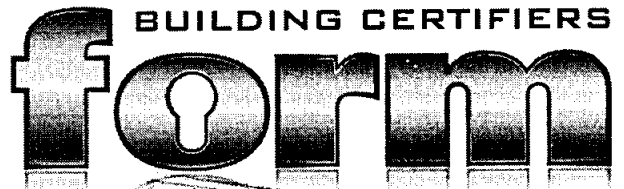


POSTED  
25/05/12



FINAL OCCUPATION CERTIFICATE

Date Application Received	31.8.10				
Council	Pittwater	DA Number	391/09		
Occupation Certificate No.	2012-066	Date Approved	23/05/12		
CC.No.	2010-217	Date Approved	14/09/10		
Certifying Authority	Craig Formosa				
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124		
Accreditation Body	Building Professionals Board				
APPLICANT DETAILS					
Name	Fiona Champion	Contact Number	0418 642 683		
Address	18 Mckenzie Street, Lindfield NSW				
OWNER DETAILS					
Name	Fiona Champion	Contact Number	0418 642 683		
Address	18 Mckenzie Street, Lindfield NSW				
DEVELOPMENT DETAILS					
Subject Land	114 Whale Beach Road, Whale Beach NSW 2107	Lot No.	82	DP	10782
Description of Development	Alterations & Additions to an existing dwelling				
Class of Building	1a, 10a, 10b	Value of Work	\$1,200,000.		
THE BUILDING IS SUITABLE FOR OCCUPATION					
Certificates Attached	Mandatory Inspection reports, Basix Completion Receipt, Structural, Civil, Waterproofing, Glazing, Termite Protection, Smoke Detection Survey report.				
RECORD OF INSPECTIONS					
Site Inspection prior to issue of Construction Certificate				13.09.10	
Footings/slab – prior to pouring of reinforced concrete				23.11.10 & 1.2.11 & 17.6.11	
Timber Frame – prior to lining				31.5.11	
Swimming pool steel – prior to pour				21.3.11	
Waterproofing – wet areas				23.8.11	
Final Inspection – issue of Occupation Certificate				10.03.12	
CERTIFICATION					
I, Craig Formosa, as the certifying authority am satisfied that;					
(a) the building will not constitute a hazard to the health or safety of the occupants,					
(b) a current Development Application is in force for the building,					
(c) a current Complying Development Consent Construction Certificate has been issued for the building in respect to the plans and specifications for the building,					
(d) the building is suitable for its use under the Building Code of Australia, and					
(e) all the pre-conditions of development consent have been satisfied.					
Signed:		Date: 23/05/12			
PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board					

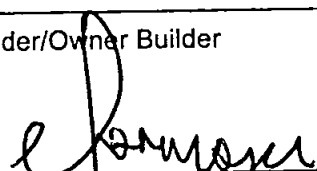
\$30 REC. 322796 11/6/12



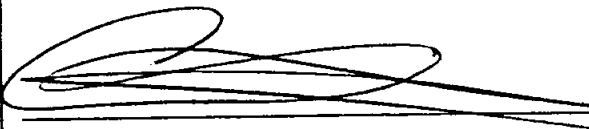
## INSPECTION REPORT

<input type="checkbox"/> Owner	<input type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Builder	<input type="checkbox"/> Other _____
Name	Peter Best Constructions		Tel
PREMISES			
114 Whale Beach Rd, Whale Beach			
INSPECTION TYPE(S)			
<input type="checkbox"/> Commence Work	<input type="checkbox"/> Footings	<input type="checkbox"/> Floor Slab/Reo/Membrane	
<input type="checkbox"/> Framework	<input type="checkbox"/> Waterproof Wet Area	<input type="checkbox"/> Stormwater/Drains	
<input checked="" type="checkbox"/> Completion/Final	<input type="checkbox"/> Roof Frame	<input type="checkbox"/> Pool Fence	
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	
RESULT			
<input checked="" type="checkbox"/> Satisfactory			
<input type="checkbox"/> Unsatisfactory requires attention as follows and <input type="checkbox"/> NO reinspection required <input type="checkbox"/> Reinspection required			
All matters satisfactorily completed, ok to issue final occupation certificate.			
And the following if indicated:			
<input type="checkbox"/> Compliance with condition(s)			
<input type="checkbox"/> A separate notice/letter will be forwarded in the near future			
<input type="checkbox"/> Please advise FORM Building Certifiers on completion of work			
<input type="checkbox"/> The above mentioned work <b>MUST</b> be completed by ____ / ____ /20__			
<input type="checkbox"/> The above mentioned work <b>MUST</b> be completed PRIOR to OCCUPATION			
eformore		21 / 05 /20 12 .	
Accredited Certifier		Date	

