

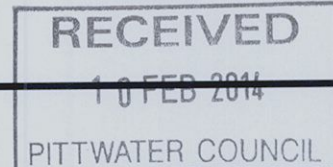
1-3 Thornleigh St,
Thornleigh NSW 2120
P: 9473 5488
F: 9980 2166

Colin & Annika Roden C/- Watershed Design
Studio 8, 200 Pittwater Rd
Manly NSW 2095

Final Occupation Certificate

Occupation Certificate No: XOC2013-/03722
Construction Certificate: X2012-/01328
Development Consent No: N0333/11
Council: Pittwater Council

Approval Date: 05/02/2014
Approval Date: 17/04/2012
Approval Date: 05/10/2011



Applicant/Owner Details

Name: Colin & Annika Roden C/- Watershed Design
Address: Studio 8, 200 Pittwater Rd, Manly NSW 2095

Development Particulars

No: Lot 10 DP 17704 No - 26 Street: Cabarita Rd Suburb: Avalon
Class of Building: 1a
Description of Development: Alterations and Additions to existing dwelling.

Record of Inspections

Inspection	Date	Result	Inspector	Accreditation
1. Footing	07 March 2012	Satisfactory	Colin Dailey	BPB1785
2. Footing	15 June 2012	Satisfactory	Colin Dailey	BPB1785
3. Slab	05 July 2012	Satisfactory	Colin Dailey	BPB1785
4. Slab	12 July 2012	Satisfactory	Colin Dailey	BPB1785
5. Slab	18 July 2012	Satisfactory	Colin Dailey	BPB1785
6. Slab	08 August 2012	Satisfactory	Colin Dailey	BPB1785
7. Slab	06 September 2012	Satisfactory	Colin Dailey	BPB1785
8. Slab	05 October 2012	Satisfactory	Colin Dailey	BPB1785
9. Slab	31 October 2012	Satisfactory	Colin Dailey	BPB1785
10. Frame	31 October 2012	Satisfactory	Colin Dailey	BPB1785
11. Slab	07 December 2012	Satisfactory	Colin Dailey	BPB1785
12. Frame	10 December 2012	Satisfactory	Colin Dailey	BPB1785
13. Wet Area	17 May 2013	Satisfactory	Colin Dailey	BPB1785
14. Final	11 October 2013	Satisfactory	Dom Di Matteo	BPB1869

Attachments

- | | |
|---|--|
| <ul style="list-style-type: none">Smoke Alarm CertificatePest Control CertificateWaterproofing CertificateBasix Completion CertificateGlazing CertificateEngineers certificate for piersEngineers certificate for pier/ footings/ slabs/ retaining walls/ blockwork | <ul style="list-style-type: none">Geotech form 3Missed Inspection for stormwaterRequired planting and noxious weeds removal CertificateAsbestos Clearance CertificateLift Compliance CertificateReplacement of PCA form |
|---|--|

Certification

I certify that:

- a current development consent is in force for the building
- a current construction certificate has been issued with a respect to the plans and specifications for the building work that has been carried out
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia

PCA:

PCA Accreditation No:

Accreditation Body:

Domenic Di Matteo

BPB1869

Building Professionals Board

D M Certifiers Pty. Ltd. 1-3 Thornleigh St, Thornleigh, P.O Box 80 Thornleigh NSW 2120 - (02) 9473 5488.

Signature of PCA:

Dom Di Matteo

Date:

05/02/2014

SMOKE ALARM CERTIFICATIONDate 10/12/13

Application Number :- DA/CC/CDC /

I, MARIO ROPERA (full name) being the licenced
electrician and responsible installer, hereby certify that the smoke alarm/s located as follows:
alarm installer

① Ground Floor. ② Level 2, ③ Level 3 (specify room locations)
④ Level 4.

at 26 Cabarita Rd, Avalon (property address)

have been selected, located, connected and installed in accordance with:

- AS 3786 - 1993 - Smoke Alarms,
- AS 3000 - 2007 - Electrical Installations, and
- Part 3.7.2 of Volume 2 of the National Construction Code Series (BCA)

Number of alarms 4 Smoke alarms

Date of test 9/7/2013

Company name Image Sound + Security Pty Ltd

Signature [Signature]

Licence number 408544765



CSIRO Verification Services
Highett, Victoria, Australia
+61 (0)3 9252 6000
<http://www.activfire.gov.au/>

Certificate of Conformity

Certificate num.	Registration date	Version	Valid until
afp - 2298	18-Mar-2009	7	30-Apr-2014

Page 1 of 2

Product designation

System Sensor, Model 1212/24AUS, interconnectable, silencing/hush facility, relay output, 12-24 Vdc externally powered with 9 Vdc battery back-up, photoelectric smoke alarm

(Refer to the Schedule/enclosures for further specified details)

Agent/distributor

Honeywell Security Group
Unit 5, Riverside Centre, 24-28 River Road West, PARRAMATTA, NSW, AUSTRALIA, 2150

Registrant

Honeywell Security Group
Unit 5, Riverside Centre, 24-28 River Road West, PARRAMATTA, NSW, AUSTRALIA, 2150

Producer

Xi'an System Sensor Electronics, Ltd
28 Tuan Jie South Road, Xi'an Hi-tech Development Zone, XI'AN, CHINA, 710075

Conformance criteria and evaluation

The System Sensor, Model 1212/24AUS, interconnectable, silencing/hush facility, relay output, 12-24 Vdc externally powered with 9 Vdc battery back-up, photoelectric smoke alarm has been evaluated and verified as conforming with the relevant requirements of the following criteria.

