIFICATE
PLANS**

I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

.....

J. Briggs Accreditation No. BPB0049



PITTWATER COUNCIL

Payment of Section 94 Contribution

DA No: 834/05

CC No:

Property: 1825 PITTWATER RD BAYVIEW
(102 DARLEY ST, WEST, MONA VALE)

ALEX NOVAKOVIC of THE MASTERS RESIDENCES PTY LTD
(Name) (Business)

at C/- EPM PTY PO Box 42 BARMAN 2001
(Mailing Address)

do hereby make payment for the following Section 94 contributions:

Element	Contribution	Cashier Code
Carparking Mona Vale	\$	SMVC
Embellishment of Open Space	\$ 348,480 -	SOPS
Public Library Services	\$ 31,500 -	SLEL
Community Services Facilities	\$ 31,572 -	SCSF
Village Streetscapes	\$ 169,990.20	SVSS
Warriewood Valley		
Traffic and Transport	\$	SWTT
Creek Line Corridor (Works)	\$	SWCW
Creek Line Corridor (Land)	\$	SWCL
WV Community Facilities	\$	SWCF
Public Recreation & Open Space	\$	SWPR
Pedestrians/Cycleways	\$	SWPC
Bushfire Protection	\$	SWBF
WV Library Services	\$	SWLS
Plan Management	\$	SWPM
Total Amount Paid	\$ 581,542.20	

I understand this amount to be:

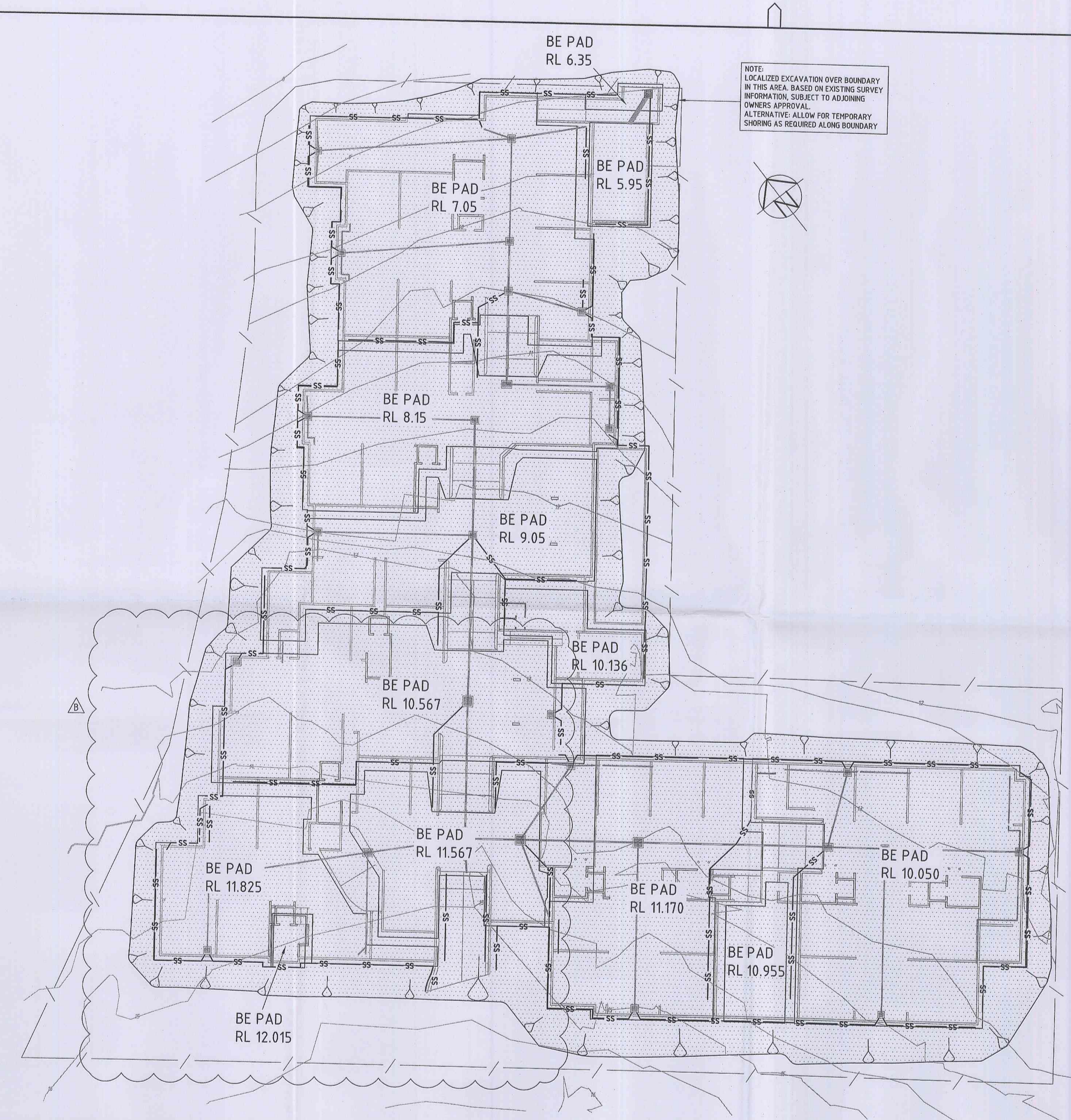
- the full amount owing for this DA, or
- a part payment owing for this DA being Stage
- The final payment owing for this DA.