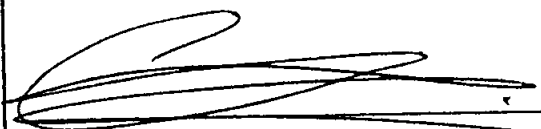
## 2073

<input type="checkbox"/> Owner		<input type="checkbox"/> Applicant		<input checked="" type="checkbox"/> Builder		<input type="checkbox"/> Other _____	
Name		Paul - Peter Best Constr.			Tel		
PREMISES							
114 Whale Beach Rd, Whale Beach							
INSPECTION TYPE(S)							
<input type="checkbox"/> Footings/Piers		<input type="checkbox"/> Frame/Floor		<input type="checkbox"/> Waterproofing			
<input type="checkbox"/> Slab Reinforcement		<input type="checkbox"/> Frame/Wall & Roof		<input type="checkbox"/> Final/Interim			
<input type="checkbox"/> Stormwater		<input checked="" type="checkbox"/> Pool Steel		<input type="checkbox"/> Final/Completion			
<input type="checkbox"/> Complaint		<input type="checkbox"/> Pool Fence		<input type="checkbox"/> _____			
RESULT							
<input checked="" type="checkbox"/> Satisfactory							
<input type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required							
<input type="checkbox"/> Reinspection required							
Pool steel detail lacking some detail, however consistent with the detail.							
- before pour occurs have designing engineer inspect & certify							
Adequate cover has been provided steel.							
By signing below I agree to completing the following works listed in this Inspection Report.							
Builder/Owner Builder				_____/_____/20			
				Date			
Accredited Certifier - BPB 0124				21/03/2011			
				Date			

# INSPECTION REPORT 2021

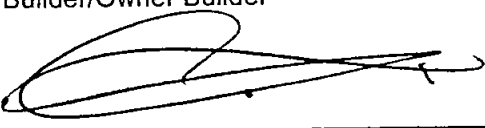
<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____			
Name <u>BEST</u>		Tel _____	
<b>PREMISES</b>			
<u>114 WHALE BEACH RD, WHALE BEACH</u>			
<b>INSPECTION TYPE(S)</b>			
<input type="checkbox"/> Footings/Piers <input checked="" type="checkbox"/> Slab Reinforcement <input type="checkbox"/> Stormwater <input type="checkbox"/> Complaint	<input type="checkbox"/> Frame/Floor <input type="checkbox"/> Frame/Wall & Roof <input type="checkbox"/> Pool Steel <input type="checkbox"/> Pool Fence	<input type="checkbox"/> Waterproofing <input type="checkbox"/> Final/Interim <input type="checkbox"/> Final/Completion <input type="checkbox"/> _____	
<b>RESULT</b>			
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required <div style="margin-left: 400px;"><input type="checkbox"/> Reinspection required</div>			
<u>- SLAB REINFORCEMENT ALL DONE GENERALLY IN ACCORDANCE</u>			
<u>TO ENGINEERS SPECIFICATIONS</u>			
<u>- ENGINEER HAS INSPECTED SLAB REINFORCEMENT &amp; WILL</u>			
<u>PROVIDE REPORT FOR INSPECTION.</u>			
By signing below I agree to completing the following works listed in this Inspection Report.			
_____ Builder/Owner Builder		_____ / _____ / 20____ Date	
 Accredited Certifier - BPB		_____ / _____ / 20____ Date	

