

LOCAL

Certificate No 5000015

Interim Occupation Certificate

issued under the Environmental Planning and Assessment Act, 1979, as amended

P. Hwaater
Suite 21, 5 Inglewood Place
Baulkham Hills NSW 2153
P 9836 5711
F 9836 5722
E info@localgroup.com.au
ABN 30 735 366 565

Subject Land H/N 62A
Lot 2
DP/SP/CP 21259
Street ELVINA AVENUE
Suburb AVALON 2107
Applicant CLARENDON HOMES NSW PTY LTD
PO BOX 7105
BAULKHAM HILLS BC NSW 2153
Development DWELLING (TWO STOREY)
Limitations &/or Exclusions
Building Classification 1A
Development Consent N0124/05
7 NOVEMBER, 2005

COUNCIL COPY

Date of Determination 25/5/2009

Interim Certificate

The Interim Occupation Certificate has been determined as **APPROVED** in accordance with the procedures outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000. In making this determination, I certify that,

- a) the health and safety of the occupants of the building have been taken into consideration, and
- b) a current Development Consent or Complying Development Certificate is in force with respect to the building, and
- c) if any building work has been carried out, a current Construction Certificate is in force with respect to the plans and specifications for the building work, and
- d) that the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and
- e) where required, a final fire safety certificate has been issued for the building, and
- f) where required, a report from the Fire Commissioner has been considered

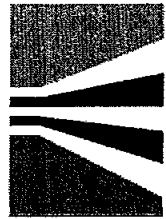
Attached/-
1 Documentation relied upon and that accompanied the application
2 Fire Safety Schedule (where required)
3 Record of critical stage inspections

Signature

Name
Accreditation Number
Accreditation Body

Andrew Dean
Andrew Dean
bpb0087
Building Professionals Board

REC 260322
1/6/09



LOCAL

RECORD OF MANDATORY INSPECTIONS

Suite 21, 5 Inglewood Place
BAULKHAM HILLS NSW 2153
P (02) 9836 5711
F (02) 9836 5722
E info@localgroup.com.au
ABN 30 735 366 565

**Development Consent
Number:** N0124/05
Our Reference: 5000015
Subject Land: LOT 2
DP 21259
HNO 62A
ELVINA AVENUE
AVALON 2107

**Construction Certificate
Number:** 5000015

In accordance with the requirements of Clause 151(2)(d) of the Environmental Planning and Assessment Regulations 2000, this document is to serve as a record of the critical stage inspections carried out in relation to the development Schedule "A" includes all inspections referred to in Clause 151(2)(d)(i - iii) of the Regulations

SCHEDULE "A"

Date of Inspection	Type of Inspection	Result	Accredited Certifier
16/01/2007	Pre-Commencement Inspection	Satisfactory (Minor issues)	Trent Mc Curley Accreditation No bpb0256
16/01/2007	Pier Inspection	Compliance Certificate	D'amici Colombo Pty Ltd Accreditation No
19/01/2007	Slab Inspection	Compliance Certificate	D'amici Colombo Pty Ltd Accreditation No
1/02/2007	Stormwater Inspection	Satisfactory	Trent Mc Curley Accreditation No bpb0256
17/08/2007	Framework Inspection	Satisfactory (Minor issues)	Andrew Dean Accreditation No bpb0087
18/09/2007	Wet Area Inspection	Satisfactory	Andrew Dean Accreditation No bpb0087
14/05/2009	Final (Preliminary) Inspection	Defective	Andrew Dean Accreditation No bpb0087
25/05/2009	Reinspection (Final Preliminary Inspection)	Satisfactory (Minor issues)	Andrew Dean Accreditation No bpb0087

This documentation is to accompany any Occupation Certificate issued in relation to this development but is not to be misconstrued as a Compliance Certificate. Should additional information be required in relation to this matter, please contact the undersigned during normal business hours.

Andrew Dean

Principal Certifying Authority
Building Professionals Board
Bpb0087

Date

Retaining Wall Construction Procedure Statement

8th April 2009

Attention: Bruce Hargraves
Auswide Geo Technical
PO BOX 4044
Eight Miles Plains NSW

Dear Bruce,

Re: Lot 2 (62A) Elvina Ave, Avalon

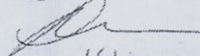
The following procedures were undertaken to block retaining wall to the front and left side of the house.

1. A double agi drain was laid at the base of the wall and covered with blue metal,
2. The agi drain was connected to the storm water system,
3. The inside of the wall was coated with 2 applications of "ormonoid" bitkote number 3. This is a general purpose waterproofing agent,
4. The agi drain was back filled carefully to the top with blue metal then excavated soil.
5. The outside of the wall has had 2-coastes of "dryzoral" clean waterproofing agent.
6. All the waterproofing has been applied by a licensed applicator,
7. The base on the outside has a flower box which has also had the same treatment.

The wall has now been constructed and completed for approximately 18 months.

There has been no signs of any waterproofing failure.

Regards,



Warren Byrnes
NSW Area Construction Manager
CLARENDON RESIDENTIAL GROUP

Clarendon Homes NSW Pty Ltd
Northwest Office, Ground Floor, 21 Solent Circuit, Bankstown Hills NSW 2155
PO Box 7105 Bankstown Hills BC NSW 2159 DX 9952 Norwest Business Park
T 02 8851 5300 F 02 8850 9010 ABN 18 033 892 756 clarendon.com.au

clarendon
Residential Group
—A new level of living—

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

Development Application for _____
Name of Applicant _____
Address of site Nº 62A Elvina Ave
Avalon

Declaration made by geotechnical engineer on completion of the Development

I, B.L. Hargreaves on behalf of Auswide Geotechnical
(Insert Name) (Trading or Company Name)
on this the 30th April 2009
certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am
authorised by the above organisation/company to issue this document and to certify that the organisation/company
has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report
~~as per Form 4 dated~~ B referred to below.

Geotechnical Report Details:
Report Title: Nº 62A Elvina Ave Avalon
Report Date: 30th April 2009
Author: MR B.L. Hargreaves

I reviewed the original structural design, and where applicable the subsequently amended structural details (below
listed) which have been incorporated into the completed project.
I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in
the original and amended structural documents) of the development have been erected, comply with the
requirements specified in the Geotechnical Report.

I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development
referred to in the development consent D.A. N012405 dated 7th November 2005
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the
conditions of Development Consent relating to the geotechnical issues (including any treatment and/or maintenance
plan that may be required to remove risk where reasonable and practical).
I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development
identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk
Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove
foreseeable risk.

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

Please Refer to Auswide Geotechnical
report dated 30th April 2009.

Signature B.L. Hargreaves
Name Bruce L. Hargreaves
Chartered Professional Status R.P. Geo (Geotechnical Engineer)
Membership No 162

Form: 13PC
Licence: 01-05-07
Licensee: LEAP Legal Software Pty Limited
Firm name: Clarendon Residential Group Pty Ltd

RELODGED

POSITIVE COVENANT



AE38490P

Section 88E(3) Conveyancing Act 19
Section 31B of the Real Property Act 1900 (RP Act) authorises the
form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that
the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE

2/21259

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

LLPN

LLPN 123167

City Agents
Clarendon Residential Group Pty Ltd
DX 9902 Northcote Business Park
Tel: (02) 8859 9000

CODE

256L

CCW/106

02 9232 2077

Reference (optional): Karen Leckey - Direct Line

PC

Greenway Homes Pty Limited ACN 060 938 114

(C) REGISTERED
PROPRIETOR

(D) LESSEE
MORTGAGEE
or
CHARGE

Of the above land agreeing to be bound by this positive covenant

Nature of Interest

Number of Instrument

Name

Mortgage

AD618558

ANZ Fiduciary Services Pty Limited

(E) PRESCRIBED
AUTHORITY

Within the meaning of section 88E(1) of the Conveyancing Act 1919
Pittwater Council

(F) The prescribed authority having imposed on the above land a positive covenant in the terms set out in annexure A
hereto applies to have it recorded in the Registrar and certifies this application correct for the purposes of the Real Property
Act 1900.
DATE 12/6/08

(G) Execution by the prescribed authority

I certify that an authorised officer of the prescribed authority who is personally known to me or as to whose identity I am
otherwise satisfied signed this application in my presence.

Signature of witness:

Name of witness: Amanda Clarke

Address of witness: 1 Park St, Mona Vale

(G) Execution by the registered proprietor

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

Address of witness:

Karen Leckey
21 Solent Circuit
Baulkham Hills
2153

Signature of authorised officer:

Name of authorised officer: Wendy Lawrence

Position of authorised officer: Public Officer

Certified correct for the purposes of the Real Property
Act 1900 by the person(s) named below who signed
this instrument pursuant to the power of attorney specified.

Signature of attorney:

Attorney's name:

Signing on behalf of:

Power of attorney Book:

No.: 4515

MARK DRISCOLL

Greenway Homes Pty Limited

ACN 060 938 114

(H) Consent of the mortgagee

The mortgagee under mortgage No. AD618558, agrees to be bound by this positive covenant.
I certify that the above mortgagee who is personally known to me or as to whose identity I am otherwise satisfied signed this
application in my presence.

Signature of witness:

Name of witness:

Address of witness:

Michelle Tay

LEVEL 17, 530 COLLINS ST
MELBOURNE VIC 3000

Signature of mortgagee:

Veena Satyamurthy

All handwriting must be in block capitals.

**THIS IS ANNEXURE "A" TO POSITIVE COVENANT
Section 88E(3) Conveyancing Act 1919**

Page 2 of 5

Parties. Greenway Homes Pty Limited ACN 060 938 114 and
Pittwater Council

Date.

Identity of Positive Covenant

**Positive Covenant for Maintenance
for On-Site Detention System and
Positive Covenant for Maintenance of
On Site Retention System**

**TERMS OF POSITIVE COVENANT REFERRED TO IN THE PLAN FOR ON-SITE
DETENTION SYSTEM**

1. The proprietor of the burdened lot covenants with the Council in respect of any System (as later defined) constructed on the burdened lot to

- a) permit stormwater to be temporarily detained by the System,
- b) regularly keep the System clean and free from grass clippings, silt, rubbish, debris and the like,
- c) maintain the System to ensure a maximum outflow from the System and a minimum pondage in accordance with plans duly approved by Council,
- d) ensure that the System at all times includes an overflow to direct any excess flow to the downstream drainage System,
- e) maintain, repair and replace the System or any part of it due to deterioration or damage without delay so that it functions in a safe and efficient manner,
- f) comply with the terms of any written notice issued by the Council in respect of the requirements of the Positive Covenant within the time stated in the notice,
- g) permit the Council to enter upon the burdened lot or any part of it with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency),

- to view the state of repair of the System;
- to ascertain whether or not there has been any breach of the terms of this Positive Covenant,
- to execute works on the burdened lot for compliance with the requirements of this Positive Covenant,

h) indemnify and keep indemnified the Council from and against all claims, demands, actions, suits, causes of action, sums of money, compensation, damages, costs and expenses which the Council or any other person may suffer as a result of any malfunction or non-operation of the System or any failure of the proprietor to comply with the terms of the Positive Covenant

2. The Council shall have the following additional powers

in this Positive Covenant unless inconsistent with the context

"System" means in relation to the burdened lot the stormwater drainage detention basin or tank constructed or to be constructed on the burdened lot in accordance with the

THIS IS ANNEXURE "A" TO POSITIVE COVENANT
Section 88E(3) Conveyancing Act 1919

Page 3 of 5

requirements of the Council including all ancillary gutters, downpipes, pipes, drains, orifice plates, trench barriers, walls, earth banks, kerbs, pits, grates, tanks, basins and other surfaces designed to temporarily detain and control stormwater located on any part of the burdened lot.

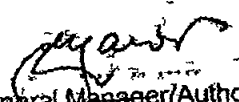
"Proprietor" includes the registered proprietor of the burdened lot from time to time and all of his heirs, executors, assigns and successors in title to the burdened lot and where there are two or more registered proprietors of the burdened lot the terms of this Positive Covenant shall bind all those registered proprietors jointly and severally

"Council" means the Pittwater Council or its successor

- a) In the event that the proprietor fails to comply with the terms of any written notice issued by the Council as set out above or in the event of an emergency, the Council or its authorised agent may enter the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in Part 1(i) above or to alleviate the emergency
- b) The Council may recover from the proprietor as a liquidated debt in a court of competent jurisdiction,
 - any expense reasonably incurred by it in exercising its powers under sub-paragraph (a) hereof,
 - legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to Section 88F(4) of the Conveyancing Act 1919 or providing any certificate required pursuant to Section 88G of the Act or obtaining any injunction pursuant to Section 88H of the Act.