Date: 6/9/2010

Receipt No.

insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 1408CC2
CONSTRUCTION CERTIFICATE
287463 PLANS
I certify that the works completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
J. Briggs Accreditation No. BPB0049

insight building certifiers pty ltd
 CONSTRUCTION CERT. NO. 14080022
CONSTRUCTION CERTIFICATE PLANS
 I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(1) of the Environmental Planning & Assessment Act 1979
 [Signature]
 Registration No. BPB0049



NOTE:
 LOCALIZED EXCAVATION OVER BOUNDARY IN THIS AREA, BASED ON EXISTING SURVEY INFORMATION, SUBJECT TO ADJOINING OWNERS APPROVAL.
 ALTERNATIVE: ALLOW FOR TEMPORARY SHORING AS REQUIRED ALONG BOUNDARY

LEGEND

- TEMPORARY EARTHWORKS BATTER MAX. 1V:1H. REFER NOTES BELOW.
- PROPOSED CUT AREA
- BE PAD RL 208.915** BULK EARTHWORKS PAD LEVEL
- DENOTES SUBSOIL DRAINAGE CONNECT TO FUTURE BASEMENT DRAINAGE SYSTEM

- NOTES**
- FOR GENERAL AND EARTHWORKS NOTES REFER TO DWG No. 89022874-200
 - ALL BATTERS ARE TO BE COVERED IN PLASTIC AND KEPT FREE OF WATER.
 - ENSURE ALL SURFACE RUNOFF IS DIVERTED AWAY FROM BATTERS.
 - FOLLOWING EXCAVATION TO PAD LEVELS INSTALL SUB SOIL DRAINAGE AS NOTED AND PROVIDE A GEOTEXTILE SEPARATOR OVER SUBGRADE. LAY A 200mm MINIMUM DEEP COMPACTED MATERIAL WITH NO FINES, AS DRAINAGE LAYER/TEMPORARY WORKING PLATFORM LAYER.

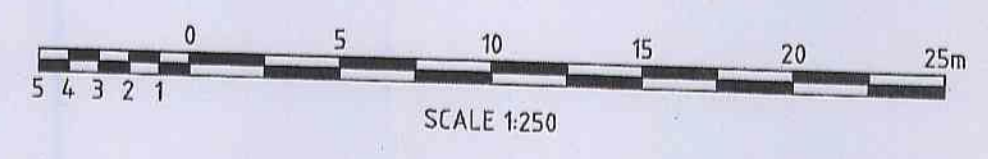
NOTE:
 ALL EARTHWORKS (BATTERS, LEVELS, ETC) SUBJECT TO GEOTECHNICAL ADVICE.