## INSPECTION REPORT 2411

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____			
Name		Tel	
<i>Peter Peter Best Constructions</i>			
<b>PREMISES</b>			
<i>114 Whale Beach Rd, Whale Beach</i>			
<b>INSPECTION TYPE(S)</b>			
<input type="checkbox"/> Footings/Piers <input checked="" type="checkbox"/> Slab Reinforcement <input type="checkbox"/> Stormwater <input type="checkbox"/> Complaint	<input type="checkbox"/> Frame/Floor <input type="checkbox"/> Frame/Wall & Roof <input type="checkbox"/> Pool Steel <input type="checkbox"/> Pool Fence	<input type="checkbox"/> Waterproofing <input type="checkbox"/> Final/Interim <input type="checkbox"/> Final/Completion <input type="checkbox"/> _____	
<b>RESULT</b>			
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required <div style="text-align: right;"><input type="checkbox"/> Reinspection required</div>			
<i>- 1st Floor Rear Balcony Slab Reinforcement all done as per engineers specifications</i>			
<i>- Engineer has inspected &amp; to provide report</i>			
By signing below I agree to completing the following works listed in this Inspection Report.			
_____ Builder/Owner Builder		_____ / ____ / 20____ Date	
 _____ Accredited Certifier - BPB		<i>17</i> / <i>6</i> / 20 <i>11</i> Date	

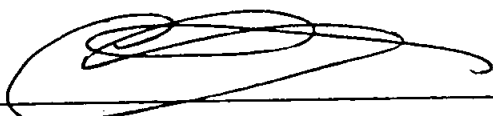
# INSPECTION REPORT

1657

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____			
Name	PETER BEST	Tel	
<b>PREMISES</b>			
114 WHALE BEACH RD, WHALE BEACH			
<b>INSPECTION TYPE(S)</b>			
<input type="checkbox"/> Footings/Piers <input type="checkbox"/> Slab Reinforcement <input type="checkbox"/> Stormwater <input type="checkbox"/> Complaint	<input type="checkbox"/> Frame/Floor <input type="checkbox"/> Frame/Wall & Roof <input type="checkbox"/> Pool Steel <input type="checkbox"/> Pool Fence	<input checked="" type="checkbox"/> Waterproofing <input type="checkbox"/> Final/Interim <input type="checkbox"/> Final/Completion <input type="checkbox"/> _____	
<b>RESULT</b>			
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required <div style="margin-left: 400px;"><input type="checkbox"/> Reinspection required</div>			
- WATERPROOFING TO WET AREAS DONE SATISFACTORY			
- EXT. DECKS & LAUNDRY TO BE COMPLETED @ a later stage			
- Waterproofer to issue Certificate of compliance			
By signing below I agree to completing the following works listed in this Inspection Report.			
Builder/Owner Builder 		_____ / _____ / 20____ Date	
Accredited Certifier - BPB _____		25 / 8 / 2011 Date	



# INSPECTION REPORT 2393

<input type="checkbox"/> Owner	<input type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Builder	<input type="checkbox"/> Other _____
Name	PAUL- PETER BEST CONSTRUCTIONS		Tel _____
PREMISES			
114 WHALE BEACH RD, WHALE BEACH			
INSPECTION TYPE(S)			
<input type="checkbox"/> Footings/Piers	<input checked="" type="checkbox"/> Frame/Floor	<input type="checkbox"/> Waterproofing	
<input type="checkbox"/> Slab Reinforcement	<input checked="" type="checkbox"/> Frame/Wall & Roof	<input type="checkbox"/> Final/Interim	
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Pool Steel	<input type="checkbox"/> Final/Completion	
<input type="checkbox"/> Complaint	<input type="checkbox"/> Pool Fence	<input type="checkbox"/> _____	
RESULT			
<input checked="" type="checkbox"/> Satisfactory			
<input type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required			
<input type="checkbox"/> Reinspection required			
- FLOOR JOISTS & BEAM LAYOUT AS PER ENGINEERS DETAIL			
- ENGINEER HAS INSPECTED STRUCTURAL STEEL & STEEL REINFORCEMENT			
& FRAME & TO PROVIDE REPORT			
- ADEQUATE WALL BRACING THROUGHOUT.			
- TERMITE PROTECTION IN PLACE & CONTRACTOR TO ISSUE CERTIFICATE			
OF COMPLIANCE			
- ROOF FRAMING DONE SATISFACTORILY IN ACCORDANCE TO			
ENGINEERS SPEC'S.			
- SLAB REINFORCEMENT DONE SATISFACTORILY			
By signing below I agree to completing the following works listed in this Inspection Report.			
_____ Builder/Owner Builder		_____/_____/20_____ Date	
 _____ Accredited Certifier - BPB		31/15/2011 Date	