Name of Authority empowered to release, vary or modify any Positive Covenant or Restrictions on the Use of Land referred to in the Plan

Pittwater Council


General Manager/Authorised Officer
Pittwater Council



THIS IS ANNEXURE "A" TO POSITIVE COVENANT
Section 88E(3) Conveyancing Act 1919

Page 5 of 5

are two or more registered proprietors of the burdened lot the terms of this Positive Covenant shall bind all those registered proprietors jointly and severally

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- b) The Council may recover from the proprietor as a liquidated debt in a court of competent jurisdiction,
- any expense reasonably incurred by it in exercising its powers under sub paragraph (a) hereof,
 - legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to Section 88F(4) of the Conveyancing Act, 1919 or providing any certificate required pursuant to Section 88G of the Act or obtaining any injunction pursuant to Section 88H of the Act.

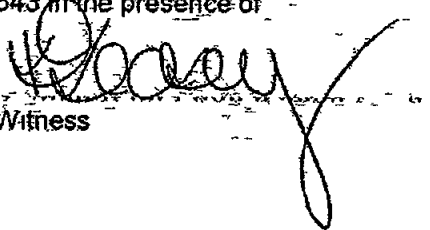
Name of Authority empowered to release, vary or modify any Positive Covenant or Restrictions on the Use of Land referred to in the Plan.

Pittwater Council



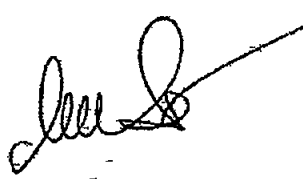
Manager - Development Assessment Services
Pittwater Council (Public Officer)

Executed by Greenway Homes Pty
Limited ACN 060 938 114
By its Attorney Mark Driscoll
Pursuant to Power of Attorney No 4515 book
643 in the presence of



Witness







Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 708
Norwest Quay, Grd Floor, 21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal : PO Box 7105, Baulkham Hills Business Centre NSW 2153
Phone Norwest Quay, Grd Floor, 21 Solent Circuit Fax 02 8851 5333

Project : **29700268**

GREENWAY SPEC

Lot 2 (#62A) Elvina Avenue

Avalon

House : UNKNOWN

Notes for Photo No. IMG16312

Park Rd Elevation



Photo Details : *Uploaded : 6 May 2008*

Photographer : Steve Hearne

Taken on 5 May 2008 2:59 pm

File Name :

\\data\\Attachment_Central\\ClarNSW\\29700268
IMG16312.JPG

Notes for Photo No. IMG16311

Park Rd. Elevation



Photo Details : *Uploaded : 6 May 2008*

Photographer : Steve Hearne

Taken on 5 May 2008 2:57 pm

File Name :

\\data\\Attachment_Central\\ClarNSW\\29700268
IMG16311.JPG



Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706
Norwest Quay, Grd Floor, 21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal : PO Box 7105, Baulkham Hills Business Centre NSW 2153
Phone Norwest Quay, Grd Floor, 21 Solent Circuit Fax 02 8851 5333

Project : 29700268

GREENWAY SPEC
Lot 2 (#62A) Elvina Avenue
Avalon

House : UNKNOWN

Notes for Photo No. IMG16316

Park Rd. Elevation

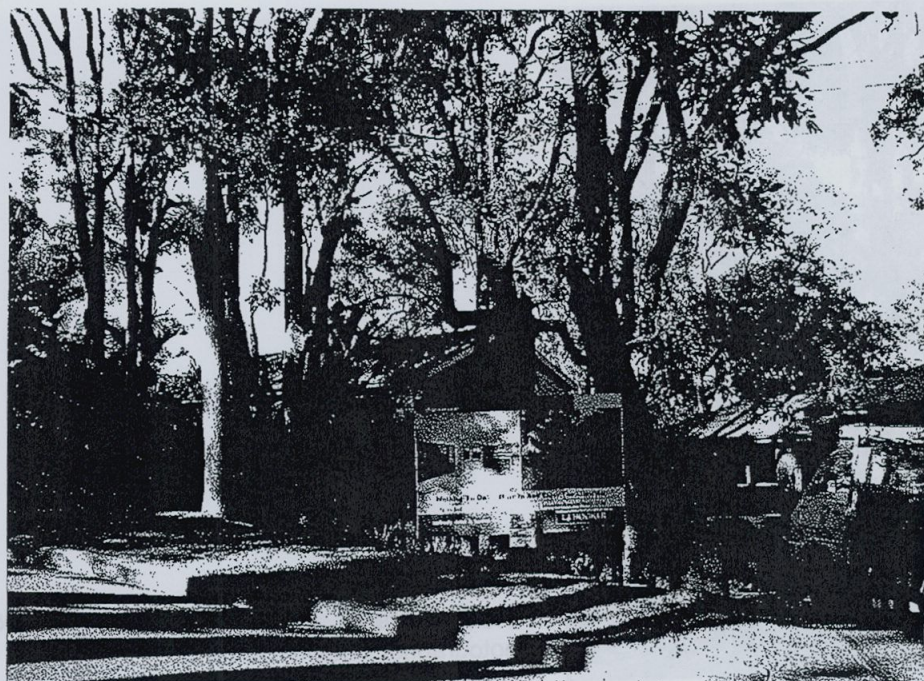


Photo Details :

Uploaded : 6 May 2008

Photographer : Steve Hearne

Taken on 5 May 2008 3:00 pm

File Name :

\\data\Attachment_Central\ClarNSW\29700268
IMG16316.JPG

Notes for Photo No. IMG16315

Elvina Ave Elevation



Photo Details :

Uploaded : 6 May 2008

Photographer : Steve Hearne

Taken on 5 May 2008 2:36 pm

File Name :

\\data\Attachment_Central\ClarNSW\29700268
IMG16315.JPG



Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706
Norwest Quay, Grd Floor, 21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal : PO Box 7105, Baulkham Hills Business Centre NSW 2153
Phone Norwest Quay, Grd Floor, 21 Solent Circuit Fax 02 8851 5333

Project : **29700268**

GREENWAY SPEC

Lot 2 (#62A) Elvina Avenue

Avalon

House : UNKNOWN

Notes for Photo No. IMG16318

Park Rd. Elevation



Photo Details : *Uploaded : 6 May 2008*

Photographer : Steve Hearne

Taken on 5 May 2008 3:05 pm

File Name :

\\data\\Attachment_Central\\ClarNSW\\29700268
IMG16318.JPG

Notes for Photo No. IMG16317

Park Rd. Elevation



Photo Details : *Uploaded : 6 May 2008*

Photographer : Steve Hearne

Taken on 5 May 2008 3:05 pm

File Name :

\\data\\Attachment_Central\\ClarNSW\\29700268
IMG16317.JPG



Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706
Norwest Quay, Grd Floor, 21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal : PO Box 7105, Baulkham Hills Business Centre NSW 2153
Phone Norwest Quay, Grd Floor, 21 Solent Circuit Fax 02 8851 5333

Project : **29700268**

GREENWAY SPEC

Lot 2 (#62A) Elvina Avenue

Avalon

House : UNKNOWN

Notes for Photo No. IMG16322

Park St Elevation



Photo Details :

Uploaded : 6 May 2008

Photographer : Steve Hearne

Taken on 5 May 2008 3:07 pm

File Name :

\\data\\Attachment_Central\\ClarNSW\\29700268
IMG16322.JPG

Notes for Photo No. IMG16321

Park St Elevation



Photo Details :

Uploaded : 6 May 2008

Photographer : Steve Hearne

Taken on 5 May 2008 3:07 pm

File Name :

\\data\\Attachment_Central\\ClarNSW\\29700268
IMG16321.JPG



Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706
Norwest Quay, Grd Floor, 21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal : PO Box 7105, Baulkham Hills Business Centre NSW 2153
Phone Norwest Quay, Grd Floor, 21 Solent Circuit Fax 02 8851 5333

Project : **29700268**

GREENWAY SPEC

Lot 2 (#62A) Elvina Avenue

Avalon

House : UNKNOWN

Notes for Photo No. IMG16324

Looking towards Elvina



Photo Details : Uploaded : 6 May 2008

Photographer : Steve Hearne

Taken on 5 May 2008 3:09 pm

File Name :

\\data\\Attachment_Central\\ClarNSW\\29700268
IMG16324.JPG

Notes for Photo No. IMG16323

Laundry stairs



Photo Details : Uploaded : 6 May 2008

Photographer : Steve Hearne

Taken on 5 May 2008 3:08 pm

File Name :

\\data\\Attachment_Central\\ClarNSW\\29700268
IMG16323.JPG



Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706
Norwest Quay, Grd Floor, 21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal : PO Box 7105, Baulkham Hills Business Centre NSW 2153
Phone Norwest Quay, Grd Floor, 21 Solent Circuit Fax 02 8851 5333

Project : 29700268

GREENWAY SPEC

Lot 2 (#62A) Elvina Avenue

Avalon

House : UNKNOWN

Notes for Photo No. IMG16326

Elevation



Photo Details :

Uploaded : 6 May 2008

Photographer : Steve Hearne

Taken on 5 May 2008 3:09 pm

File Name :

\\data\\Attachment_Central\\ClarNSW29700268
IMG16326.JPG

Notes for Photo No. IMG16325

Retaining wall.



Photo Details :

Uploaded : 6 May 2008

Photographer : Steve Hearne

Taken on 5 May 2008 3:09 pm

File Name :

\\data\\Attachment_Central\\ClarNSW29700268
IMG16325.JPG

Unit 1, Second Floor
42 Birnie Avenue
Lidcombe NSW 2141
POBox 194 Sydney Markets NSW 2129



Tel: (02) 96465811
Fax: (02) 96462311

D'Amici Colombo Pty Ltd

Consulting Structural Engineers
A.C.N. 055 912 733

CERTIFICATE OF COMPLIANCE-INSPECTION

Issued under the provisions of Part 4A Section 109C of the
Environmental Planning and Assessment Act 1979 & Part 8 Section 138 of the Regulations 2000

Our Job ref 17846

Project Address	Lot 2 No 62A Elvina Avenue, Avalon. NSW
Project Description	Single Dwelling Development

Items Inspected	Components Approved	Date of Inspection
Pier	Foundation	16/1/07
Slab	Reinforcement	19/1/07
Retaining Wall Footing	Reinforcement	6/2/07

Document ref	17846
Prepared by	D'Amici Colombo Pty Ltd

This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations and shall be read in conjunction with site instructions issued by this office.
During the course of construction, structural inspections in accordance with accepted engineering practice and principles were carried out. At the times of the inspections the work generally conformed with the intent of the design as conveyed by the structural engineering drawings.

We hereby certify that, provided due attention is given to all items listed on our site instruction forms, the components inspected and as listed are structurally satisfactory.

Building Practitioner :- John D'Amici
Category Class :- Structural Engineer
MIEAust CPEng NPER
Postal Address :- D'Amici Colombo Pty Ltd
Unit 1 Second Floor
42 Birnie Ave
Lidcombe NSW 2141

Signature

Date:- 7 Feb 07

2



ENGINEERS ■ SURVEYORS

SUITE 102 30 COWPER ST PARRAMATTA NSW 2150 TELEPHONE (02) 9806 3000 FACSIMILE (02) 9891 2806 DX 28325 PARRAMATTA

(INCORPORATED DONMAP DIGITAL IMAGES PTY. LTD. ABN 23 050 096 743)

Email: email@donovanassociates.com

YOUR REFERENCE

Greenway Spec

OUR REFERENCE

E70758

DATE

3 October 2006

Clarendon Homes (NSW) Pty Ltd
PO Box 7106
BAULKHAM HILLS 2153

RE: NEW RESIDENCE – LOT 2 (62A) ELVINA AVENUE AVALON

CERTIFICATE

This is to certify that the access and internal driveway profile for the above property complies with Pittwater Council's policy 21 DCP Control B6.1 and the council street levels (EL).