NOTE:
 ALL BATTERS TO BE LOCATED WITHIN THE LOT BOUNDARY U.N.O.

NOTE:
 AT STAGING INTERFACE BOUNDARIES THE CONTRACTOR MUST PROVIDE CUT/FILL BATTERS, OR SHORING TO ENSURE STABILITY OF FILL, EMBANKMENT AND EXISTING STRUCTURES.

NOTE:
 TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR REUSE ONSITE OR RESPREAD IN ACCORDANCE WITH THE SUPERINTENDENTS REQUIREMENTS.

NOTE:
 ALL UTILITIES ARE TO BE ACCURATELY LOCATED BY CONTRACTOR BEFORE CONSTRUCTION.



REV	DATE	REVISIONS	DRN	CHK
B	19/08/10	REVISED LEVELS AND PADS AS PER NEW ARCHITECTURAL PLANS	N.D.K.	M.O'G
A	18/08/10	ISSUED FOR CONSTRUCTION	N.D.K.	M.O'G

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CLIENT:

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DESIGNED: D.A.
 DRAWN: N.D.K.
 CHECKED: M.O'G
 RECOMMENDED: [Signature] 19/8/10
 PROJECT MANAGER DATE

DATUM: AHD
 COORDINATE SYSTEM: A1

APPROVED: [Signature] 19/8/10
 PROJECT DIRECTOR DATE

Cardno
 Cardno (NSW) Pty Ltd
 ABN: 95 001 145 835
 Suite 34, 287 Albany Street North, Gosford, NSW Australia 2250
 Phone: (41) 21 323 2558 Fax: (41) 21 424 3251
 Email: cco@centralcoast.cardno.com.au Web: www.cardno.com.au

BULK EARTHWORKS PLAN
 THE MASTERS
 DARLEY ST WEST
 BAYVIEW NSW
 For: BAYVIEW INVESTMENT GROUP PTY LTD

DRAWING STATUS: CONSTRUCTION
 DRAWING NUMBER: 89022874-202
 REV: B

CAD FILE: P:\0802_08_A\AP08022874_The Masters Darley St Bayview\A\CAD\89022874-202.dwg
 PLOT FILE: P:\0802_08_A\AP08022874_The Masters Darley St Bayview\A\CAD\89022874-202.dwg
 DATE PLOTTED: 19 August 2010 - 10:58am