1. Australian Standard AS 3786-1993, 'Smoke alarms' incl. Amdt 1 (April 1995) / Amdt 2 (December 1995) / Amdt 3 (9 November 2001) / Amdt 4 (22 April 2004).

Limitations/conditions of conformance

Limitations/conditions of conformance, where identified on this certificate, are derived from qualifications from evaluation(s) for conformity and/or other related technical documentation. All details with respect to design, assembly and installation instructions and restrictions should be checked against the producer's current technical manual/data sheets and the requirements of the Authority having Jurisdiction.

This certification is issued within the scope of CSIRO Verification Services – Rules governing ActivFire Scheme and is valid only for the product(s) as submitted for evaluation and verification of conformity, subject to the following conditions.

- Reference to details, limitations and requirements, where documented as a schedule/enclosure with this certificate.
- The Registrant is responsible for their attestation of conformity and ensuring that on-going production complies with the conformance criteria defined in this certificate.
- This certificate will not be valid if any changes or modifications are made to the product which have not been notified and validated by CSIRO Verification Services.
- This certificate is subject to periodical re-validation upon verification that all requirements, as determined by the conformity assessment body, continue to be satisfactorily met by the Registrant.
- This certificate may only be reproduced in its published form, without modification and inclusive of all schedules/enclosures.
- Any changes, errors or omissions, must be submitted in writing and if necessary or requested, substantiated with relevant evidence.
- Any representations, such as advertising or other marketing related activities or articles shall reflect the correct contents of this certificate and conform with all relevant trade practices and consumer protection legislation and regulations.
- Any terms or conditions of use as applicable to content and documentation as published or accessed through web sites administered by the CSIRO Verification Services.

Issued by

David Whittaker



This certificate remains the property of CSIRO and may be subject to amendment, suspension or withdrawal at any time.
The validity and authenticity of this certificate can be verified by the certification register located at <http://www.activfire.gov.au>

Schedule to Certificate of Conformity

Certificate num.	Registration date	Version	Valid until	
afp - 2298	18-Mar-2009	Number 7	Issue date 29-Apr-2013	30-Apr-2014

Page 2 of 2

Producer's description

The System Sensor, Model 2012/24AUS, interconnectable, silencing/hush facility, relay output, 12-24 Vdc externally powered with 9 Vdc battery back-up, photoelectric smoke alarm includes a relay which switches in response to smoke, and may also switch in response to an external signal from a connected device.

The smoke alarm includes a standby power facility in the form of a user replaceable 9 volt battery contained in a compartment accessible by removing a screw after detaching the smoke alarm from its ceiling mount.

The smoke alarm operates by the sounding of a piezo sounder that provides an audible alarm signal when the smoke alarm senses smoke which exceeds the pre-determined alarm level threshold. When the smoke level drops below the alarm threshold level, the piezo sounder is de-energized.

A self test facility is provided by means of a test button that electrically simulates the presence of smoke. When the test button is depressed, an alarm signal is emitted until the test button is released.

The System Sensor, Model 2012/24AUS, interconnectable, silencing/hush facility, relay output, 12-24 Vdc externally powered with 9 Vdc battery back-up, photoelectric smoke alarm occupies a circle approximately 135mm diameter on the ceiling and extends 55mm below the height of the ceiling.

Technical specification

The following details are a representative extract of the technical specification for the System Sensor, Model 2012/24AUS, interconnectable, silencing/hush facility, relay output, 12-24 Vdc externally powered with 9 Vdc battery back-up, photoelectric smoke alarm and may be subject to change. Complete and current details should be determined from the designated producer's technical manual/data sheets.

Supply voltage range:	10 Vdc ~ 30 Vdc
Max. standby current:	60 μ A
Max. alarm current:	50 mA
P-horn sound output level:	85 dBA at 3m
Back-up battery:	9 Vdc carbon zinc battery
	Models:
	1. GP 1604G
	2. Eveready 1222
	3. Duracell MN1604
Height:	55 mm
Diameter:	135 mm
Weight:	220 g
Operating temperature range:	0°C to 50°C
Humidity:	5% to 93% R.H.

Frank Batchelor Electrical

Frank Batchelor Electrical
65A Pringle Avenue
BELROSE NSW 2085
A.B.N. 18 181 663 897
Lic No. 76020c

Phone: 02 9451-4674
Mobile: 0418 218 984
Email: fgbatchelor@msn.com

7 November 2013

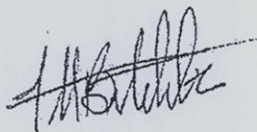
Attn: Peter Best
Peter L.M. Best Constructions
49/28 Barcoo Street,
CHATSWOOD NSW
A.B.N. 66 736 143 495
Fax: (02) 9417-1677

26 CABARITA ROAD, AVALON

This is to certify that the Electrical work completed at the above address complies with the Australian Standards 3000.

Lighting and power outlets are protected by residual current devices.

All testing and operating parameters of the installation fall within the Australian Standards and Supply Commission requirements.



Frank Batchelor
Electrician

TRITHOR

WAYS BETTER TERMITE PROTECTION

Certificate of Compliance in accord AS 3660.1-2000

This Certificate is to certify that Trithor Termite Protection was installed by a Trithor Authorised Installer in accord with the specifications of the manufacturer, Ensystex Australia Pty Ltd. Trithor Termite Protection complies with the requirements of AS3660.1-2000 Termite management - New building work the referenced Standard of the Building Code of Australia. Trithor Termite Protection forms part only of the termite management system for a new property. A concrete slab constructed in accordance with AS 2870 Residential slabs and footing construction is also required.