**FORM Building Certifiers Pty Ltd** ABN 76 134 030 710 | PO Box 1824, Dee Why NSW 2099 | T/F +61 2 **8021 9313** | [info@formbc.com](mailto:info@formbc.com) | [www.formbc.com](http://www.formbc.com)



# INSPECTION REPORT

0541

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Builder <input type="checkbox"/> Other _____			
Name <u>Peter Best - Paul</u>		Tel _____	
<b>PREMISES</b>			
<u>114 Whale Beach Road, Whale Beach</u>			
<b>INSPECTION TYPE(S)</b>			
<input type="checkbox"/> Footings/Piers	<input type="checkbox"/> Frame/Floor	<input type="checkbox"/> Waterproofing	
<input type="checkbox"/> Slab Reinforcement	<input type="checkbox"/> Frame/Wall & Roof	<input type="checkbox"/> Final/Interim	
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Pool Steel	<input checked="" type="checkbox"/> Final/Completion	
<input type="checkbox"/> Complaint	<input type="checkbox"/> Pool Fence	<input type="checkbox"/> _____	
<b>RESULT</b>			
<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required <div style="margin-left: 400px;"><input type="checkbox"/> Reinspection required</div>			
① - Provide top rail to glass panel over stair void			
② - Provide smoke detector to garage level.			
③ - Increase height at ballast tank or provide glass pool fence panels pinned into side (due to plumbing)			
④ - Erect reinspection sign			
- <del>replace</del> OR provide submerged grate so that water is less than 300mm deep.			
⑤ - stabilise excavation near ballast tank			
⑥ - Complete shading devices as per Basis.			
By signing below I agree to completing the following works listed in this Inspection Report.			
- Certificates provided for structure, civil, waterproofing, glazing, termite, smoke detector			
Builder/Owner/Builder		⑦ Provide Form 3 as per contract condition.	
<u>[Signature]</u> Accredited Certifier - BPB <u>0124</u>		Date <u>10 / 03 / 20 12</u>	

# BASIX Completion Receipt

Receipt no.: CR-1331680684508-A80009

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General  
Date of issue: Wednesday, 14/03/2012



## Principal certifying authority

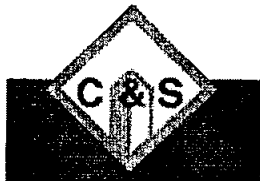
Name: Craig  
Accreditation scheme: BPB  
Accreditation number: 0124

## Final Inspection

Date of final inspection: Tuesday, 13/03/2012

## BASIX Certificate details

BASIX Certificate no.	A80009
Project name	09064_JA_Skinner-Champion_Avalon_Issue B
Street address	114 Whale Beach Road
Suburb	Whale Beach
Postcode	2107
Local Government Area	Pittwater Council



**C & SITE-IT**

**Civil & Structural Engineering Design Services Pty. Ltd.**

ABN: 62 051 307 852

3 Wanniti Road BELROSE NSW 2085

Email: [civilandstructural@bigpond.com](mailto:civilandstructural@bigpond.com)

Tel: 02 9975 3899 Fax: 02 99751943

Web: [www.civilandstructural.com.au](http://www.civilandstructural.com.au)

14<sup>th</sup> February 2012

Keith Skinner & Fiona Champion  
114 Whale Beach Road  
PALM BEACH NSW 2108

#D-11-260488

Attention: Steve Oakey

Dear Steve,

Re: "Certificate of Structural Adequacy" – New Dwelling, Swimming Pool,  
Retaining Walls, Steel & Timber Framing at 114 Whale Beach Road,  
Whale Beach

I, Edward A Bennett, practising Structural Engineer, hereby confirm that I inspected all components of the above works and found that the works had been completed in accordance with the structural details, revised details or as instructed by our authority, such that I am able to issue this "Certificate of Structural Adequacy" for all of structural components.