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm A1 ON ORIGINAL



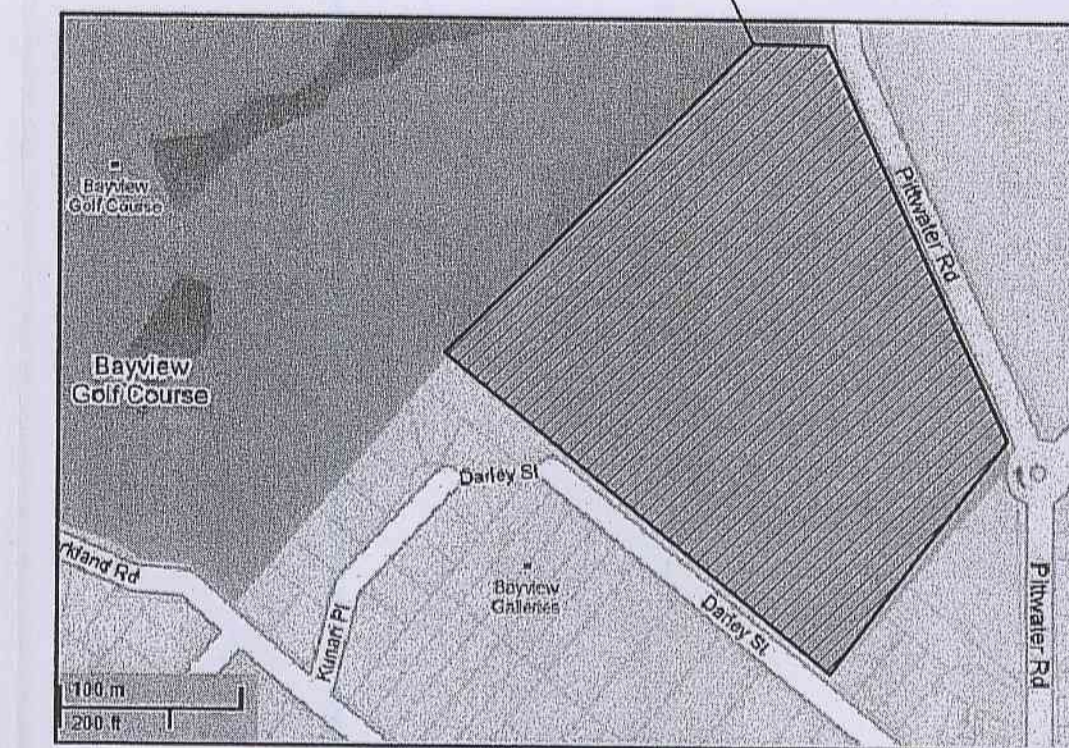
Cardno (NSW) Pty Limited

THE MASTERS RESIDENTIAL DEVELOPMENT

DARLEY STREET WEST, BAYVIEW

BAYVIEW INVESTMENT GROUP P/L

LOCATION OF WORK



DATE PLOTTED: 18 August, 2010 - 11:02am

GENERAL

- CG1 THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR CIVIL ENGINEERING PURPOSES ONLY. ALL DISCREPANCIES WITH OTHER CONSULTANTS DOCUMENTATION THAT COULD RESULT IN CHANGES TO THE CIVIL ENGINEERING DETAILS SHALL BE REFERRED TO THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CG2 ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS FOR THESE WORKS AND/OR AS DIRECTED BY THE SUPERINTENDENT.
- CG3 THE CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND PROTECT AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE AND/OR ADJUST IF NECESSARY. INFORMATION GIVEN ON THE DRAWINGS IN RESPECT TO SERVICES IS FOR GUIDANCE ONLY AND IS NOT GUARANTEED COMPLETE NOR CORRECT.
- CG4 CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER AND SUPERINTENDENT.
- CG5 CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES AND DEBRIS, ETC. TO THE EXTENT SPECIFIED.
- CG6 ALL SITE REGRADING AREAS SHALL BE FINALLY GRADED TO THE SATISFACTION OF THE SUPERINTENDENT.
- CG7 SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE.
- CG8 ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
- CG9 ALL DRAINAGE LINES THROUGH ADJACENT LOTS SHALL BE CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S STANDARDS.
- CG10 TEST PITS - ARE REFERENCED IN THE GEOTECHNICAL INVESTIGATION REPORT No. 43451 PREPARED BY DOUGLAS PARTNERS AND DATED NOVEMBER 2005.
- CG11 ANY QUANTITIES GIVEN ARE FOR GUIDANCE ONLY.
- CG12 ANCILLARY CONCRETE WORKS SHALL BE AS DETAILED ON THE DRAWINGS. FOR QUALITY OF CONCRETE AND CONCRETE WORK GENERALLY REFER TO LOCAL COUNCIL CONSTRUCTION SPECIFICATION AND THE RELEVANT AUSTRALIAN STANDARD.