TRITHOR

NB a copy of this Report is to be attached to the Trithor Termite Damage Warranty N°:
2012-07-0012985STB

Installation Date: 12 July 2012
Installation Address: 26 Cabarita Road
AVALON NSW 2107

Builder: Peter L M Best Constructions

Building Description:	Residential Building
Total Square Metres Installed:	110
N° of Service Penetrations Protected:	0
Lineal Metres of Building Protected:	14

Comments:

Installed Trithor Termite protection to the construction joint and perimeter cavity of the residential building on site. Installed Novithor Termite proof Resin to the external walls of the residential building on site.

 **Rentokil**
Termite Barriers

Signed by: _____

Dial: 1300 855 822

www.rentokilpestcontrol.com.au

TRITHOR

WAYS BETTER TERMITE PROTECTION

Trithor* Termite Protection System

Site Installation Report

This Site Installation Report is to certify that Trithor Termite Protection was installed by a Trithor Authorised Installer in accord with the specifications of Ensystex Australia Pty Ltd. Trithor Termite Protection complies with the requirements of AS 3660.1 Termite management - New building work the referenced Standard of the Building Code of Australia. Trithor Termite Protection forms part only of the termite management system for a new property. A concrete slab constructed in accord with AS 2870 Residential slabs and footing construction is also required. This report forms part of the Certificate of Installation required by AS 3660.1.

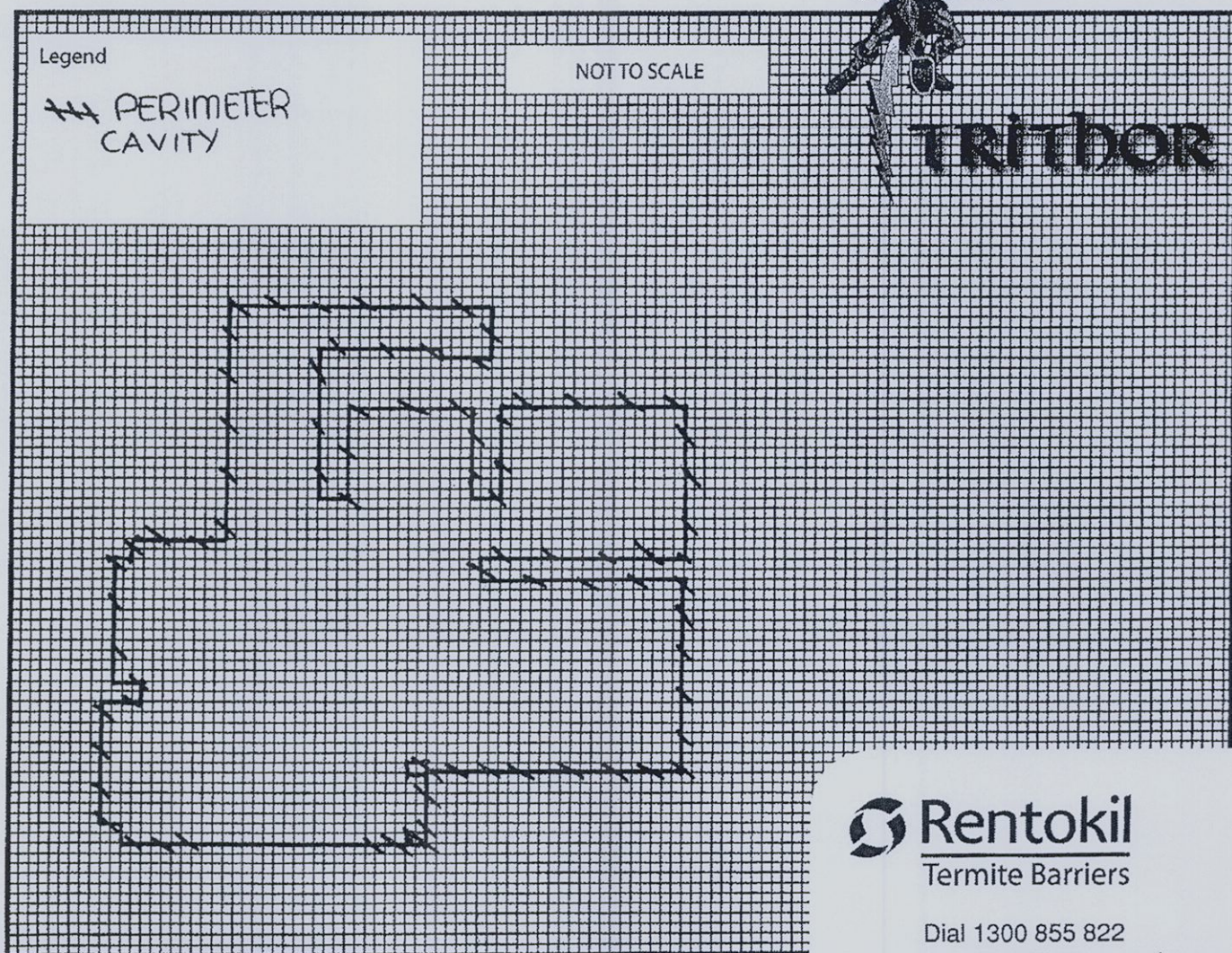
NB a copy of this Report is to be attached to the Trithor Termite Damage Warranty No: 2012-07
- 0012985 STB

Installation Date: 12 JULY 2012

Builder: PETER L M BEST CONSTRUCTION!