Yours faithfully

DONOVAN ASSOCIATES

Aspect Development and Survey Pty Ltd

ABN 60 078 649 000

PO Box 161
Kingsgrove NSW 1480
Ph (02) 9554 8388

DX 11392
Hurstville
admin@aspectsurvey.com.au

Level 2, 103 Vanessa St
Kingsgrove NSW 2208
Fax (02) 9554 8588

16 January 2007

CLARENDON HOMES (AUST) PTY LTD
Unit 3 21 Solent Circuit
BAULKHAM HILLS NSW 2153

Our Ref 21/1005651/66735
Your Ref Greenway Homes/295005

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed the land in Certificate of Title Folio Identifier 2/21259, being Lot 2 in Deposited Plan Number 21259, situated with a frontage to Park Avenue and Elvina Avenue at Avalon, in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows

- 1 The subject land is shown on the attached sketch - 21/1005651/66735
- 2 The survey undertaken is based on Title details dated 9 October 2006, obtained from the Land and Property Information New South Wales
- 3 The survey undertaken is with regard to the proposed residence only and no improvements have been located
- 4 The position of the proposed residence has been marked as shown on the attached sketch
- 5 The subject land is affected by
B144628 Covenant

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s)

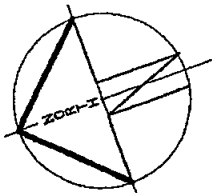
- 6 If further improvements are proposed the boundaries of the subject land should be marked

Yours Sincerely



David Burton B Surv M I S Aust.
Surveyor Registered under the Surveying
Act, 2002

NORTH



SKETCH

ELVINA AVENUE

ATTENTION: JOHN HALBESHA
DAVID SYLVESTER
DOUG JONES
DIANN NICALLEP

NOTE THIS SURVEY IS BASED UPON COUNCIL SUBMISSION PLANS THE FINAL
COUNCIL APPROVED PLANS MAY CHANGE PRIOR TO ANY CONSTRUCTION
CLARENDON HOMES SHOULD ENSURE THAT THERE ARE NO CHANGES FROM THE
COUNCIL SUBMISSION PLANS & THOSE APPROVED BY COUNCIL AS THIS MAY AFFECT
THE POSITION OF THE SURVEYED RESIDENCE & MAY DEEM THIS SURVEY INCORRECT

LOT 3

LOT 1

2

15 235

17 65

0 995

49 2

PROPOSED
TWO STOREY
BRICK RESIDENCE
METAL ROOF

44 105

11 64

18 96

15

17

11

8 63

15 06

PARK

AVENUE

■ DENOTES OFFSET PEG

IMPORTANT NOTICE

Setout dimensions on this plan prepared for CLARENDON HOMES (Aust) PTY LTD on 12.10.06 are based on GREENWAY HOMES drawing No. This information is prepared for the purpose of setting out the construction shown on that drawing and should not be used for any other purpose. The builder should verify setout dimensions shown on this plan with the latest approved design drawings. Any discrepancies shall be clarified in writing with Aspect Development and Survey Pty Ltd prior to commencement of the work. Commencement of the work shall be deemed to be confirmation of these dimensions. Aspect Development and Survey Pty Ltd accepts no responsibility for disturbance to any marks subsequent to leaving site. The boundary location as shown on this plan is from information or marks placed by others the verification of which does not form part of this survey. This note is an integral part of this plan.

ASPECT DEVELOPMENT & SURVEY PTY LTD ACN 078 649 000

OUR REF 21/1005651/64787
YOUR REF 295005
GREENWAY HOMES
SUBURB AVALON

LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P O BOX 161
KINGSGROVE NSW 1480

Aspect Development and Survey Pty Ltd

ABN 60 078 649 000

PO Box 161
Kingsgrove NSW 1480
Ph (02) 9554 8388

DX 11392
Hurstville
admin@aspectsurvey.com.au

Level 2, 103 Vanessa St
Kingsgrove NSW 2208
Fax (02) 9554 8588

19 January 2007

CLARENDON HOMES (AUST) PTY LTD
Unit 3 21 Solent Circuit
BAULKHAM HILLS NSW 2153

Our Ref 21/1005651/66813
Your Ref Greenway Homes/295005

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 2/21259, being Lot 2 in Deposited Plan Number 21259, situated with a frontage to Elvina Avenue and Park Avenue at Avalon, in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows

- 1 The subject land is shown on the attached sketch - 21/1005651/66813
- 2 The survey undertaken is based on Title details dated 9 October 2006, obtained from the Land and Property Information New South Wales
- 3 The survey undertaken is with regard to the new residence only and no other improvements have been located
- 4 Standing upon and wholly within the boundaries of the subject land is formwork for the proposed residence
- 5 The property bears neither name nor number
- 6 The relationship of the formwork surveyed to the boundaries is as shown on the attached sketch
- 7 The reduced levels of the formwork have been obtained at the approximate proposed finished floor levels and are shown on the attached sketch (datum supplied by Clarendon Homes, drawing 10 0021 dated 28 January 2005)
- 8 The subject land is affected by
B144628 Covenant

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s)

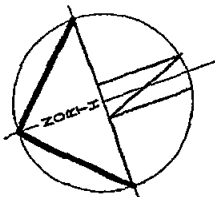
- 9 During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments
- 10 If further improvements are proposed the boundaries of the subject land should be marked

Yours Sincerely



David Burton B Surv M I S Aust.
Surveyor Registered under the Surveying
Act, 2002

NORTH



SKETCH

ELVINA AVENUE

LOT 3

2

LOT 1

15 235

FORMWORK 17 65

RL 45 81

FORMWORK

RL 46 98

RL 47 62

44 105

FORMWORK 15

FORMWORK
8 63

1195

15 06

PARK

AVENUE

△ BM

RL 50 36

(DATUM SUPPLIED BY CLARENDON HOMES
DWG # 10 0021 DATED 28/01/2005

ASPECT DEVELOPMENT & SURVEY PTY LTD ACN 078 649 000

OUR REF 21/1005651/66813
YOUR REF 295005
GREENWAY HOMES
SUBURB AVALON

LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P O BOX 161
KINGSGROVE NSW 1480

Aspect Development and Survey Pty Ltd

ABN 60 078 649 000

PO Box 161
Kingsgrove NSW 1480
Ph (02) 9554 8388

DX 11392
Hurstville
admin@aspectsurvey.com.au

Level 2, 103 Vanessa St
Kingsgrove NSW 2208
Fax (02) 9554 8588

16 October 2006

CLARENDON HOMES (AUST) PTY LTD

Unit 3 21 Solent Circuit
BAULKHAM HILLS NSW 2153

Our Ref 21/1005651/64787

Your Ref Greenway Homes/295005

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed the land in Certificate of Title Folio Identifier 2/21259, being Lot 2 in Deposited Plan Number 21259, situated with a frontage to Park Avenue and Elvina Avenue at Avalon, in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows

- 1 The subject land is shown on the attached sketch - 21/1005651/64787
- 2 The survey undertaken is based on Title details dated 9 October 2006, obtained from the Land and Property Information New South Wales
- 3 The survey undertaken is with regard to the proposed residence only and no improvements have been located
- 4 The position of the proposed residence has been marked as shown on the attached sketch
- 5 The subject land is affected by
B144628 Covenant

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s)

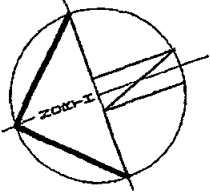
- 6 If further improvements are proposed the boundaries of the subject land should be marked

Yours Sincerely



David Burton B Surv M I S Aust.
Surveyor Registered under the Surveying
Act 2002

NORTH



SKETCH

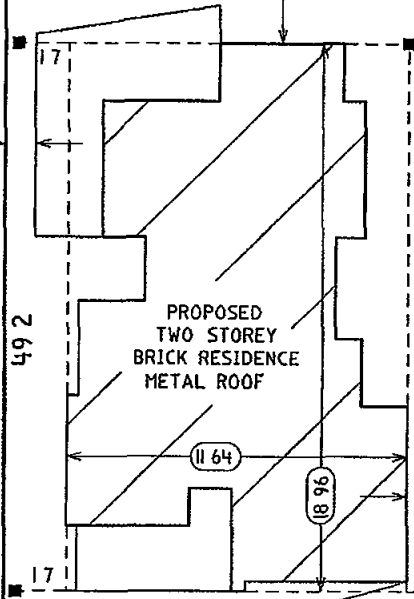
ELVINA AVENUE

LOT 3

2

LOT 1

0.995



15.06

PARK AVENUE

■ DENOTES OFFSET PEG

IMPORTANT NOTICE

Setout dimensions on this plan prepared for CLARENDON HOMES (Aust) PTY LTD on 12/10/06 are based on GREENWAY HOMES drawing No. This information is prepared for the purpose of setting out the construction shown on that drawing and should not be used for any other purpose. The builder should verify setout dimensions shown on this plan with the latest approved design drawings. Any discrepancies shall be clarified in writing with Aspect Development and Survey Pty Ltd prior to commencement of the work. Commencement of the work shall be deemed to be confirmation of these dimensions. Aspect Development and Survey Pty Ltd accepts no responsibility for disturbance to any marks subsequent to leaving site. The boundary location as shown on this plan is from information or marks placed by others the verification of which does not form part of this survey. This note is an integral part of this plan.

ASPECT DEVELOPMENT & SURVEY PTY LTD ACN 078 649 000

OUR REF 21/1005651/64787
YOUR REF 295005
GREENWAY HOMES
SUBURB AVALON

LEVEL 2 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P O BOX 161
KINGSGROVE NSW 1480

Aspect Development and Survey Pty Ltd

ABN 60 078 649 000

PO Box 161
Kingsgrove NSW 1480
Ph (02) 9554 8388

DX 11392
Hurstville
admin@aspectsurvey.com.au

Level 2, 103 Vanessa St
Kingsgrove NSW 2208
Fax (02) 9554 8588

26 November 2007

CLARENDON HOMES (AUST) PTY LTD

Unit 3 21 Solent Circuit
BAULKHAM HILLS NSW 2153

Our Ref 21/1005651/74184
Your Ref Greenway Homes/295005

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes and finished floor levels only the land in Certificate of Title Folio Identifier 2/21259, being Lot 2 in Deposited Plan Number 21259, situated with a frontage to Elvina Avenue and Park Avenue at Avalon, in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows

- 1 The subject land is shown on the attached sketch - 21/1005651/74184
- 2 The survey undertaken is based on Title details dated 9 October 2006, obtained from the Land and Property Information New South Wales
- 3 The survey undertaken is with regard to the new residence only and no other improvements have been located
- 4 Standing upon and wholly within the boundaries of the subject land is a two storey brick residence with a metal roof
- 5 The property bears neither name nor number
- 6 The relationship of the residence surveyed to the boundaries is as shown on the attached sketch
- 7 The reduced finished floor levels have been obtained and are shown on the attached sketch (datum supplied by Clarendon Homes drawing 10 0021 dated 28 January 2005)
- 8 The subject land is affected by
B144628 Covenant.

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s)

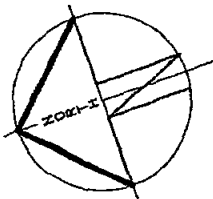
- 9 During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments
- 10 If further improvements are proposed the boundaries of the subject land should be marked

Yours Sincerely



David Burton B Surv M I S Aust
Surveyor Registered under the Surveying
Act, 2002

N
O
R
T
H



SKETCH

ELVINA AVENUE

LOT 3

2

LOT 1

15 235

WALL 17 65

RL 45 82

TWO STOREY
BRICK RESIDENCE
METAL ROOF

RL 47 02

RL 47 60

WALL 15
GUTTER 1 32

WALL 8 63

AVENUE

15 06

BM

RL 50 36

(DATUM SUPPLIED BY CLARENDON HOMES
DWG # 10 0021 DATED 28/01/2005)

ASPECT DEVELOPMENT & SURVEY PTY LTD ACN 078 649 000

OUR REF 21/1005651/74184
YOUR REF 295005
GREENWAY HOMES
SUBURB AVALON

LEVEL 2 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P O BOX 161
KINGSGROVE NSW 1480

Smoke Alarm

Installation and Test Report

Building Code of Australia 2006 - Part 3 7 2

Ref A S 3786 - 1993

Class 1 and 10 buildings, Class 2-9 buildings

Premises	LOT 62A ELVINA AVENUE AVALON NSW 2107
Building Application No	
Customer Name	CLARENDON RESORT HOUSING

Type of System

Alarm Details

☒

New

Product/Model No

HPM645/3

☐

Addition to existing

Aust Elect Authority

Certificate of Suitability 04555V

Location of Detector

(wired to mains power and interlinked)

☒

Hall

☐

Bedroom

☐

Other

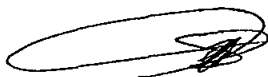
Total Number of Detectors Installed 4

Installers Details

J & M COSTA ENTERPRISES PTY LTD
ABN 83740243711 Lic No EC21515
Electrical Contractors
16 PRODUCTION PLACE
PENRITH 2750
Ph 0247311111 Fax 0247311889

Date of Installation and Testing 08 NOV 2007

Signature





CLARENDON HOMES
PO BOX 7106
BAULKHAM HILLS BC NSW 1755

4 October, 2007

SUBJECT WATERPROOFING CERTIFICATE
TFW Ref 60690

This certifies that **FIBREFLASH** Waterproof Solutions completed installation of the waterproofing to the internal wet areas at the address below on October 4, 2007 -

2 [62A] ELVINA av AVALON

STAGE 1 Install the waterproofing membrane to the shower tray perimeter walls and floor to all required wet areas

STAGE 2 Provide waterproofing treatment to shower penetrations, bath seals, spindle seals and installation of the waterstop at doorways to all required wet areas

This work was completed in accordance with Tables 2.1.4.1 and Section 5 of Australian Standard 3740 - 2004 and the Building Code of Australia

Yours faithfully,

A handwritten signature in black ink, appearing to read "Jeff Sayle".