Yours faithfully,

E. A. Bennett M.I.E. Aust. NPER 198230, BPB0820



## **Civil & Structural Engineering Design Services Pty. Ltd.**

ABN: 62 051 307 852

3 Wanniti Road BELROSE NSW 2085

Email: [civilandstructural@bigpond.com](mailto:civilandstructural@bigpond.com)

Tel: 02 9975 3899 Fax: 02 99751943

Web: [www.civilandstructural.com.au](http://www.civilandstructural.com.au)

14<sup>th</sup> February 2012

Keith Skinner & Fiona Champion  
114 Whale Beach Road  
PALM BEACH NSW 2108

#D-11-260488A

Attention: Steve Oakey

Dear Steve,

Re: "Certificate of Adequacy"

I, Edward A Bennett, practising Structural Engineer, hereby confirm that I inspected the following works during construction:

- On-site detention system
- Drainage/stormwater
- Meets Building Code of Australia requirements
- Requirements of the dilapidation report have been met
- North/East wall that had to be re-built meets necessary requirements (in relation to our request to council to pull it down and rebuild due to it being unsound)

I am able to issue this "Certificate of Adequacy" for the above.

Yours faithfully,

E. A. Bennett M.I.E. Aust. NPER 198230, BPB0820





**APPLIED  
WATERPROOFING  
SERVICES**

P O Box 369  
Camperdown 1450  
ABN: 99 538 467 749  
LIC NO: 115078C

# WARRANTY

*Workmanship and Application Warranty*

To: PETER BEST CONSTRUCTIONS  
49 / 28 BARCOO STREET CHATSWOOD 2067  
We: APPLIED WATERPROOFING SERVICES (hereinafter called THE APPLICATOR)  
of: PO BOX 369 CAMPERDOWN 1450  
having completed our contract on 11.4 WHALE BEACH ROAD  
WHALE BEACH  
with the APPLICATION OF DURETECH INDUSTRIES MEMBRANES  
TO WET AREAS, DECKS, PLANTER BOXES  
& RETAINING WALLS

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 within the period of SEVEN (7) years from the 13<sup>th</sup> day of JANUARY 2012.

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

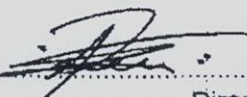
The Applicator's liability under this warranty is subject to the following terms and conditions:-

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 effected 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 & 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 to the extent that such exclusion is expressly prohibited pursuant to the following:-
  - i) The Trade Practices Act, 1974 (as amended) of Australia.
  - ii) 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 aeroplanes or other airborne devices, or other forms of destruction or faults including but not restricted to fusion and short circuits, negligence or willful damage 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 waterproof 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 Applicator's contract which affects the performance of the process.
10. The word "process" used in this document means "application of the waterproof material".
11. The benefit of this warranty is not assignable without the prior written consent of the Applicator.

Signed .....



Director

Dated .....

03-02-12

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

<b>To:</b> Steve Oakey Peter Best Constructions P/L	<b>From:</b> Ismail Isaji
<b>Fax No:</b>	<b>No. of pages:</b> ONE
<b>Date:</b> February 4, 2012	<b>Our Ref:</b>

**Re:- 114 Whale Beach Road, Whale Beach**

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).

Window installation complies with AS 2047 (Windows in Buildings)

Ismail Isaji



## Frameless Glass Pty Ltd

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

### GLAZING CERTIFICATE

**RE: 114 Whale Beach Rd, Whale Beach NSW**

- 1 x 10mm toughened glass shower screen to Bathroom 1
- 1 x 10mm toughened glass shower screen to Ensuite 1
- 1 x 10mm toughened glass wall and door to Wine Cellar
- 1 x 10mm toughened glass shower screen to Ensuite 2
- 1 x 10mm toughened glass shower screen to Ensuite 3

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

Josh Naylor

On Behalf Of

Andrew Noake  
(Director)

Thursday 2<sup>nd</sup> February 2012

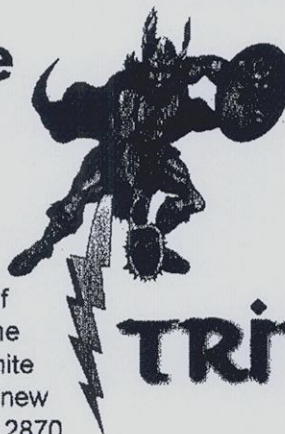


# TRITHOR

## 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.



**NB** a copy of this Report is to be attached to the Trithor Termite Damage Warranty N°:  
2011-05-0008808STB

Installation Date: 12 May 2011

Installation Address: 114 Whale Beach Road  
WHALE BEACH NSW 2107

Builder: Peter L M Best Constructions

Building Description:	Residential Building
Total Square Metres Installed:	33.24
N° of Service Penetrations Protected:	0
Lineal Metres of Building Protected:	35

**Comments:**

Installed Trithor Termite protection to the full under and external construction joint of the residential building on site.