Installation Address: 26 CABARITA
ROAD, AVALON NSW 2107

Installer: RENTOKIL TERMITE BARRIERS



*Trithor is a Trademark of Ensystex Inc. For use by Trithor Authorised Installers only.
SIR-RPC 2.03 03.10

Dial 1300 855 822
www.rentokilpestcontrol.com.au



**APPLIED
WATERPROOFING
Pty Ltd**

Po Box 369
Camperdown NSW 1450
ABN: 22 160 100 765
LIC NO: 235804C

WARRANTY

Workmanship and Application Warranty

To: Peter Best Constructions
Of 28 Barcoo Street Chatswood NSW 2067

We: Applied Waterproofing Pty Ltd
Of Po Box 369 Camperdown NSW 1450

(hereinafter called THE APPLICATOR)

having completed our contract on 26 Cabarita Road Avalon
with the application of Duromastic membrane to wet areas and 2 balconies.

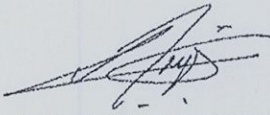
hereby undertake that we will rectify at our own cost, any deficiency in performance of the process resulting from defective workmanship, on the part of the Applicator in carrying out the process, which occurs in the period of 7 years from the 28th day of May 2013.

The process has been carried out in accordance with the manufactures current specification for such process to obtain the performance claimed by the manufacture for that process, and this warranty is to be read in conjunction with the product warranty. All applications of membrane are in accordance with Australian Standard 3740-2010 and B.C.A 3.8.1.

The applicators liability under this warranty is subject to the following term and conditions:

1. This warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract between the applicator and the client for the performance of the process are not complied with.
2. This warranty shall be void and of no effect, and the applicator shall have no liability in respect of any deficiency if, the applicator is not given notice in writing of the alleged deficiency within seven days of the discovery of the alleged deficiency (time being of the essence).
3. In the event of liability being established pursuant to this warranty the applicator shall repair the deficiency subject to the clause 4 below provided that the applicator shall be entitled to be reimbursed by the client for all expenses incurred in investigating any alleged deficiency if the applicator liability to repair the deficiency pursuant to this warranty is not established.

4. Should liability be established for a deficiency which occurs during the warranty period repairs will be affected and replacement materials supplied at a discount which bears the same ratio to the then current price as that period of the warranty period remaining after notification of the deficiency bears to the full warranty period.
5. The Applicator does not warrant that any repair work carried out pursuant to the terms of this warranty shall exactly match the existing process in respect of colour and texture (membrane and tiles).
6. All other warranties, guarantees or conditions of whatsoever nature, relating to the process whether expressed or implied are hereby expressly excluded, except within Australia the extent that such exclusions is expressly prohibited pursuant to the following:
 - a) The Trade Practices Act, 1976 (as amended) of Australia.
 - b) The various statutes of the states and territories of Australia.
7. There shall be no liability pursuant to this warranty for any deficiency caused by the act of God, exceptional weather conditions, fire, war, riots, civil commotion, vandalism, nuclear explosion and/or fallout, damage caused by objects dropping or falling from airplanes or other airborne devices, or other forms of destruction or faults including but not restricted to fusion and short circuits, negligence, willful damage or lack of maintenance by the main contractor, owner and/or occupier of the building and/or visitors to the building on which the process has been carried out and any criminal act or illegal act or any consequential damage.
8. There shall be no liability on the part of the applicator for any deficiency of the processes resulting from physical damage by point loads, defects in the structure or mechanical causes, spillage of any substance onto the surface however caused during construction work or thereafter or arising from any natural or unnatural disturbance of the structure.
9. This warranty is null and void if any work is carried out on the waterproofing material without prior written consent of the applicator or if there is a change in the use of the building from that for which it was designed at the time of forming the applicators contract which effects the performance of the process
10. The word "process" used in this document means "application of the waterproofing material".
11. The benefit of this warranty is not assignable without the prior written consent of the applicator.

Signed..........

Director

Dated.....26/09/13.....

Fitzgerald Building Certifiers

1-3 Thornleigh St

Thornleigh, NSW 2120

25/9/2013

Re: 26 Cabarita Rd, Avalon

This is to certify that all aspects of the BASIX certificate A121809 dated 1/9/2011 has been complied with in the construction of the residence.

This is to certify that all BCA requirements have been met in the construction of the residence.

Regards,



Stephen Oakey

J & L BALUSTRADING

A.B.N. 60029018841

Lic. # 201661C

7th November 2013

Peter L.M. Best Constructions
Unit 49, Northlight Corporate Park
28 Barcoo Street
ROSEVILLE NSW 2069

Attention: Stephen Oakley


Dear Stephen,

Re: Glass Certificate for 26 Cabarita Road, Avalon

This letter is to confirm that all balustrading work installed by J & L Balustrading at 26 Cabarita Rd, Avalon, complies with current BCA regulations and all glass fitted by J & L Balustrading complies with AS1288-2006 and was installed to AS1170.1:2002.

If you have any questions regarding the above please don't hesitate to contact me on 0414 063 164.