Jeff SAYLE
Operations Manager
FIBREFLASH Waterproof Solutions
GOLD LICENCE 17790C

ABN 93 003 987 424
◆ 61 Wellington Street
Riverstone NSW 2765
◆ PO Box 257
Riverstone NSW 2765
◆ Ph 02 9627 5500
Fax 02 9627 3659



BUILDING INDUSTRY PEST SERVICES

P C Licence No 611

Head Office Suite 9, 39 Stanley Street, Bankstown NSW 2200
Phone (02) 9709 2011 Fax (02) 9708 6306 DX 11227

A C N 002313439

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS AVALON, 62A ELVINA AVE
BUILDER OR OWNER CLARENDON HOMES PTY LTD

ATTENTION Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

Slab Penetrations

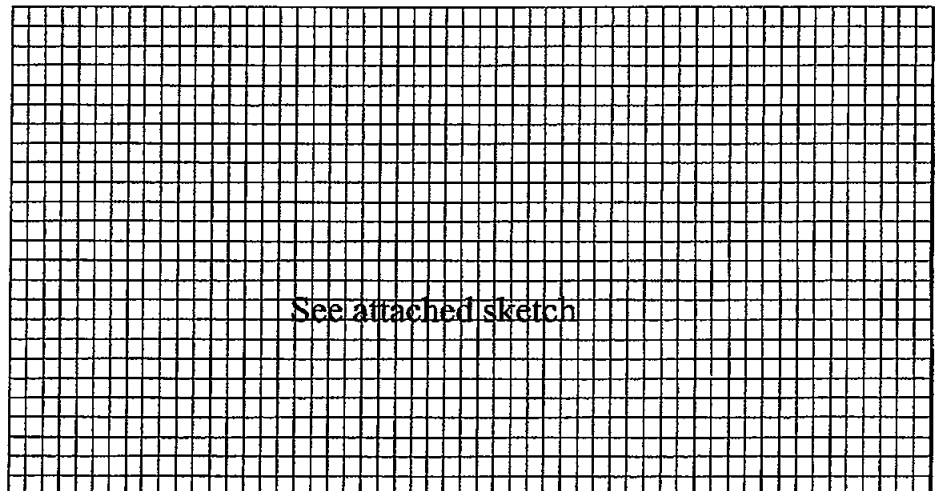
Ref 30187000

Reticulation Legend

Path trap  Drilled pipe 
Undrilled pipe  End cap 

Physical Barrier Legend

Penetration  Start / Finish 
Area Protected //



Rough sketch only - refer builder's plans for true dimensions

DATE OF TREATMENT 19-1-2007
Number of Penetrations 9
Materials Applied TERMIFLANGES

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf

Applied by M Maynard

Authorised by

P E Sapsford

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf

BUILDING INDUSTRY PEST SERVICES

P C Licence No 611 Head Office Suite 9, 39 Stanley Street, Bankstown NSW 2200 A C N 002313439
Phone (02) 9709 2011 Fax (02) 9708 6306 DX 11227

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack Please note that further treatments may be required to completely protect your home

SITE ADDRESS AVALON, 62A ELVINA AVE
BUILDER OR OWNER CLARENDON HOMES PTY LTD

ATTENTION Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected Any additions, alterations or earthworks, including gardening adjacent to the building, may render the chemical or Grantgard barrier ineffective

Curing

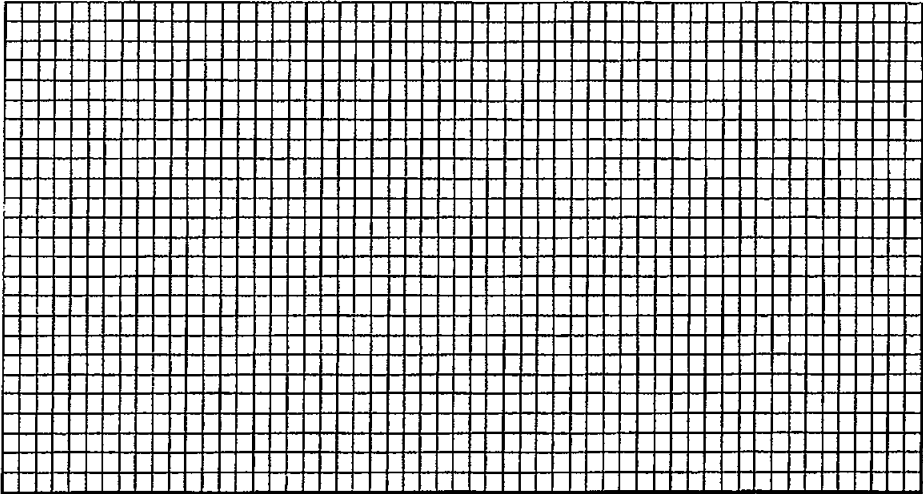
Ref 30187001

Reticulation Legend

Path trap  Drilled pipe 
Undrilled pipe  End cap 

Physical Barrier Legend

Penetration  Start / Finish 
Area Protected 



Rough sketch only - refer builder's plans for true dimensions

DATE OF TREATMENT 22-1-2007
Area Protected 170 square metres
Materials Applied PVA J51 016

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf

Authorised by

P E Sapsford

Applied by M Maynard

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf



A.B.N 56 947 548 056

BUILDING INDUSTRY PEST SERVICES

SUBSIDIARY OF ENVIROPEST P/L

INSTALLATION SHEET

Level 2, Suite 3
39 Stanley Street
Bankstown N S W 2200
Tel (02) 9793 2166
Fax (02) 9708 6306
DX 11227 Bankstown

Builder Clarendon Homes
Site Address 62a elvina Ave
Avalon

Date 19-1-07

Job Sheet No 25817

Installer Matt Lic No

SIGNED

M. Maynard

Ref No 30187001
30187000

Environmental Information

External
Chemical Name
Vol of Concentration
Vol of Emulsion
Equipment
Hand held spray ☐
Truck mounted spray ☐
Other

Cavity
Chemical Name
Vol of Concentration
Vol of Emulsion
Equipment
Hand held spray ☐
Truck mounted spray ☐
Other

Wind Speed Wind Direction

Time Start Time Finish

Area Protected

Under Slab M2 Perimeter L/m
Subfloor M2 Penetrations Qty 9
Cure M2 70 Ringline L/m

Slab ☐ Monolithic slab on ground
☐ In fill slab ☐ Waffle pod
☐ B/J Timber floor ☐ Ultra floor

Method of Protection

☐ Physical Barrier ☐ Chemical Barrier

Type

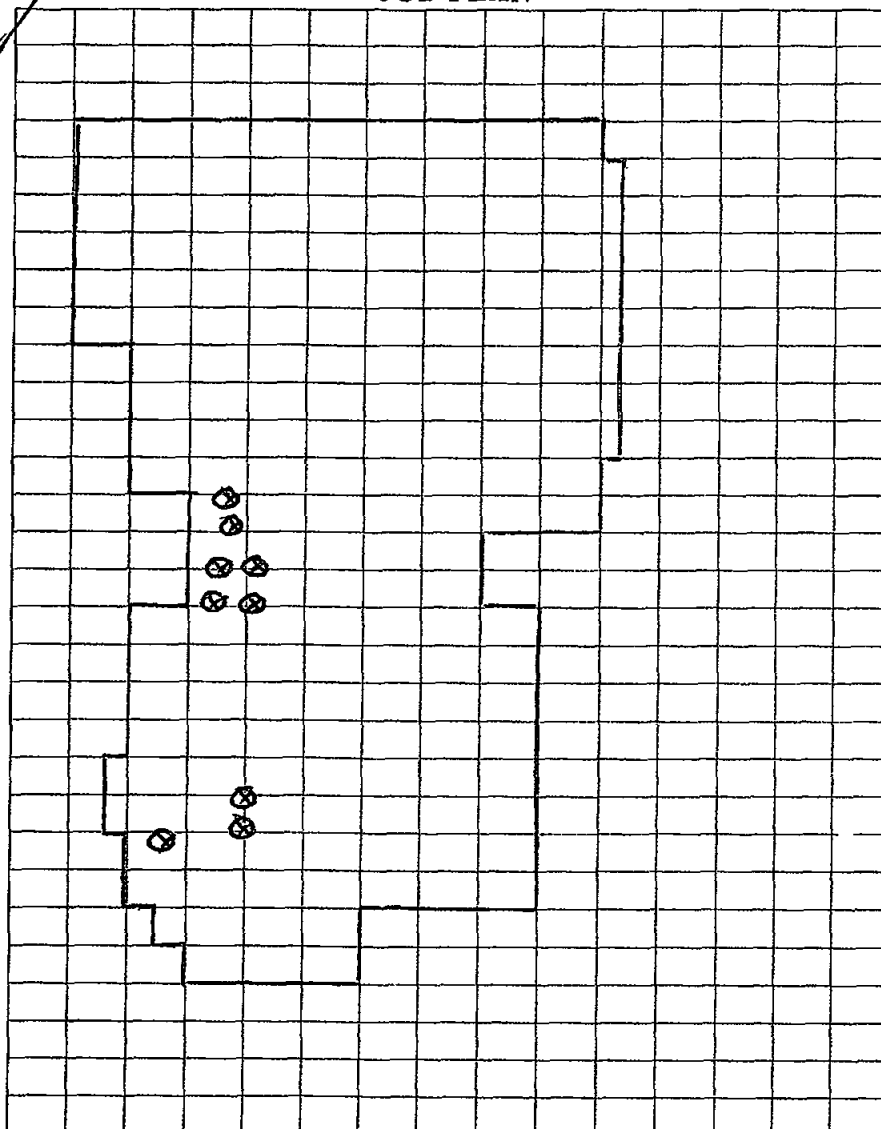
Reticulation Legend

Path trap ☒ Drilled pipe ☐
Undrilled pipe ☐ End cap ☐

Physical Barrier Legend

Penetration ☒ Start / Finish ☒
Area Protected //

JOB PLAN



295005



Redback Integrated Pest Control Pty Ltd
protection of buildings from subterranean termites

Unit 10, 45-47 Whyalla Place, Prestons NSW 2170 ABN 47 603 289 099
PHONE 9608 6344 FAX 9608 6872

TREATMENT CERTIFICATE - TO AUSTRALIAN STANDARD AS3660 1

ATTENTION Whilst barrier system provides significant protection for many years, annual complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions alterations or earthworks including gardening adjacent to building may render the chemical or Granitgard barrier ineffective.

BUILDER OR OWNER **CLARENDON HOMES**
SITE ADDRESS **AVALON, 62A, ELVINA AVENUE [lot 2]**

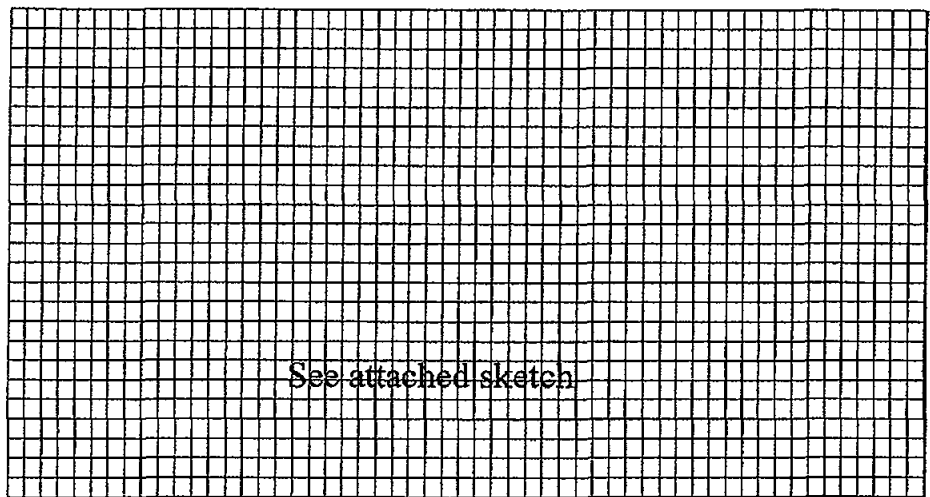
Cavity Treatment with Granitgard

Reference 7138002

LEGEND

- Treated area 
- Plumbing line 
- Pier 
- Steps 

This is a rough sketch
Please refer to builder's
plans for true dimensions



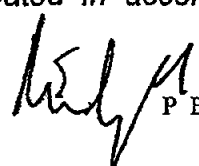
DATE OF TREATMENT 1-6-2007
Linear Metres 62 metres
Materials Applied GRANITGARD

Perimeter Treatment Certificate of Completion

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf

Applied by S McClaren

Authorised by

 P E Sapsford

10 year product warranty applies, subject to conditions (see reverse of Granitgard Treatment Certificate) and providing barrier is PROPERLY MAINTAINED as per maintenance guidelines (see over)



REDBACK INTEGRATED PEST CONTROL

Unit 10 45-47 Whyalla Pl Prestons NSW 2170
Telephone (02) 9608 6625 Fax (02) 9608 6972

INSTALLATION SHEET

Builder *Clerendon*

Date *1-6-07*

Site Address *Lot 2-62-Elvina St*
(Avalon)