STORMWATER DRAINAGE

- SD1 STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH AS 3500.3
- SD2 PIPES UP TO AND INCLUDING 300mm DIA SHALL BE uPVC U.N.O. TO AS 1254
- SD3 PIPES OF 375mm DIA AND LARGER SHALL BE CONCRETE CLASS 2 TO AS4058, RUBBER RING JOINTED U.N.O. AND BE LAID AT A MINIMUM GRADE OF 0.5% U.N.O. BEDDING MATERIAL TO AS 2032 OR AS 3725 AS APPROPRIATE.
- SD4 MINIMUM COVER TO PIPES 300mm GENERALLY & 450mm IN CARPARK & ROADWAY AREAS. UNLESS NOTED.
- SD5 BACKFILL TRENCHES WITH APPROVED FILL, SUCH AS SANDY LOAM, COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY TO AS 1289 5.1.1.
- SD6 ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS.
- SD7 PITS SHALL BE OF REINFORCED CONCRETE CONSTRUCTION OR AS DETAILED. METAL GRATES AT LEVELS INDICATED. ALL PITS DEEPER THAN 1200mm TO HAVE STEP IRONS.
- SD8 BUILD INTO UPSTREAM FACE OF ALL PITS A 3m PERFORATED SUBSOIL LINE - COVERED WITH FILTER FABRIC SOCK, FALLING TO PITS TO MATCH PIT INVERT.
- SD9 SUBSOIL LINE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO AS 2439 PART 1. LAY PIPES ON FLOOR OF TRENCH GRADED 1% AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL.
- SD10 ALL GRATES IN PAVEMENT TO BE CYCLE SAFE AND WHERE IN ROADWAYS TRAFFICABLE HEAVY DUTY.

EROSION AND SEDIMENTATION CONTROL

- E1 DISTURBED AREAS TO BE KEPT TO A MINIMUM.
 - E2 CONTROL CLEAN WATER FROM ABOVE THE SITE, THROUGH THE SITE OR AROUND THE SITE.
 - E3 KEEP CLEAN WATER SEPARATE FROM DIRTY WATER.
 - E4 CONSERVE ALL TOPSOIL, STOCKPILE AND PROTECT FOR RE-USE ON SITE.
 - E5 PROTECT ALL DISTURBED AREAS FROM EROSION.
 - E6 MINIMISE SEDIMENTATION.
 - E7 MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED.
 - E8 EROSION/SEDIMENT CONTROL MEASURES TO CONFORM WITH EROSION AND SEDIMENT CONTROL PLAN FOR SUBDIVISION WORKS.
- WARNING
UNLESS NOTIFIED TO THE CONTRARY IN WRITING, THE APPLICANT SHALL BE HELD RESPONSIBLE FOR ANY BREACHES OF THE PROTECTION OF ENVIRONMENT OPERATIONS ACT 1997. PLEASE NOTE: FAILURE TO IMPLEMENT OR MAINTAIN APPROPRIATE EROSION/SEDIMENT CONTROL MEASURES IS A BREACH OF THE ACT. SUCH A BREACH IS LIABLE FOR AN ON-THE-SPOT FINE AND/OR PENALTY.
- 07 SEPTEMBER 2005

SEDIMENT RUN-OFF CONTROL

- RC1 THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES GENERALLY IN ACCORDANCE WITH THE GUIDELINES OF THE N.S.W. DEPT. OF CONSERVATION AND LAND MANAGEMENT AS NECESSARY TO PREVENT RUN-OFF FROM SITE OF SEDIMENT RESULTING FROM THESE WORKS. SUCH MEASURES SHALL ALSO COMPLY WITH REQUIREMENTS OF COUNCIL.
- RC2 GRADE FINISHED SURFACE TO SHED WATER EVENLY WITHOUT CHANNELING (UNTIL PIPED STORMWATER SYSTEM IS ADDED IN LATER STAGE).