Regards



Jerry Weigel
Director



Frameless Glass Pty Ltd

Peter L.M Best Constructions
49/28 Barcoo St,
Roseville NSW 2069

GLAZING CERTIFICATE

RE: 26 Cabarita Rd, Avalon NSW

- 1 x 10mm toughened glass frameless shower screen to Bathroom 1
- 1 x 10mm toughened glass frameless shower screen to Bathroom 2
- 1 x 10mm toughened glass frameless shower screen to Bathroom 3
- 1 x 10mm toughened glass frameless shower screen to Bathroom 5

We certify that the Glass Shower Screens supplied and installed at the above mentioned address, complies fully with Australian Standards AS1288 - 2006 and AS 2208 as required.

A handwritten signature in black ink, appearing to read 'Josh Naylor'.

Josh Naylor

On Behalf Of

Andrew Noake
(Director)

Friday, September 20, 2013

RAZIQ PTY LTD trading as
ABN 50 061 534 432

G & K GLASS

3/2 Railway Street, Emu Plains NSW 2750
Tel (02) 4735 2327 Fax (02) 4735 4175

* ALUMINIUM SHOP FRONTS
* COMMERCIAL & DOMESTIC
GLASS & GLAZING

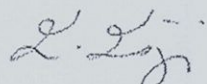
To: Steve Oakey/Peter Best Peter Best Constructions P/L	From: Ismail Isaji
Fax No:	No. of pages: ONE
Date: 4 th October 2012	Our Ref:

Re:- 26 Cabarita Road, Avalon

This is to confirm that the glazing to windows and doors at the above project complies with AS 1288 and AS 2208 (Glass in Buildings).

The glazing also complies with BASIX requirements.

Window installation complies with AS 2047 (Windows in Buildings)



Ismail Isaji

STOCKWELLS JOINERY Pty Ltd

ABN 087 827 647

ARCHITECTURAL & HERITAGE TIMBER WINDOWS & DOORS

16 Stoddart Rd PROSPECT 2148

Phone 8863 1444 (4 lines)

Fax 8863 1450

GLAZING CERTIFICATE

DATE:-

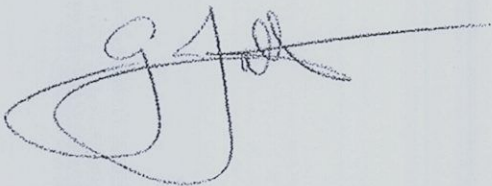
4th November 2013

PROJECT :-

26 CABARITA RD AVALON

We hereby certify that all glazing carried out by Stockwells Joinery Pty Ltd at the above address complies with all requirements as set out in AS 1288.

Signed



Glenn Johnston
Managing Director

1st August 2013



Mr & Mrs C & L Roden
c/- Watershed Design
Suite A / Level 1
167 Pittwater Road
MANLY NSW 2095

STRUCTURAL INSPECTION CERTIFICATE

Project Description: Alterations and Additions

Property Owner: Mr & Mrs C & L Roden

Site Address: 26 Cabarita Road, Avalon

We, Partridge Structural Pty Limited, being professional Structural Engineers within the meaning of the Building Code of Australia, hereby certify that inspections as noted overleaf were made of the structural elements during the construction phase in accordance with accepted engineering practice and that, at the times of the inspections, the work inspected conformed, in our opinion, with the intent of the Certified Structural Drawings.

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

Signed,

A handwritten signature in black ink, appearing to read 'Andrew Derbidge'.

Andrew Derbidge
BE, MIEAust, CPEng, NPER(Structural)
Director

For and on behalf of:
Partridge Structural Pty Limited

Level 5, 1 Chandos Street, St Leonards NSW 2065 Australia
t 612 9460 9000 f 612 9460 9090 e partridge@partridge.com.au
www.partridge.com.au

Partridge Structural Pty Ltd - 79 002 451 925
Partridge Event Pty Ltd - 50 139 601 433
Partridge Remedial Pty Ltd - 89 145 990 521

J201151229.006-adg

Page 1 The logo for CompuStruct Australia, featuring a circular emblem with a stylized 'C' and the text 'COMPUSTRUCT AUSTRALIA' around it.

PARTRIDGE
STRUCTURAL | REMEDIAL | EVENT

STRUCTURAL INSPECTION SCHEDULE

Job: 26 Cabarita Road, Avalon

Job No. 2011S1229

Date of Inspection	Components Inspected
11.5.12	Brick wall strengthening & lintels
15.6.12	Footings
5.7.12	Level 1 terrace and store slab reinforcement
12.7.12	Level 3 slab reinforcement
18.7.12	Level 3 slab reinforcement
8.8.12	Lower terrace Level 3 infill slabs reinforcement
6.9.12	Level 4 slab reinforcement
20.9.12	Joints in lower stair
5.10.12	Lower access stair reinforcement and structural steel
31.10.12	Driveway slab reinforcement and steelwork frame
7.12.12	Entry slab reinforcement
7.3.13	Boundary wall



Crozier Taylor Geotechnical

Geotechnical Engineers & Engineering Geologists

Crozier Taylor Geotechnical
Suite 203/30 Fisher Road
Dee Why NSW 2099
Email: perozier@bigpond.net.au

ABN: 96 113 453 624
Phone: (02) 9972 9578
Fax: (02) 9971 1774

Date: 4th September 2013
No. Pages: 1 of 4
Project No.: 2011-128A

The Manager,
Development Compliance Office
Pittwater Council
Mona Vale Customer Service Centre,
Village Park, 1 Park Street,
Mona Vale, 2103.