 **Rentokil**  
Termite Barriers

Signed by: \_\_\_\_\_

Dial: 1300 855 822

[www.rentokilpestcontrol.com.au](http://www.rentokilpestcontrol.com.au)

COC-RPC 4.02 02.10

Page 1 of 1



# 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: 2011-05  
-00088085TB

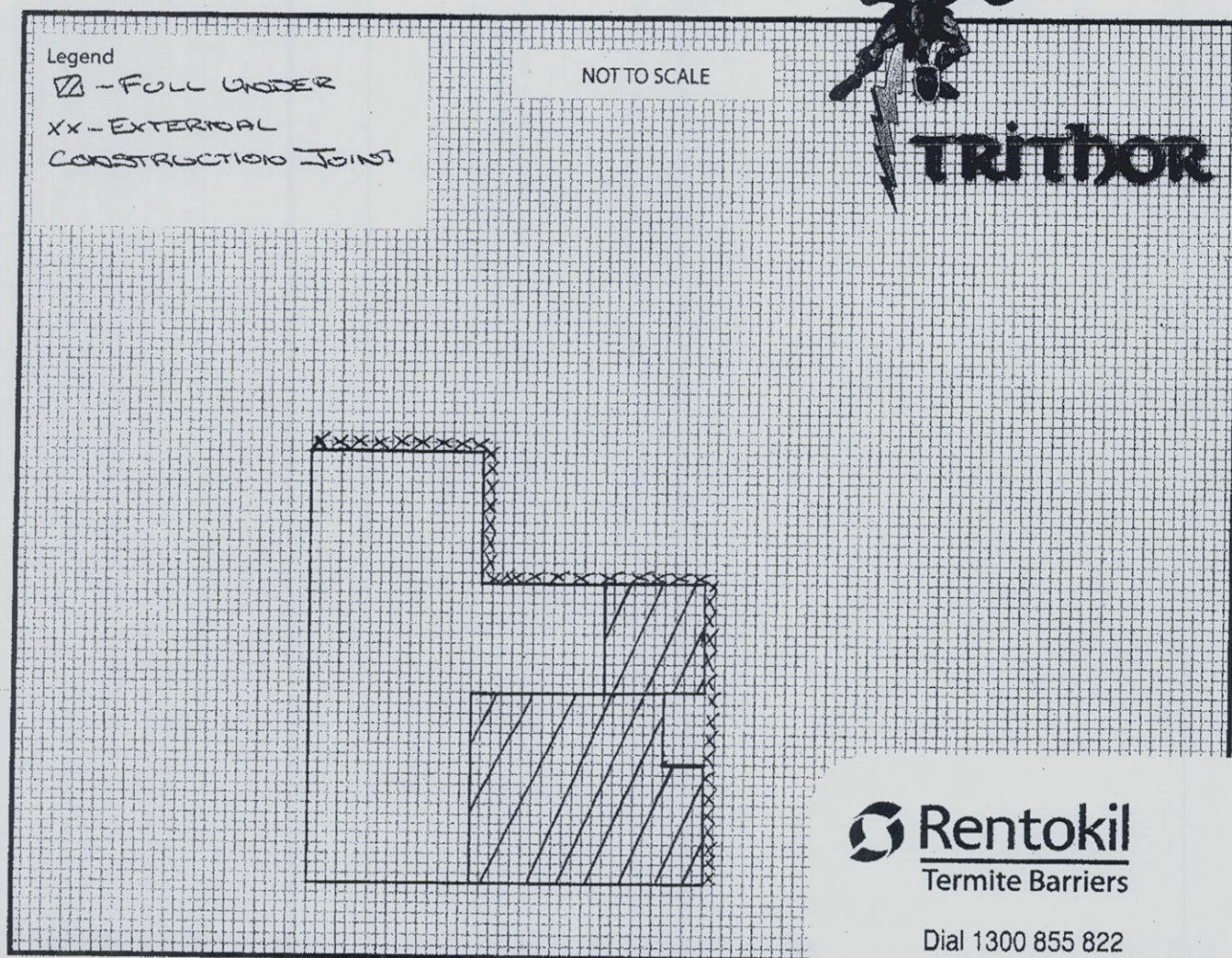
Installation Date: 12-5-11

Builder: PETER L M BEST CONSTRUCTION

Installation Address: 114 WHALE BEACH

ROAD, WHALE BEACH

Installer: RENTOKIL TERMITE BARRIERS



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

 **Rentokil**  
Termite Barriers

Dial 1300 855 822

[www.rentokilpestcontrol.com.au](http://www.rentokilpestcontrol.com.au)