PREPARATION UNDER SLABS ON GRADE

- PG1 THE SLAB DESIGN AS DETAILED ON THESE DRAWINGS ASSUMES A PROPERLY PREPARED UNIFORM AND STABLE SUBGRADE.
 - PG2 STRIP OFF ALL VEGETATION, RUBBISH & TOPSOIL CONTAINING ORGANIC OR ROOT MATTER FROM THE AREA OF THE WORKS AND REMOVE FROM SITE, STOCKPILE TOPSOIL FOR RE-USE.
 - PG3 PRIOR TO ANY FILLING, THE EXPOSED SUBGRADE TO A DISTANCE OF 1.5 METRES BEYOND THE BUILDING WORKS SHALL BE PROOF ROLLED WITH A MINIMUM OF 10 PASSES OF A 5 TONNE (MIN) DEAD WEIGHT VIBRATING ROLLER. ANY SOFT OR YIELDING MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED FILLING COMPACTED AS HEREAFTER SPECIFIED.
 - PG4 FILL SHALL BE THE BEST OF EXCAVATED MATERIAL FROM SITE, OR APPROVED SOUND IMPORTED MATERIAL FREE OF RUBBISH, PLASTIC CLAY OR LARGE PIECES THAT WOULD PRECLUDE COMPACTION.
 - PG5 FILL SHALL BE SPREAD IN LAYERS NOT EXCEEDING 200mm AND COMPACTED USING SUITABLE MECHANICAL EQUIPMENT AT OPTIMUM MOISTURE CONTENT $\pm 2\%$ TO NOT LESS THAN 98% MAXIMUM STANDARD DRY DENSITY IN ACCORDANCE WITH AS 1289 - E1.1 UNLESS OTHERWISE NOTED.
- * WHERE NOTED ON DRAWINGS AS "FILL AS FORMWORK", FILLING SHALL BE COMPACTED SUFFICIENTLY TO PROVIDE A STABLE PLATFORM DURING CONCRETING. THIS WOULD NORMALLY BE PROVIDED BY COMPACTION TO AT LEAST 98% MAXIMUM STANDARD DRY DENSITY.
- PG6 BLIND WITH SAND SUFFICIENT ONLY TO ENSURE NO DAMAGE TO MEMBRANE (0 TO 10mm MAX.) AND LAY POLYTHENE VAPOURPROOF MEMBRANE.
 - PG7 VAPOURPROOF MEMBRANE SHALL BE POLYTHENE SHEETING OF 0.2mm THICKNESS LAPPED 200mm AT JOINTS AND TURNED UP AND TAPED AT PIPE PENETRATIONS ETC.
 - PG8 DENSITY TESTING OF FILLING (AND BASE COURSE WHERE APPLICABLE) SHALL BE CARRIED OUT AT THE RATE OF 1 TEST PER 200 SQ METRES EACH LAYER (MINIMUM 2 TESTS). TESTING SHALL BE BY A N.A.T.A REGISTERED LABORATORY AND SHALL BE ALLOWED FOR BY THE BUILDER.

CIVIL DRAWINGS:

DWG. NO.	TITLE
89022874-200	CIVIL NOTES AND COVER SHEET
89022874-201	-
89022874-202	BULK EARTHWORKS PLAN
89022874-203	STORMWATER MANAGEMENT PLAN - BASEMENT LEVEL
89022874-204	STORMWATER MANAGEMENT PLAN - GROUND FLOOR LEVEL
89022874-205	OSD CHAMBER DETAIL
89022874-206	CIVIL DETAILS
89022874-207	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS



REV	DATE	ISSUED FOR CONSTRUCTION	REVISIONS	DRN	CHK	N.D.K.	M.O.G.
A	18/08/10	ISSUED FOR CONSTRUCTION					

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DESIGNED: SB	DATUM: AHD A1
DRAWN: LDB	COORDINATE SYSTEM:
CHECKED: [Signature]	
RECOMMENDED: [Signature]	APPROVED: [Signature] 18/8/10
PROJECT MANAGER: [Signature]	PROJECT DIRECTOR: [Signature]

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<p>CIVIL NOTES AND COVER SHEET</p> <p>THE MASTERS RESIDENTIAL DEVELOPMENT DARLEY STREET WEST BAYVIEW BAYVIEW INVESTMENT GROUP P/L</p>
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