RE: Proposed Additions and Alterations at 26 Cabarita Road, Avalon.

We received a request from the Builder, Peter Best Constructions to inspect the completed works at the above site. The site is located on the low eastern side of the road not far from the intersection between Shore Brace and Cabarita Roads at Stokes Point, Avalon. The site was inspected on a number of occasions during the construction works and recently we inspected the completed works on the 3rd September 2013. We are of the opinion that they were generally carried out in accordance with the recommendations in our report titled; "Geotechnical Investigation for Proposed Additions and Alterations at 26 Cabarita Road, Avalon." Report Number: 2011-128, Dated: 2nd September 2011.

Council's Form: 3 of the Risk Management Policy has been completed and enclosed with this letter. We would suggest that the maintenance schedule as detailed on the attached page and Table: 2 (copies enclosed) be set as minimal requirements for this site.

Hope the above information meets Councils requirements. If we can be of further assistance in regards to this matter please don't hesitate to contact the undersigned.

Yours faithfully,

Peter Crozier
MSc. MIE Aust. CPEng. NPER.
Registration Number: 691550.

Attached:

1. Maintenance Schedule.
2. Table: 2 Schedule.
3. Form: 3.



Maintenance Schedule:

A recommended maintenance program for this site is given in Table: 2 and should also include the following guidelines;

- The conditions on the block don't change from those present at the time this report was prepared, except for the changes due to this development.
- There is no change to the property due to an extraordinary event external to this site, and the property is maintained in good order and in accordance with the guidelines set out in:
 - a) CSIRO sheet No. 10-91 1988 and ,
 - b) The Australian Geomechanics article "Geotechnical Risk Associated with Hillside Development" Number 10, December 1985, Australian Geomechanics Society, March 2007, Titled "Landslide Risk Management" in the Journal and News of the Australian Geomechanics Society, Volume 42, No 1 and,
 - c) Comply with the requirements of AS 2870 -- 1996, Australian Standard for Residential Slabs and Footings.

Where changes to site conditions are identified during the maintenance and inspection program, reference should be made to relevant professionals (e.g. structural engineer, geotechnical engineer or Council).

It is assumed that Pittwater Council will carry out regular inspections of the soil slopes, trees, undergrowth on public land and reserve adjacent to the site so as to ensure that stability conditions do not deteriorate with potential increase in risk level to the site. And that individual Government Departments will maintain public utilities in the form of power & phone lines, water mains, gas and sewer lines to ensure they don't leak and increase the local groundwater level, fire or landslide potential.



TABLE: 2

Recommended Maintenance and Inspection Program

Structure	Maintenance/ Inspection Item	Frequency
Stormwater drains,	Owners to inspect to ensure that the drains, and pipes are free of debris & sediment build-up. Clear surface grates and litter.	Every year or following each major rainfall event.
Retaining Walls.	Owners to inspect walls for deviation from as constructed condition.	Every two years or following major rainfall event.
Large Trees on or adjacent to site	Arborist to check condition of trees and remove branches as required.	Every five years
Slope Stability	Hydraulics (stormwater) & Geotechnical Consultants to check on site stability at same time and provide report. Owners to inspect after every major storm event.	One year after construction is completed.

N.B. Provided the above schedule is maintained the design life of the property should conform with Pittwater Councils Risk Management Policy.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with
Occupation Certificate or Subdivision Certificate

Development Application for _____ Name of Applicant _____
 Address of site 26 Cabarita Road, Avonlea

Declaration made by geotechnical engineer on completion of the Development

I, Peter Crozier on behalf of Crozier Taylor Geotechnical

on this the 4th September 2013

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Geosol 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 prepared and/or verified the Geotechnical Report as per Form 1, dated referred to below.

Geotechnical Report Details:

Report Title: Additions & Alterations at 26 Cabarita Road, Avonlea Project No. 2011-128
 Report Date: 2nd September 2011
 Author: Troy Crozier
 Author's Company/Organisation: Crozier Geotechnical Consultants

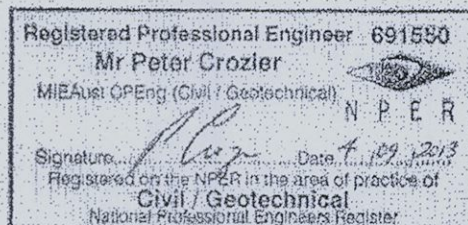
- ☐ I reviewed the original structural design, and where applicable the subsequently amended structural details (below-listed) which have been incorporated into the completed project.
- ☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.
- ☒ 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. _____ dated _____ (Date consent given) (D.A.No)

has been constructed in accordance with the intent of the Geotechnical Report, the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans 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.