Job Sheet No *16765*

Installer

Lic No

SIGNED

Shane

Ref No *7138002*

Environmental Information

JOB PLAN

7138003

External

Chemical Name

Vol of Concentration

Vol of Emulsion

Equipment

Hand held spray ☐

Truck mounted spray ☐

Other

Cavity

Chemical Name

Vol of Concentration

Vol of Emulsion

Equipment

Hand held spray ☐

Truck mounted spray ☐

Other

Wind Speed

Wind Direction

Time Start

Time Finish

Area Protected

Under Slab M2

Perimeter L/m *67*

Subfloor M2

Penetrations Qty

Cure M2

Ringline L/m

Slab

☐ Monolithic slab on ground

☐ In fill slab

☐ Waffle pod

☐ B/J Timber floor

☐ Ultra floor

Method of Protection

☒ Physical Barrier

☐ Chemical Barrier

Type *Cyranitgard / Trithor*

Reticulation Legend

Path trap ☒

Drilled pipe

Undrilled pipe

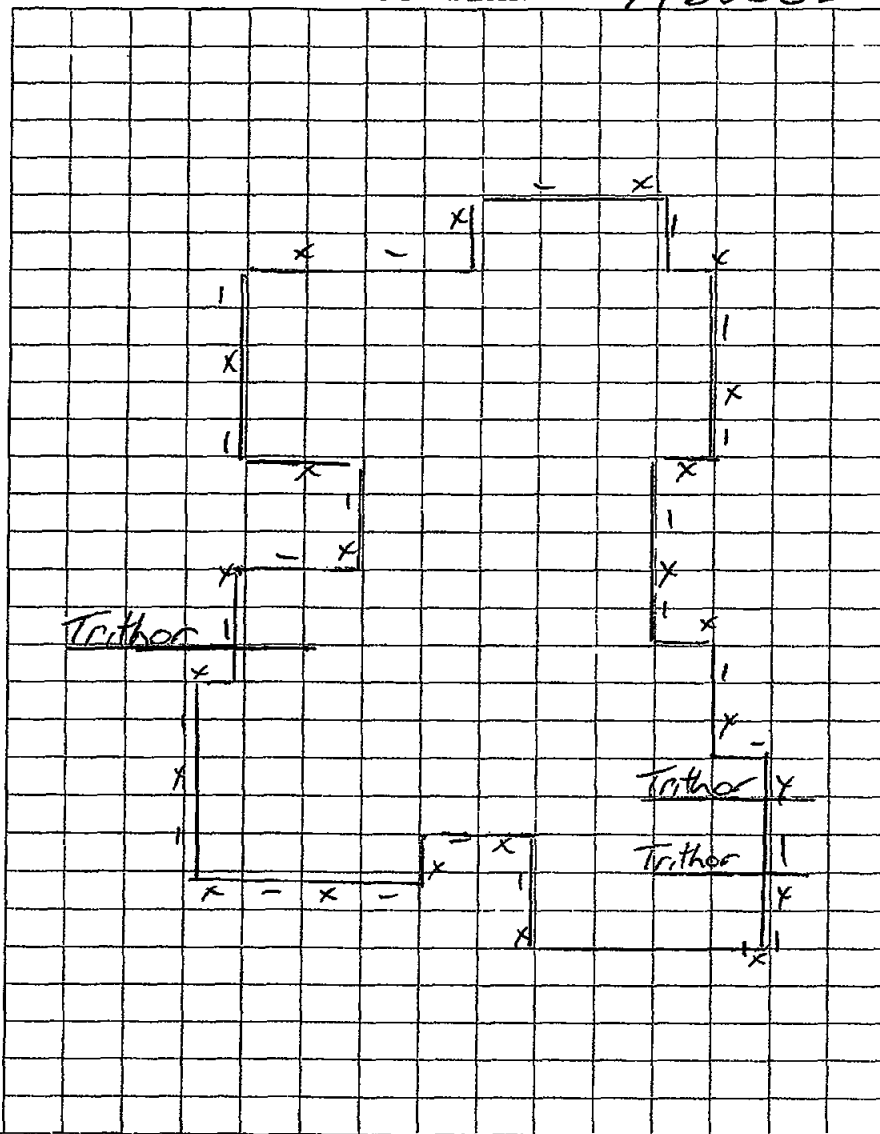
End cap

Physical Barrier Legend

Penetration

Start / Finish

Area Protected //



Ibrahim Stormwater Consultants

Marcela Cox
C/O Private Certifying Authority
Clarendon Homes Pty Ltd
Unit 3, Ground Floor,
21 Solvent Circuit
Baulkham Hills NSW 2153

15th of March 2008,

Job Ref G547-10-0021

STORMWATER CERTIFICATION

**RE PROPOSED DEVELOPMENT
AT 62A ELVINA AVENUE
AVALON
For GREENWAY HOMES
Development Application No N0124/05**

The site was re-inspected on Friday the 14th of March 2008, and the external visible pits, and stormwater system requirements have been checked and generally comply with the approved details on drawing G547-10-0021, Sheet 1 and 2, Revision B, dated 8-8-06, (subject to the variations listed below), and submitted Works - As - Executed Plan prepared by D Burton of Aspect Development and Survey, and as built by Souther Cross Plumbing

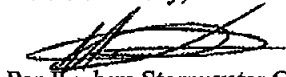
The placing of the pipes, and pits has not been supervised and any charged systems have not been tested, however we are satisfied that the work when completed in accordance with good workmanship, and essential ongoing maintenance will be satisfactory

This certification is prepared in respect of the D A conditions pertaining to the house stormwater system only

Variations

- 1 Minor level changes insignificant
- 2 Exposed Pipework to first flush diverter to be painted in accordance with AS3500
- 3 Head wall to street outlet not visible To be constructed or exposed
- 4 Pit P1 to be cleaned upon site stabilization

Yours faithfully,



Per Ibrahim Stormwater Consultants
Mark Ibrahim
B E Hons, M I E Aust,

Office Suite 66, 15 Terminus Street Castle Hill NSW 2154
Mail P O Box 400 Cherrybrook NSW 2126
Ph 02 9980 5515 Fax 02 9980 6114



**SOUTHERN CROSS
PLUMBING** PTY LTD

ABN 54 002 723 195
10/314 Hoxton Park Road Lurnea 2170
Phone 9607 6000 Fax 9607 3987
Contractors Authority A1916

S148

25/11/06

Clarendon Homes (NSW) Pty Ltd
Unit 3/21 Solent Circuit
BAULKHAM HILLS NSW 2153

ATTENTION Customer Service Department

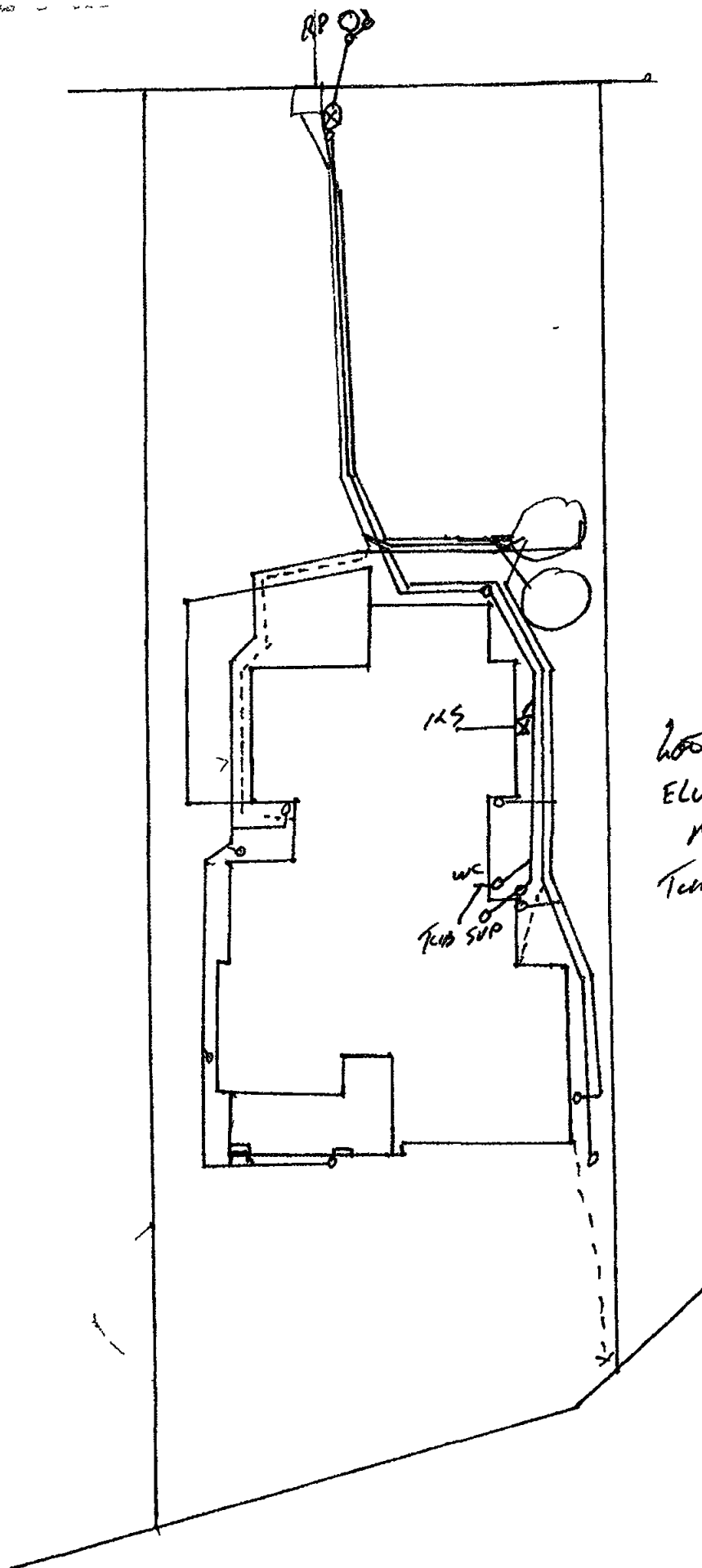
Re LOT 2(62A) Elvina Ave Avalon.

Basix Certificate Number 2865.

I refer to the above property and advise that all items to the best of my knowledge as noted on the above Basix Certificate, within the scope of my responsibility as the principle contractor, have been complied with and to specifications as stated in the Basix Certificate

Yours faithfully,

SCOTT NEWELL



2 NO 62A
ELUINA AV
AVALON
TUNFW 1-2-07



SOUTHERN CROSS PLUMBING PTY LTD

A.B.N 54 002 723 195

10/314 Hoxton Park Road, Lurnea 2170

Ph 9607 6000 Fax 9607 3987

Contractors Authority A1916

14 October 2008

Clarendon Homes (NSW) Pty Ltd
P O Box 7105
BAULKHAM HILLS NSW BC 2153

Re Lot 2 (62A) Elvina Ave AVALON

CLARENDON JOB NUMBER 295005

This is to certify that the drainage lines have been laid in accordance with Ibrahim
Stormwater Consultants Hydraulics Plans at the above address

Attached please find copy of our diagram for your records

Yours sincerely

David McElhone



SOUTHERN CROSS PLUMBING PTY LTD

Contractors Authority A1916

With Compliments

Attention Marrella

Certification letter stating
drainage is behind internal retaining
Wall

Regards
Sharlene

10/314 Hoxton Park Road, Lurnea 2170
Phone 9607 6000 • Fax: 9607 3987

RM Aluminium Windows Pty Ltd

9 Avril Court

Kellyville NSW2155

Mob. 0412 664 319

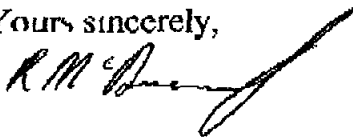
Fax. (02) 9836 0290

ABN. 41 075 114 484

CLARENDEN HOMES
Lot 2 , 62A Elvina St Avalon

This to certify that the glass and glazing for the above project has been supplied and installed in accordance with the **Australian Standards AS-NZS 1288** and all relevant building codes

Yours sincerely,



Director

ROSS McDONOUGH



HOME INSULATION INSTALLATION GUARANTEE

This is to certify that Bradford™ Insulation product has been installed at

Address Lot 2 62A Elding Ave, Auchen.

Date of Installation 2. 10. 07.

Product Installed	R-Value
Gold Batts (ceiling)	<u>R</u>
Gold Batts (wall)	<u>R1.5</u>
Rockwool Batts (ceiling)	<u> </u>
Rockwool Batts (wall)	<u> </u>

It is guaranteed that Gold Batts and Rockwool from Bradford™ Insulation will meet the following conditions when installed in accordance with our directions.