Suite 22, 1-3 Havilah Street,  
Chatswood NSW 2067  
P.O. Box 772, Chatswood, NSW 2057  
ABN 57 003 592 792



E [bma@bmasurvey.com.au](mailto:bma@bmasurvey.com.au)  
W [www.bmasurvey.com.au](http://www.bmasurvey.com.au)  
P 029415 1116  
F 029415 1476

Our ref: 09034-6

## **SURVEY REPORT**

**PROPERTY:** 114 WHALE BEACH ROAD,  
WHALE BEACH, NSW  
LOT 82 IN DP 10782  
**CLIENT:** PETER L. M. BEST CONSTRUCTIONS  
**DATE:** 16 FEBRUARY 2012

We have surveyed the land shown by red edging on the plan herewith attached, being the whole of the land comprised in Folio of the Register 82/10782, being Lot 82 in Deposited Plan No 10782, having a frontage of 20.12 metres to Whale Beach Road at Whale Beach in the Local Government Area of Pittwater.

Erected thereon is a recently constructed 2 storey rendered residence which stands wholly on the land in question, well within the boundaries thereof, and does not encroach upon any adjoining property or street.

The residence stands in relation to the boundaries as shown on the attached plan.

We have levelled the new building floor levels, garage level and pool levels relative to the Australian Height Datum, these levels are shown on the attached plan. The levels are in general agreement with those shown on the approved building plans.

The property is known as № 114 Whale Beach Road, Whale beach.

The total site area has been calculated to be 1362 m<sup>2</sup>.

The property is burdened by:

1. Right of Carriageway variable width endorsed on the Folio of the Register and created by the registration of Instrument No W423264.
2. A Covenant (the covenant relates to a limit of building) endorsed on the Folio of the Register and created by the registration of Instrument No W423264 and variation of Covenant vide instrument No AA438853.

We make no comment in regards to the Covenant in this report.

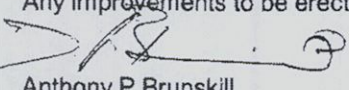
The block garage and concrete pool erected at the front of the property stand wholly within the lot boundaries as shown on the attached plan (the pool fencing was nearing completion at time of survey as shown).

The fencing and rendered retaining wall running along parts of the eastern and western boundaries of the subject property stands on or about the boundaries as shown on the attached plan.

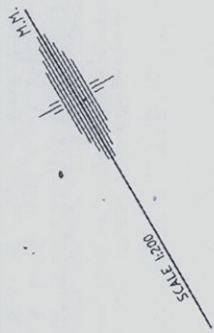
There are no visible encroachments of note by or upon the subject land.

This report and relevant detail shown on the attached plan are for Building Certificate purposes only.

Any improvements to be erected on or near the boundaries will require further survey

  
Anthony P Brunskill  
Registered Surveyor





83  
DP 10782

2 STOREY  
BRICK RESIDENCE  
"ROCKBELLEW"  
No 116

RIGHT OF CARRIAGEWAY  
VARIABLE WIDTH  
(WIDE INSTRUMENT  
No 4423264)