As per attached Letter & Table 2 requirements



SEED GARDEN DESIGN AND MAINTENANCE

14 ELAINE AVENUE . AVALON . NSW 2107 . 02 9918 6364 . 0418 261 541 . JENNY@SEEDGARDENDESIGN.COM.AU

28 November 2013

Peter L M Best Constructions
Unit 49
Northlight Corporate Park
28 Barcoo Street
ROSEVILLE 2069

RE: DEVELOPMENT APPLICATION FOR LANDSCAPING
PROPERTY: 26 CABARITA ROAD, AVALON LOT 10 DP 17704
DEVELOPMENT APPLICATION NO 333/11

I am a qualified Horticulturist and Landscape Designer. I hold the following qualifications:

- Diploma of Horticulture, Landscape Design
- Certificate of Horticulture

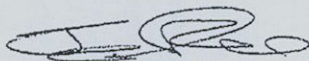
I am a member of the Australian Institute of Landscape Designers and Managers. Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

I hereby certify that the site landscaping has been completed in accordance with the approved Landscape Plan prepared by Paul Scrivener Landscape Architect, dated 4 August 2011 (Drawings No 1 and 2), the conditions of the Development Consent, including the specific DA Condition:

- C2 – Inappropriate non-indigenous species Tuckeroo and Lemon-Scented Gum indicated on landscape plan deleted and replaced by locally native canopy trees of similar mature size.
- B7 – All declared noxious weeds removed in accordance with the Noxious Weeds Act 1993.

and are in accordance with the requirements of Pittwater Council's DCP21.

Yours sincerely



JENNIFER PAUL
MAILDM

seed 
JENNY PAUL . HORTICULTURIST

Building Certifiers

1-3 Thornleigh St

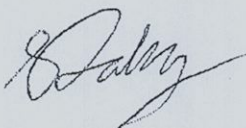
Thornleigh, NSW 2120

28/11/2013

Re: 26 Cabarita Rd, Avalon

This is to certify that there was no asbestos removed at the above address. All suspect fibro was stamped on each sheet stating that there was no asbestos.

Regards,



Stephen Oakey



easy living[®]
home elevators
designed to impress

Easy Living Home Elevators NSW Pty Limited
Maintenance Hotline: 1800 813 555

Date: 26/11/2013

Ref: N6336

CERTIFICATION AND COMPLIANCE STATEMENT

Dear Sir / Madam,

We, Easy Living Home Elevators Pty Limited, hereby advise:

We are the holders of the IGV Domus
approval compliance to AS1735 Part 18

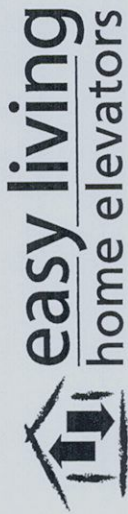
The lift installed at 26 Cabarita Road, Avalon NSW 2107

has been installed in accordance with the manufacturers specifications, the special conditions
of the Work Cover approval held by Easy Living Home Elevators Pty Limited, and in
accordance with the above approvals, standards and procedures, we certify the lift with
reference number N6336 as complete, tested and passed into service on 26/11/2013

Yours Faithfully,

Project Management Team
Easy Living Home Elevators





Maintenance Hotline
1800 813 555

Certificate of Warranty

This completed lift and finishes is hereby accepted by Customer

Name: Leree Roden Date 26/11/2013

Signature: *L.R.*

Easy Living Home Elevators Pty Limited hereby warrant the lift to the customer for the period of: ☐ 12 months ☒ 36 months ☐ 60 months or other _____ (_____) months from the date of hand-over in accordance with the terms and conditions of this warranty.

Servicing: ☒ 12 months ☐ 36 months ☐ 60 months maintenance and servicing is included.

The Lift with Reference Number: N6336

Located at: 26 Cabarita Road, Avalon NSW 2107 City: _____ State: _____

Date of Hand-over: 26/11/2013

I have read and agree to the terms and conditions on the reverse of this form

Name: Scott Irwin Date 26/11/2013 Name: Leree Roden Date 26/11/2013

Signature: *Scott Irwin*
Easy Living Home Elevators Representative

Signature: *L.R.*
Customer

EASY LIVING HOME ELEVATORS COMPRISING OF THE COMPANIES:
Easy Living Home Elevators Pty Limited ABN: 82 083 936 896 Easy Living Home Elevators Pty Limited (QLD) ABN: 85 186 701 838
Easy Living Home Elevators Pty Limited (VIC) ABN: 91 136 701 865 Easy Living Home Elevators Pty Limited (WA) ABN: 15 142 482 451

Copyright © 2007 Easy Living Home Elevators Pty Limited

Terms and conditions of this warranty:

- Software upgrades are included.
 - This warranty is not transferable and only applies to the original customer.
 - Damage and/or repairs and adjustments required due to faulty or incorrect building works (including settling) are not included.
 - This warranty includes 12 months maintenance, servicing, inspection and certification by Easy Living Home Elevators Pty Limited, commencing from the date of handover.
 - The customer must maintain their account within agreed payment terms otherwise the warranty will be deemed null and void.
 - All works to be carried out during normal working hours between 8:00am and 4:30pm Monday to Friday.
 - For the first 12-month period all breakdowns are covered during normal working hours.
 - After the 12-month period any maintenance breakdown calls and after-hours breakdowns are chargeable. Any after-hours breakdowns where attendance is not required shall be attended to as soon as possible as agreed with the customer.
 - The maintenance period is limited to nominated months or if nothing states, 12-months.
 - Subsequent maintenance visits after the nominated and agreed maintenance period shall be charged in accordance with our standard rates schedule and paid at the time of servicing.
 - The warranty is limited to nominated months or if nothing states, 12-months from the date of handover to customer, on all parts; the replacement of individual parts does not increase the warranty on that part beyond the nominated warranty period, stipulated from the stated handover date.
- Warranty periods of greater than 12-months:
- In addition to the terms and conditions outlined above the following terms and conditions applies to warranty periods of greater than 12-months:
 - Only applies to the DomusLift Range installed for AS1735.18 Lifts for Residential Applications.
 - The DomusLift Range warrant for manufacturing defects in material and workmanship during normal residential use.
 - The DomusLift Range must be serviced and maintained by Easy Living Home Elevators Pty Limited in accordance with manufacturer's recommendations and Easy Living Home Elevators Pty Limited maintenance schedule.