- 1 Last the lifetime of your home
- 2 Achieve Early Fire Hazard Performance Indices of Ignitability 0, Spread of Flame 0, Heat Evolved 0, Smoke Developed 0 when tested in accordance with Australian Standard 1530 part 3 of 1989 (these are the best results possible)
- 3 Non conductive, allergy free batts will not pack down will not rot, mould or deteriorate
- 4 Achieve the following thermal resistances
R4 0 achieves 4 0m² K/W R3.5 achieves 3.5m² K/W
R3 0 achieves 3 0m² K/W R2 5 achieves 2.5m² K/W
R2 0 achieves 2 0m² K/W R1 5 achieves 1 5m² K/W
- 5 In the unlikely event of any damage occurring as a direct result of the installation of Bradford™ Gold Batts or Rockwool that damage will be rectified by the installer


Neil Hendry
Group Marketing Manager
Bradford Insulation
CSR Limited
ABN 90 000 001 276



Purchase Order

Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706

Norwest Quay Unit3/21 Solent Circuit

Baulkham Hills NSW 2153 NSW 2153

Postal PO Box 7105 Baulkham Hills Business Centre NSW 2153

Phone 02 8851 5300 Fax 02 8851 5333

Supplier **ACTION TANK INDUSTRIES PTY LTD**
25-29 Production Street
NOOSAVILLE 4566

Order Number	295005/1405
Job Number	295005
Client	GREENWAY SPEC
House Type	UNKNOWN
Job Address	Lot 2 (#62A) Elvina Avenue AVALON
Client Contact	Greenway Spec 00 0000 0000

Order Date 10 October 2006

Please supply the following items

Item Description	Qty	Unit	Cost	Total
**** 14ACTION WATER TANKS ****		note		
1 Supply only 4550ltr Action Rainwater Tank	10	Each		
2 Supply only 4550ltr Action Rainwater Server Tank	10	Each		
3 Delivery Fee (Action Tanks)	10	Each		

Supervisor Daniel Whitehead 0412 787 927 [Order Category M]

Office Contact **Marcella Cox 02 8851 5300**

Net Order Value \$

GST \$

TOTAL ORDER (inc GST) \$

CONTRACTOR DECLARATION

I _____ being a person authorised by _____ certify that all
(print name) (print name of company if applicable)
employees have been paid for work done to date under this Purchase Order

Signed _____ Date _____

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REPRINT



PURCHASE ORDER
Clarendon Homes (NSW) Pty Limited

ABN 1800 389 2706
Norwest Quay Ground Floor, Unit 3/21 Solent Circuit
Baulkham Hills NSW 2153
PO Box 7106 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier **Tradelink Plumbing Supplies**
Locked Bag 1111
VIRGINIA BC QLD 4014

Order Number **295005/7420** Page 1
Job Number **295005**
Client **CLARENDON RESORT HOUSING**
House Type **Greenway Spec**
Job Address **LOT 62A ELVINA AVENUE**
AVALON NSW
Client Contact

Fax Number 0287375502 Ph Number 87375444
Release Cont Ph

Order Date **10/10/2006**

Please supply the following items

Item Description	Qty	Unit
**** 74HOT WATER UNITS ****		
4051 Rheem Integrity 24L HWS (Recess Box & 1 x Cont Incl) CPG 10 Year Warranty	1 000	each

Note Prior to deliverng materials goods or services to this site you must consult with the Site Supervisor to confirm the "Site Specific Conditions" to ensure adequate OH&S plans and controls are in place Failure to comply with this will result in Investa Housing not being responsible for the re imbursment of any additional or associated costs incurred by your company

I/We of (Name) _____ (Licence #) _____ hereby agree to the terms and conditions of this Purchase Order set out in the Sub-contract Declaration on the back

Signed _____ Date ____/____/____

Map No Map Ref
Office Contact Anthony Evans
Supervisor Herb Miller

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PURCHASE ORDER
Clarendon Homes (NSW) Pty Limited

ABN 1800 389 2706
Norwest Quay Ground Floor, Unit 3/21 Solent Circuit
Baulkham Hills NSW 2153
PO Box 7106 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier **Tradelink Plumbing Supplies**
Locked Bag 1111
VIRGINIA BC QLD 4014

Order Number **295005/7409** Page 1
Job Number **295005**
Client **CLARENDON RESORT HOUSING**
House Type **Greenway Spec**
Job Address **LOT 62A ELVINA AVENUE**
AVALON NSW
Client Contact

Fax Number 0287375502 Ph Number 87375444
Release Cont Ph

Order Date **10/10/2006**

Please supply the following items

Item Description	Qty	Unit
**** 74HARDWARE - TOILETS ****		
0520 Newport D/F C/C Suite White Incl Seat Bottom Inlet S/Trap Seat Included Newport Toilet Seat	3 000	each

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Supervisor Herb Miller

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Re-printed on 12/10/2006

Construction Area 13



PURCHASE ORDER
Clarendon Homes (NSW) Pty Limited

ABN 1800 389 2706
Norwest Quay Ground Floor Unit 3/21 Solent Circuit
Baulkham Hills NSW 2153
PO Box 7106 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier **Southern Cross Plumbing**
10/314 Hoxton Park Road
LURNEA NSW 2170

Order Number **295005/2600** Page 1
Job Number **295005**
Client **CLARENDON RESORT HOUSING**
House Type **Greenway Spec**
Job Address **LOT 62A ELVINA AVENUE**
AVALON NSW
Client Contact

Fax Number (02) 9607-398 Ph Number 0296076000
Release Cont Ph

Order Date **10/10/2006**

Please supply the following items

Item Description	Qty	Unit
**** 26PLUMBER ****		
0398 PLUMBER SPECIFICATION Standard Laundry tapware CHROME Irwell Tasman (Project) X-handle taps ***** All standard house plumbing includes PRESSURE LIMITING VALVE at HWS		
1000 * Kitchen Point (Excludes Tapware) including rough in and finish off labour and materials Standard double bowl	1 000	Each
1010 * Cold water Dishwasher Point including rough in and finish off labour and materials Standard double bowl	1 000	Each
1030 * Cold water Fridge Point	1 000	Each
1050 * Laundry Tub Point (Excludes Tapware) including rough in and finish off labour and materials	1 000	Each
1060 * Laundry Washing Machine Point (Excludes Tapware) including rough in and finish off labour and materials	1 000	Each
1070 * Shower Point (Excludes Tapware) including rough in and finish off labour and materials	2 000	Each
1080 * Basin Point (Excludes Tapware) including rough in and finish off labour and materials	3 000	Each
1090 * Bath Point (Excludes Tapware) including rough in and finish off labour and materials	1 000	Each
1100 * E/O Spa Bath Point (Excludes Tapware) including rough in and finish off labour and materials	1 000	Each
1110 * WC Point (Excludes Tapware) including rough in and finish off labour and materials	3 000	Each
1130 * Hot Water Unit Point including rough in and finish off labour and materials and Connection	1 000	Each
1150 * Stack Dropper (up to 6 points) including rough in and finish off labour and materials	1 000	Each
1160 * E/O Stack Points to Stack Dropper	4 000	Each
** ORDER CONTINUES ON NEXT PAGE **		

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Office Contact Anthony Evans
Supervisor Herb Miller

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Construction Area 13



PURCHASE ORDER
Clarendon Homes (NSW) Pty Limited

ABN 1800 389 2706
Norwest Quay, Ground Floor Unit 3/21 Solent Circuit
Baulkham Hills NSW 2153
PO Box 7106 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier **Southern Cross Plumbing**
10/314 Hoxton Park Road
LURNEA NSW 2170

Order Number **295005/2600** Page 2

Job Number **295005**

Client **CLARENDON RESORT HOUSING**

House Type **Greenway Spec**

Job Address **LOT 62A ELVINA AVENUE**

AVALON NSW

Client Contact

Fax Number (02) 9607-398 Ph Number 0296076000
Release Cont Ph

Order Date **10/10/2006**

Please supply the following items

Item Description	Qty	Unit
including rough in and finish off labour and materials		
1175 * Double storey vent	1 000	Each
1180 * External Tap	2 000	Each
including rough in and finish off labour and materials and External Hose Cock		
1220 * Single Storey 90mm Round PVC Downpipes	3 000	Each
1230 * Double Storey 90mm Round PVC Downpipes	5 000	Each
1235 * Spreader 90mm Round PVC downpipe	2 000	Each
1240 * Extra for double storey downpipes off scaffold	1 000	Each
1275 * E/O Recycled/Tank Water Plumbing to Double Storey Home	1 000	Item
including rough in and finish off labour and materials		
1310 * Additional plumbing to Double Storey Home for Rainwater Tank	1 000	Item
including Connection to WC points and External tap points		
1315 * Extra plumbing for additional rainwater tank	1 000	Item
1320 * Additional plumbing to Laundry point for Rainwater Tank	1 000	Item
1330 * E/O Rainwater Tank Tags to internal Taps	1 000	Each
1340 * E/O Double Check Valve (Testable / Non Testable)	1 000	Each
1480 * Control Tempering Valve (Hot Water)	1 000	Item
1520 * Snap Vent for bath waste or spa access	1 000	Each
1525 * Supply plastic Plug & Wastes	4 000	Each
1540 * Tapware / PC checking fee (includes storage, insurance and handling)	1 000	Each
2250 Wonder Cap Kit for first floor wastes	7 000	Each
2815 Gas Rough In 3 Points	1 000	each
4140 Mini Cistern Cock	3 000	each
9600 *****NOTE - CLASSIC SPA BATH TUB ORDERED*****		
9830 NOTE - Colours Note Plumber		

**** ORDER CONTINUES ON NEXT PAGE ****

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Office Contact Anthony Evans
Supervisor Herb Miller

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ABN 1800 389 2706
Norwest Quay Ground Floor Unit 3/21 Solent Circuit
Baulkham Hills NSW 2153
PO Box 7106 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier **Southern Cross Plumbing**
10/314 Hoxton Park Road
LURNEA NSW 2170

Order Number **295005/2600** Page 3
Job Number **295005**
Client **CLARENDON RESORT HOUSING**
House Type **Greenway Spec**
Job Address **LOT 62A ELVINA AVENUE**
AVALON NSW
Client Contact

Fax Number (02) 9607-398 Ph Number 0296076000
Release Cont Ph

Order Date **10/10/2006**

Please supply the following items

Item Description	Qty	Unit
PLEASE NOTE - Refer to attached Colour Selections for clients selection of colours and/or product type		
9940 NOTE - Use Iplex Plumbing Pipe + Fittings ONLY		

Note - Prior to delivering materials goods or services to this site you must consult with the Site Supervisor to confirm the "Site Specific Conditions" to ensure adequate OH&S plans and controls are in place. Failure to comply with this will result in Investa Housing not being responsible for the re-imbursment of any additional or associated costs incurred by your company.

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Office Contact **Anthony Evans**
Supervisor **Herb Miller**

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Construction Area 13



Purchase Order
Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706
Norwest Quay Unit3/21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal PO Box 7105 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier JMCENPEN
J & M Costa Enterprises P/L
16 Production Place
PENRITH 2750

Order Number 295005/1802
Job Number 295005
Client GREENWAY SPEC
House Type UNKNOWN
Job Address Lot 2 (#62A) Elvina Avenue
AVALON
Client Contact Greenway Spec 00 0000 0000

Order Date 10 October 2006

Please supply the following items

Item Description	Qty	Unit	Cost	Total
**** 18ELECT ITEMS S&F ****		note		
1 Light Points	64 0	each		
2 Two Way Switch	4 0	each		
3 Extra Light Circuit (Connected To Existing Light Safety Switch)	2 0	each		
4 E/O Up To 3 0 m Height Allowance	1 0	each		
5 S&F Smoke Detector	4 0	each		
6 E/O S & F Low Voltage Downlight	46 0	each		
7 CL7481 Chrome square Oyster 300mm	4 0	Each		
8 CL7482 Chrome square Oyster 400mm	4 0	Each		
9 E/O 2 x 40w Fluorescent With Cover (BASIX) GARAGE	1 0	each		
10 Single Power Point	8 0	each		
11 Double Power Point	27 0	each		
12 Install Power with Switch to Water Feature	1 0	each		
13 E/O Point on Brickwork	7 0	each		
14 Single Power Point for Intercom	1 0	each		
15 Single Power Point For Alarm	1 0	each		
16 Aero Spa pump power point	1 0	each		
17 Single Power Point For Auto Door Opener	1 0	each		
18 Dishwasher Power Point (Separate Circuit & Safety Switch)	1 0	each		
19 Walloven & Cooktop Wiring (Including Isolating Switch)	1 0	each		

Supervisor Daniel Whitehead 0412 787 927 [Order Category M]
Office Contact Marcella Cox 02 8851 5300

Net Order Value \$
GST \$

TOTAL ORDER (inc GST) \$ see next page

CONTRACTOR DECLARATION

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Purchase Order
Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706
Norwest Quay Unit3/21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal PO Box 7105 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier JMCENPEN
J & M Costa Enterprises P/L
16 Production Place
PENRITH 2750

Order Number 295005/1802
Job Number 295005
Client GREENWAY SPEC
House Type UNKNOWN
Job Address Lot 2 (#62A) Elvina Avenue
AVALON
Client Contact Greenway Spec 00 0000 0000

Order Date 10 October 2006

Please supply the following items

Item Description	Qty	Unit	Cost	Total
as per AS/NZS 3000 2000				
20 Install Rheem Controller Panels	10	each		
21 DIGITAL TV Point & Cable to Ceiling	40	each		
22 Ceiling Exhaust Fan	20	each		
23 S & I Heater Fan Light (2 lamp)	10	each		
24 S & I 2nd Heater Fan Light (2 lamp)	10	each		
25 3 Phase Meter Box	10	each		
26 Safety Switches to Meter Box	30	each		
27 Extra power circuit & safety switch	10	each		
28 Fridge Circuit (Including Safety Switch) as per AS/NZS 3000 2000	10	each		
29 House Testing Fee	10	each		
30 Additional for 3 phase circuit on switch board for Air Conditioner	10	each		
31 Metering Fee	10	each		
32 Colours Note - Electrical Details PLEASE NOTE - Refer to attached Colour Selections for clients selection of colours and/or product type		note		
33 NOTES ELECTRICAL HPM Products 1/4/97		note		