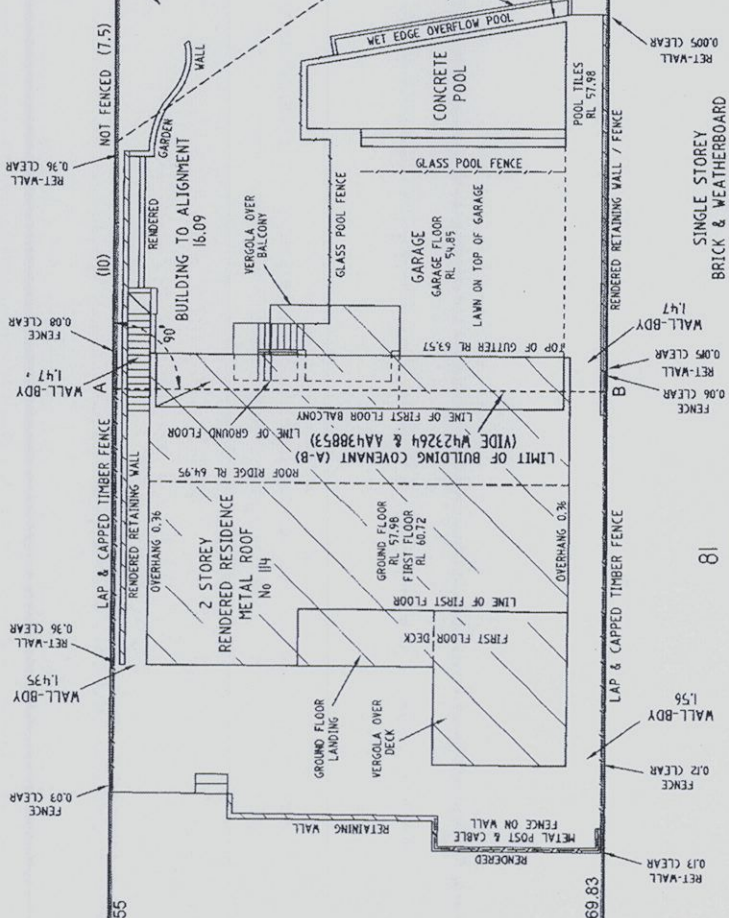
ABOUT 248m TO BEAUTY DRIVE

WHALE BEACH ROAD

82  
DP 10782  
AREA 1362m<sup>2</sup>

81  
DP 10782

SINGLE STOREY  
BRICK & WEATHERBOARD  
RESIDENCE  
TILE ROOF  
No 112



ANTHONY P BRUNSKILL  
REGISTERED SURVEYOR

CLIENT: PETER L. M. BEST CONSTRUCTIONS
PLAN
114 WHALE BEACH ROAD
WHALE BEACH
BEING LOT 82 IN DP 10782
REF: 09034-6 FILE: 09034-6.DWG 1 of 1

<b>bma</b>
BRUNSKILL MCLENNAN & ASSOCIATES Pty Ltd
SURVEYORS & PLANNERS
SUITE 22, 1-3 HAWAJAH STREET CHATSWOOD NSW 2067
PH: (02) 9415 1116 Fax: (02) 9415 1476

SVY	DRN	AMENDMENT	DATE	REV
APB	APB	SURVEY REPORT & PLAN	16-2-12	--
DATUM: AUSTRALIAN HEIGHT DATUM				
ORIGIN OF LEVELS: BOLT IN KERB				
RL 51.575				
SOURCE: SYDNEY WATER				
M.N. 303155				
DATE: 12 DECEMBER 1990				



PO BOX 701  
Brookvale NSW 2100  
P 02 9972 9669  
F 02 9981 6610  
E info@imagesoundsecurity.com.au  
www.imagesoundsecurity.com.au



22 February 2012

Peter Best Constructions  
Unit 49, Northlight Corporate Park  
28 Barcoo Street  
Roseville NSW 2069

**Smoke Detectors – 114 Whale Beach Road, Whale Beach.**

This is to certify that 2 x 2012/24AUS Smoke Detectors have been installed at 114 Whale Beach Road, Whale Beach.

These have been installed to comply with Australian Standards AS 3786-1993.

**Location:**

Outside main bedroom- 1<sup>st</sup> Floor  
In hallway- Ground Floor

Yours sincerely

Mario Roperti  
Image Sound & Security Pty Ltd





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
<b>afp - 2298</b>	18-Mar-2009	6	31-Dec-2012

Page 1 of 2

### Product designation

**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**

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

### Agent/distributor

ADI Global Distribution  
Unit 5, Riverside Centre, 24-28 River Road West, PARRAMATTA, NSW, AUSTRALIA, 2150

### Registrant

ADI Global Distribution  
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 2012/24AUS, 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

Executive Officer - ActivFire Scheme



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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	Issue date	Valid until	Page 2 of 2
afp - 2298	18-Mar-2009	Number 6	23-Dec-2011	31-Dec-2012	

### 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 $\mu$ 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.