This warranty does not cover the following:

- After hours work of any kind.
- Normal wear and tear; any part that is in Easy Living Home Elevators Pty Limited opinion, damaged or deteriorated due to normal wear and tear.
- Corrosion or local environmental conditions; any part damaged or deteriorated by corrosion or local environmental conditions must be promptly replaced at the owners cost.
- Failure by the owner to replace the part identified by Easy Living Home Elevators Pty Limited as having deteriorated in this way will void the warranty.
- Batteries.
- Light bulbs.
- Physical damage to finishes.
- Equipment failure or breakage as a result of vandalism, misuse or usage not in accordance with the approval.
- Any modification, repair or alteration of the product or part by any third party voids Easy Living Home Elevators Pty Limited obligations under this warranty.
- Attempts to effect own repairs or where the product or part has been subjected to greater loadings in excess of that specified by Easy Living Home Elevators Pty Limited will void the warranty.
- Damage caused by accident, fire, power surges or spikes or under voltage.
- Acts of god, earthquakes, storm weather and lightning damage, war, flood or terrorism.
- Labour for other services; which includes but is not limited to power supply, circuit breakers, cabling from the main switchboard to the lift, phone line, home/building automation system interface and programming or any ancillary services is not included; only the replacement of parts under warranty.
- Due to continuous product improvements the product design may vary from time to time, no obligation to replace or upgrade to later versions of products or parts is accepted or implied.

The decision to repair or replace faulty components shall be at the sole discretion of Easy Living Home Elevators Pty Limited. The equipment must be stopped immediately any fault occurs which does not alone cause the lift to stop and Easy Living Home Elevators Pty Limited notified by the Maintenance Hotline phone number 1800 813 555. The customer must allow an Easy Living Home Elevators Pty Limited maintenance technician, access to the place of installation for the purpose of inspecting the product and fulfilling its obligations under this warranty. All claims for warranty must be made directly to Easy Living Home Elevators Pty Limited.

Liability for incidental, consequential, indirect, special, or punitive damages of any kind are not accepted. Easy Living Home Elevators Pty Limited liability is limited to the repair or replacement of faulty components.

- Any dispute regarding the terms and conditions of this warranty shall be resolved by Easy Living Home Elevators Pty Limited, the outcome of any such dispute to be determined by Easy Living Home Elevators Pty Limited in its absolute discretion.
- Easy Living Home Elevators Pty Limited reserves the right to make changes to the warranty terms and conditions at any time and will advise the customer via email or mail.

Definitions:

In this warranty:

- "DomusLift Range" includes the DomusLift and the Domus XL Lifts only.
- "Customer" means the party that purchased the DomusLift from Easy Living Home Elevators Pty Limited
- "Lifetime" means the total period of twenty years commencing from the date of handover.

Registered Trademarks include: 'a lift is for life', 'designed to impress', 'installed to impress', 'maintained to impress'.



1-3 Thornleigh St,
Thornleigh NSW 2120
P: 9473 5488
F: 9980 2166
ABN 92 161 548 625
E: admin@fbcc.com.au

REPLACEMENT OF PCA NOTICE

Pursuant to s109EA(1)(b) of Environmental Planning & Assessment Act 1979

SECTION 1: SITE/DEVELOPMENT PARTICULARS

Site Address of the Proposed Building Works	26 Caharota Rd, Avalon
Description of the Proposed Building Works	Alterations + Additions
Development Consent or CDC Date	17.4.2012 5.10.2011
Development Consent or CDC Registration Number	x2012-101,328 NO333/11

SECTION 2: APPOINTER/S SECTION

Appointer Name (must be the owner of the property)	APPOINTER NO. 1 Annika Roden	APPOINTER NO. 2 Colin Roden
Appointer Signatures	A. Roden	Colin Roden
Appointer Address (nominate 1 address)	55 Werona Ave, Gordon NSW 2072	
Appointer Contact Details (nominate 1 contact)	0414 899 450	

DECLARATIONS

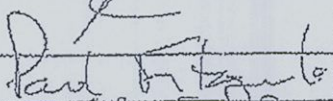
- I/We "have the benefit of the Development Consent or Complying Development Certificate" within the meaning under EP&A Act 1979 for the proposed works as indicated on this form.
- I/We, Agree to replace the Principal Certifying Authority to the accredited certifier named in "SECTION 4" of this notice.
- I/We accept all terms and conditions as detailed in the attached work contract.

SECTION 3: CURRENT PCA SECTION

DECLARATIONS

- I acknowledge that I am currently appointed as the Principal Certifying Authority for this building proposal.
- I agree to be replaced as the Principal Certifying Authority to the accredited certifier named in "SECTION 4" of this notice.

CURRENT PCA SIGNATURE


Signature of current PCA	X		BBS 011
Name		Paul Britton	
Date		20.5.13	

SECTION 4: REPLACEMENT PCA

DECLARATIONS

- I acknowledge that the accredited certifier named in "SECTION 3" is the current Principal Certifying Authority appointed.
- I hereby consent and agree to my appointment as the Replacement Principal Certifying Authority for this building proposal.

REPLACEMENT PCA SIGNATURE

Signature of replacement PCA	X		BBS 186
Name		Dominic DiMatteo	
Date		11/10/13	