Supervisor Daniel Whitehead 0412 787 927 [Order Category M]
Office Contact Marcella Cox 02 8851 5300

Net Order Value \$
GST \$

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Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706
Norwest Quay, Unit3/21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal PO Box 7105 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier **JMCENPEN**
J & M Costa Enterprises P/L
16 Production Place
PENRITH 2750

Order Date 10 October 2006

Order Number **295005/1807**
Job Number **295005**
Client **GREENWAY SPEC**
House Type **UNKNOWN**
Job Address **Lot 2 (#62A) Elvina Avenue**
AVALON
Client Contact **Greenway Spec 00 0000 0000**

Please supply the following items

Item Description	Qty	Unit	Cost	Total
**** 18RAINWATER TANK ****		note		
1 Inground Water Tank Connection for Action Rainwater Tanks Includes Ciruit RCD Undergroud mains to pump Connection within 10m Electrical connection from dwelling to pump	10	Job		

Supervisor Daniel Whitehead 0412 787 927 [Order Category M]
Office Contact Marcella Cox 02 8851 5300

Net Order Value \$
GST \$

TOTAL ORDER (inc GST) \$

CONTRACTOR DECLARATION

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Purchase Order

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ABN 18 003 892 706
Norwest Quay Unit3/21 Solent Circuit
Baulkham Hills NSW 2153 NSW 2153
Postal PO Box 7105 Baulkham Hills Business Centre NSW 2153
Phone 02 8851 5300 Fax 02 8851 5333

Supplier	JJKDEBOM	Order Number	295005/3204
	Kiteley s Roofing World	Job Number	295005
	T/as Kiteley s Roofing World, 28 Railway Street	Client	GREENWAY SPEC
	BOMADERRY 2541	House Type	UNKNOWN
Order Date	10 October 2006	Job Address	Lot 2 (#62A) Elvina Avenue
			AVALON
		Client Contact	Greenway Spec 00 0000 0000

Please supply the following items

Item Description	Qty	Unit	Cost	Total
**** 32COLOURBOND ROOF ****		note		
1 Supply & Install Colorbond Roofing TO SUPPLY DELIVER & FIX COLORBOND CUSTOM ORB 42mm BMT XRW, WITH RC2 ROLL TOP RIDGE, PINE F5 BATTERNS AND NAILS AND MATCHING COLORBOND SCREWS	191 6	m2		
2 Supply & Fix 50mm Anticon Insulation	191 6	m2		
3 Single Storey / Double Storey Roof Rail	95 0	Lm		
4 Double Storey Roofing Allowance	1 0	PJob		
5 Colours Note -Colorbond Roofing PLEASE NOTE - Refer to attached Colour Selections for clients selection of colours and/or product type		note		
6 S & Fit Cbond Apron/Over Flashing (Bwk/Roof Junction) Metal Roof/ Brickwork Junction Includes Chasing out Brickwork	9 06	lm		
7 S & Fit Cbond Apron Flashing (Cladding/Roof Junction) Metal Roof/ Cladding Junction	1 5	lm		
8 Colours Note Downpipe PLEASE NOTE - Refer to attached Colour Selections for clients selection of colours and/or product type		note		
9 Downpipe Nozzles to suit 90mm Round Downpipes		note		

Supervisor	Daniel Whitehead 0412 787 927	[Order Category M]	Net Order Value \$
Office Contact	Marcella Cox 02 8851 5300		GST \$
			TOTAL ORDER (inc GST) \$ see next page

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Purchase Order

Clarendon Homes (NSW) Pty Limited

ABN 18 003 892 706

Nonwest Quay Unit3/21 Solent Circuit

Baulkham Hills NSW 2153 NSW 2153

Postal PO Box 7105 Baulkham Hills Business Centre NSW 2153

Phone 02 8851 5300 Fax 02 8851 5333

Supplier JJKDEBOM
Kiteley s Roofing World
T/as Kiteley s Roofing World, 28 Railway Street
BOMADERRY 2541

Order Number	295005/3204
Job Number	295005
Client	GREENWAY SPEC
House Type	UNKNOWN
Job Address	Lot 2 (#62A) Elvina Avenue AVALON
Client Contact	Greenway Spec 00 0000 0000

Order Date 10 October 2006

Please supply the following items

Item Description	Qty	Unit	Cost	Total
10 Colorbond Valley Irons Per Metre	27 1	m		
11 Temporary Downpipes (supply / installation & removal)	1 0	Item		
12 S/F Colorbond Fascia & Hi Front Quad Slotted Gutter	70 9	m		
13 S/F Colorbond Fascia & Barge Gutter	20 5	m		
14 E/O Two Storey Allowance (Scaffold By Builder)	1 0	each		
15 Colours Note -Gutters & Barge PLEASE NOTE - Refer to attached Colour Selections for clients selection of colours and/or product type		note		

Supervisor Daniel Whitehead 0412 787 927 [Order Category M]

Office Contact Marcella Cox 02 8851 5300

Net Order Value \$

GST \$

TOTAL ORDER (inc GST) \$

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30th April, 2009

Clarendon Homes NSW Pty Ltd
PO Box 7105
BAULKHAM HILLS NSW

Brisbane
T [07] 3343 5092
F [07] 3343 7655
PO Box 4044
Eight Mile Plains
Queensland 4113
Sydney
T [02] 9723 5411
F [02] 9723 5422
ausgeo@ozemail.com.au
www.ausgeo.net

Re No 62A Elvina Avenue, Avalon (DA No N0124/05)

1 Background

- 1.1 In mid 2007, we became the retained Geotechnical Consultants to Clarendon Homes
- 1.2 This project was originally for Greenway Homes, who although an associated company of Clarendon Homes, was a company we never worked for
- 1.3 Through corporate nationalization this Greenway Homes project was transferred to Clarendon Homes
- 1.4 In this nationalization, some staff changes were made, and with respect to this project, a Geotechnical Engineer was not invited onsite to carry out certain inspections which were required under the DA
- 1.5 This report is a summary of what we believe to be the relevant history of the project which has allowed us to sign the Pittwater Councils Form No 3 with confidence

2 Davis Geotechnical Report March 2005

- 2.1 This report is referenced in the DA, and was the basis for Davis Geotechnical signing Pittwater Council forms 1 and 1(a)
- 2.2 Davis Geotechnical identified shallow bedrock across the site with outcropping bedrock nearby
- 2.3 Davis Geotechnical were not aware of any nearby slope failures
- 2.4 With respect to Landslide Risk Management (LRM), using the AGS 2000 guidelines Davis Geotechnical have arrived at the following values,
 - Risk to Property Low
 - Risk to Life $\leq 6 \times 10^{-7}$
- 2.5 Davis Geotechnical made the following recommendations with respect to the proposed construction work
 - a) All Building footings should be taken to a bearing on sandstone bedrock, equivalent to at least ClassV/ClassIV sandstone, as defined in Pells et al (1998) (reference 5), generally having a serviceability end bearing pressure of at least 1000kPa
 - b) Footings at the eastern end of the building may need to be pierced or deepened through existing or future fill materials, and extended to bedrock in accordance with recommendation (a) above

Clarendon_Avalon

- c) All retaining walls for the development are to be engineer-designed and detailed, including provisions for, (i) drainage relief from behind the walls, and (ii) for sealing of the ground surface at the top of the walls to prevent ingress of surface water behind the wall structures
- d) Any excavations close to the property boundaries, and to be undertaken in a manner that maintains the stability of the adjoining land. Temporary support would most likely be required where the excavation is not in competent bedrock, until the permanent retaining walls are constructed
- e) Excavation spoil in excess of fill requirements, as per the details supplied, is to be removed from the site
- f) Engineering details for the footing design and retaining wall designs are to be reviewed by a geotechnical engineer in regard to geotechnical aspects, prior to issue of the Construction Certificate and/or commencement of site works
- g) Roofwater from the new construction, and surface drainage collected from paved areas, should be directed in pipes to the stormwater drainage in Elvina Ave, or otherwise as directed by Pittwater Council
- h) Requirements for geotechnical review of the footing design and retaining wall design and details, and for geotechnical inspections and certification of the construction works, as required by Clauses 10.2 (Form 2) and 10.3 (Form 3) of the Pittwater Council Policy, should be included in the conditions for Construction Certificate
- i) In regard to Clause 6.3(f)(iii) of the Pittwater Council Policy, geotechnical inspections are required for the following stages of the proposed building construction,
 - o bulk excavation, prior to construction of retaining walls
 - o footing excavations, to verify achievement of the required founding conditions

3 D'Amici Colombo Pty Ltd Design No 17846

- 3.1 D'Amici Colombo P/L, were the structural engineers on this project. Their initial design was issued on the 14/08/2006, with subsequent minor revisions
- 3.2 The design showed the ground floor footing system fully suspended on piers, to be taken down to rock with an allowable bearing pressure of 1000kPa
- 3.3 Davis Geotechnical refer to the relevant sections of this D'Amici Colombo design in the Pittwater Council Form No 2, which they signed on the 22/09/2006

4 The Inspections

- 4.1 We have sighted a "Certificate of Compliance – Inspection" by D'Amici Colombo dated 7/02/2007) (attached) certifying the following preparations prior to placing concrete,
 - Piers – 16/01/2007
 - Slab – 19/01/2007
 - Retaining Wall Footing – 6/02/2007

-
- 4 2 We inspected the site ourselves on the 11/09/2008, where we saw a completed and fully landscaped dwelling
- 4 2 1 We could confirm from the inspection of the neighbourhood, that the shallow and exposed rock reported by Davis Geotechnical was present
- 4 2 2 Although we haven't carried out our own Landslip Risk Assessment, from experience we have no reason to doubt the Davis Geotechnical Assessment
- 4 2 3 Because of the finished state of the site, we could not confirm that the back filling and drainage complied to best practice
- 4 3 We asked Clarendon Homes to contact the contractors who worked on the retaining walls, and to provide a statement of how the walls were built, drained and back-filled and this is attached
- 5 Conclusions
- 5 1 If we had have been the original Geotechnical Consultants, and if we had have classified the risk to the property as "Low", rather than giving a list of recommendations for the builder and engineer to follow we would have concluded,
- "As the risk to this site from Landslip is Low, we see no reason why the proposed development should no proceed in accordance with the principles in the Building Code of Australia and with an Engineer designed footing system for the appropriate AS2870-1996 site classification
- 5 2 Unfortunately, as explained above, this project proceeded in accordance with "normal industry practice" and not with specific geotechnical inspections as required under the DA
- 5 3 If this site had have had a property risk of Moderate or higher (which it does not" or if the site had have had deep colluvium soils (which it has not) then we would not be prepared to proceed past this point
- 5 4 We are prepared to sign the Form No 3 with confidence for the following reasons,
- a) Not only are we relying on D'Amici Colombo's certification that the footings are on rock, but we do this with the knowledge that we have also been D'Amici Colombo's Geotechnical Consultants since 1996, and we know that they have the competency to distinguish the difference between soil and 1000kPa rock, and we also do not know of any problems D'Amici Colombo have ever had in certifying piers etc over these years

b) With respect to the Retaining Walls, the only non-compliance to the Davis Geotechnical Report we noted was Davis Geotechnical's dot point c(ii), which states,

Sealing of the ground surface at the top of the walls to prevent ingress of surface water behind the wall structures"

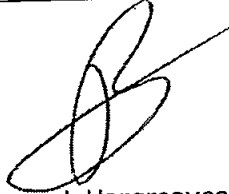
We have never seen a clause like this before, and onsite it wasn't done. Furthermore, we see no reason to do it for the following reasons,

- o The upslope water shed is very small
- o The upslope water shed at the time of our visit was littered with leave matter, and although there had been recent heavy rains, there was no evidence of enough overland flow to disturb or transport these leaves

5.5 Based on our site visit and review of documents, we see no reason why this dwelling will not remain serviceable for its life expectancy (taken as 100 years) providing appropriate products were used in the construction, and all future owners maintain the site in accordance with "good site management", as defined in AS2870-1996 and by the CSIRO

Regards,

Auswide Geotechnical



Bruce L Hargreaves

Dip App Sc (Geology) RPGeo (Geotechnical Engineering)

Affil IE (Aus) M A G S

BSA Licence No 1058767 (Site Classifier)

TCC Accreditation No CC4047U (Engineer-Geotechnical)

DAVIES GEOTECHNICAL

CONSULTING ENGINEERS

8 August 2008

05 022 D

Clarendon Homes NSW Pty Ltd
PO Box 7105
BAULKHAM HILLS BC NSW 2153

Attention Steve Heame (Construction Manager)

Dear Steve

re **GEOTECHNICAL REVIEW / PITTWATER COUNCIL CERTIFICATION ISSUES
RESIDENTIAL DEVELOPMENT, NO 62A ELVINA AVE, AVALON NSW**

We refer to your request by letter dated 12 May 2008 and our telephone discussion

We have reviewed the documentation forwarded and have visited the site on 18 June 2008 to assess the state of the completed development. Your request relates to the requirement for a Form 3 Certification under the Pittwater Council Geotechnical Risk Management Policy

The following aspects of the development history at this site are relevant to our ability to provide the assistance you have requested

- 1 Clearly there have been changes to the architectural and structural details for this development since our Form 2 Certificate was issued on 22 September 2006. Davies Geotechnical Pty Ltd has not been advised of the change or the progress of the site development until receipt of your recent letter.
- 2 The revision date for the architectural plans (Rev B) is not indicated on the drawings. We do not know whether these plans were approved by Pittwater Council at DA stage for this development, or whether they were the subject of a Section 96 application after the development consent. The significant amendment from the drawings that our report was based on is the inclusion of a retaining wall along the northern boundary and across the front of the dwelling.
- 3 The Development Consent Conditions and any subsequent conditions from a Section 96 application (if one was made) will need to be provided for review. Pittwater Council's Form 3 (blank form attached) requires verification that we have seen the Development Consent and that the development has been constructed in accordance with the requirements of the Development Consent Conditions.
- 4 We are not aware whether the structural drawings by D Amici Colombo (Rev E dated 2 February 2007) have been endorsed under a Form 2 certification. If they have, we would need to see a copy of the Form 2 in order to provide any comments. The amended structural details post-date the original development consent of 2006 and possibly post-date the Construction Certificate.
- 5 Without a Form 2 certification, the retaining wall component of the development will need to be viewed in the context of a work-as-executed detail. Accordingly, verification of the retaining wall construction to these details will be required from the structural engineer in addition to any other structural certification.
- 6 As Davies Geotechnical was not involved in the construction phase of the development, we cannot endorse the Form 3 in regard to having inspected the site during construction. However, a qualified statement (if we are able to provide such) in regard to our review of supplied information may suffice for your certifier to issue an occupation certificate.

*Retaining not
in original plans*

*Section 96
Retaining wall*

*Form 2 Re-Direct
in document*

DAE

*No Form 3
but a certificate*

Davies Geotechnical Pty Ltd ABN 44 070 628 787
PO Box 732 Pennant Hills NSW 1715 telephone & fax (02) 9481 8912
Email daviesgeotek@bigpond.com

- 7 For the Certificate of Compliance dated 7 February 2007 issued by D'Amici Colombo to have any meaning or value we will need further information from them as to what they are certifying in regard to the piers inspected on 16 January 2007. A plan showing all piers inspected, and the pier depths would be a minimum requirement. In addition, such certification ought to include verification of the founding strata in accordance with the drawing notes.
- 8 We note that D'Amici Colombo are not qualified geotechnical engineers in accordance with requirement under the Pittwater Council Geotechnical Risk Management Policy. However, their observations (if adequately documented as noted in Item 7 above) may be helpful for us in assessing the nature of the founding material the piers were taken to, and compliance with the requirements of Note F1 on Sheet 2 and the pier notes on Sheet 4.
- 9 Further to Item 7 and Item 8 above we note that there are no clear details as to the founding requirements for the retaining wall (Sheet 16, Rev E). In addition, the pier inspection was undertaken on 16 January 2007, whereas the retaining wall details were added to the drawings as Rev D on 1 February 2007. From this there may be doubt as to whether the retaining wall foundation preparations were inspected or approved.
- 10 Depending on a response from D'Amici Colombo in regard to Items 7, 8 & 9 above, it may be necessary to determine footing levels and founding material by excavating test exposures adjacent to selected areas of the building and retaining wall footings. We would advise any requirements after receipt and review of requested documentation from D'Amici Colombo.
- 11 We would not be able to verify the adequacy of any drainage installations behind the retaining walls or elsewhere for the development.

Piers Plan -

Foundation
Piers

Foundation
Retaining

The outcome from a review and assessment as outlined above would be a qualified Form 3. We suggest this should be discussed with your certifier in advance.

Our costs for review activity to date, and estimated costs for undertaking further review and assessment as may be appropriate, are outlined below. The activities and costs necessary for completion of the Form 3 certification are dependent on the information that may be available and is yet to be provided to us. Accordingly, the following items and costs are subject to variation.

(a)	Review of supplied information (Clarendon letter and documentation 12 May 2008) and preparation of this letter and advice	6.5 hrs, charge only 4.5 hrs @ \$240/hr	\$1 080	To be invoiced
(b)	Site visit 18/6/08	2.0 hrs @ \$240/hr Vehicle km s	\$480 \$85	
(c)	Review further information to be supplied, discussions and communications	Allow 8.0 hrs @ \$240/hr	\$1 920	As required
(d)	Meeting with Clarendon, certifier and others (at Clarendon/Baulkham Hills)	1.5 hrs @ \$240/hr Vehicle km s	\$360 \$35	
(e)	Site visit if required (inspect footing exposures) Note: No costs allowed for undertaking subsurface investigations or excavating test exposures of footings	Allow 3.5 hrs @ \$240/hr Vehicle km s	\$840 \$85	
(f)	Prepare final report and Form 3 Certificate	4.0 hrs @ \$240/hr	\$960	

1645

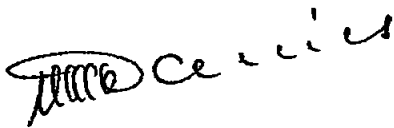
Our services will be provided in accordance with our normal terms and conditions dated 4 September 2006, previously provided and accepted by Clarendon (copy attached). We request your written acceptance and approval to proceed.

Costs to date for Items (a) and (b) will be invoiced on receipt of acceptance from Clarendon. Progress invoices will be issued at milestones. Payment for fees is required 7 days from the date of invoice. All outstanding fees as invoiced are payable prior to release of the final report/Form 3.

We trust the above is adequate for your requirements in determining a suitable resolution of your certification requirements. Please contact us if you require further details. We will await your response.

Yours faithfully

DAVIES GEOTECHNICAL Pty Ltd

A handwritten signature in black ink, appearing to read 'Warwick N Davies', is written over a rectangular box.

Warwick N Davies MIEAust CPEng NPER (Civil)
Principal Geotechnical Engineer

d05022L.doc

Attachments

Form 3 (blank)

Conditions of Engagement

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

Development Application for _____ Name of Applicant Address of site _____

Declaration made by geotechnical engineer on completion of the Development

I _____ on behalf of _____
(Insert Name) (Trading or Company Name)

on this the _____
certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated _____ referred to below

Geotechnical Report Details

Report Title Report Date Author

I reviewed the original structural design and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
I have inspected and/or am satisfied that the foundation materials upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected comply with the requirements specified in the Geotechnical Report.

I have inspected the site during construction and to the best of my knowledge I am satisfied that the development referred to in the development consent D A _____ dated _____
(D A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report and the requirements of the conditions of Development Consent relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical)
I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk

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

--

Signature

Name

Chartered Professional Status

Membership No

CONDITIONS OF ENGAGEMENT FOR CONSULTING ENGINEERING SERVICES

- 1) The Consulting Engineer shall provide to the Client the consulting engineering services described in the accompanying letter
- 2) In providing the services, the Consulting Engineer shall exercise the degree of skill, care and diligence normally exercised by consulting engineers in similar circumstances.
- 3) The Client shall provide to the Consulting Engineer briefing and all information concerning the Client's requirement for the commission
- 4) The Client shall pay to the Consulting Engineer the Fees and Reimbursable Expenses as invoiced in accordance with this agreement.
- 5) All monies payable by the Client to the Consulting Engineer shall be paid in accordance with the terms of the written agreement negotiated for this commission. Monies not paid within the agreed period shall attract interest from the date of invoice at the rate of 20% per annum, until payment is finalised
- 6) In default of prompt payment of the agreed Fees and Reimbursable Expenses in full the Client undertakes to indemnify the Consulting Engineer and pay all costs and expenses, if legal action is necessary and/or if debt collection agency fees are incurred by the Consulting Engineer in recovering from the Client any overdue monies
- 7) Under the provisions of the Privacy Act 1988 (as amended from time to time) the Consulting Engineer may give information about the Client to a Credit Reporting Agency to allow such agency to maintain a credit information file containing information about the Client's credit worthiness
- 8) The liability of the Consulting Engineer to the Client in respect of the project shall be limited to the cost of rectifying the works the subject of the Commission, or the sum of \$300 000 whichever is the lesser
- 9) No action shall lie against the Consulting Engineer at the suit of the Client after the expiration of one (1) year from the date of invoice in respect of the final amount claimed by the Consulting Engineer pursuant to clause 4
- 10) Copyright in all drawings, reports, specifications, bills of quantity calculations and other documents provided by the Consulting Engineer in connection with the project shall remain the property of the Consulting Engineer
- 11) Subject to clause 12 the Client alone shall have a licence to use the documents referred to in clause 10 for the purpose of completing the project, but the Client shall not use, or make copies of such documents in connection with any work not included in the project
- 12) If the Client is in breach of any obligation to make a payment to the Consulting Engineer the Consulting Engineer may revoke the licence referred to in clause 11 and the Client shall then cause to be returned to the Consulting Engineer all documents referred to in clause 10 and all copies thereof
- 13) Any dispute between the Client and the Consulting Engineer shall first be the subject of mediation provided that this provision shall not prevent the Consulting Engineer from instituting legal action at any time to recover monies owing by the Client to the Consulting Engineer
- 14) The Client may terminate his obligations under this Agreement
 - a) in the event of substantial breach by the Consulting Engineer of his obligations hereunder which breach has not been remedied within 30 days of written notice from the Client requiring the breach to be remedied, or
 - b) upon giving the Consulting Engineer 60 days written notice of his intention to do so
- 15) The Consulting Engineer may suspend or terminate his obligations under this Agreement:
 - a) in the event of
 - i) monies payable to the Consulting Engineer hereunder being outstanding for more than 60 days
 - ii) other substantial breach by the Client of his obligations hereunder which breach has not been remedied within 30 days of written notice from the Consulting Engineer requiring the breach to be remedied or
 - b) upon giving the Client 60 days written notice of his intention to do so
- 16) If the Consulting Engineer considers it appropriate to do so, he may with the Client's prior approval, which shall not be unreasonably withheld, engage another consultant to assist the Consulting Engineer in specialist areas. The Client accepts responsibility for all monies payable to such other consultant
- 17) Neither party may assign, transfer or sublet any obligation under this Agreement without the written consent of the other. Unless stated in writing to the contrary no assignment, transfer or subletting shall release the assignor from any obligation under this Agreement.

SPECIAL CONDITIONS RELATING TO FIELD WORK

Field work is carried out subject to the following conditions

- i) Access to the site will be available during normal working hours or as agreed prior to acceptance of the proposal.
- ii) Underground service locations must be notified to us and no responsibility will be accepted for damage other than that arising from negligence of the Company
- iii) Drill cuttings will not be removed from the site but will be replaced in the hole or left nearby. Drilling fluids will be dispersed over the ground where possible. If environmental constraints dictate treatment of the drilling fluids may need to be undertaken possibly incurring additional costs if not already included in the fee for the investigation
- iv) Test pits will be backfilled and wheel rolled or track rolled by the backhoe/excavator. Excess spoil will be mounded on the surface.
- v) Soil samples and rock core obtained from the investigation will be stored for a maximum of 3 months following the submission of report(s) unless specifically requested otherwise by the Client. Additional storage time may incur additional costs subject to Client agreement.

NOTE: ADDITIONAL SPECIAL CONDITIONS MAY RELATE TO CONTAMINATED SITES

DAVIES GEOTECHNICAL
Consulting Engineers

THIS IS ANNEXURE "A" TO POSITIVE COVENANT
Section 88E(3) Conveyancing Act 1919

Page 2 of 5

Parties- Greenway Homes Pty Limited ACN 060 938 114 and
Pittwater Council

Date

Identity of Positive Covenant

**Positive Covenant for Maintenance
for On-Site Detention System and
Positive Covenant for Maintenance of
On Site Retention System**

**TERMS OF POSITIVE COVENANT REFERRED TO IN THE PLAN FOR ON-SITE
DETENTION SYSTEM**

- 1 The proprietor of the burdened lot covenants with the Council in respect of any System (as later defined) constructed on the burdened lot to
 - a) permit stormwater to be temporarily detained by the System,
 - b) regularly keep the System clean and free from grass clippings, silt, rubbish, debris and the like;
 - c) maintain the System to ensure a maximum outflow from the System and a minimum pondage in accordance with plans duly approved by Council,
 - d) ensure that the System at all times includes an overflow to direct any excess flow to the downstream drainage System
 - e) maintain, repair and replace the System or any part of it due to deterioration or damage without delay so that it functions in a safe and efficient manner,
 - f) comply with the terms of any written notice issued by the Council in respect of the requirements of the Positive Covenant within the time stated in the notice;
 - g) permit the Council to enter upon the burdened lot or any part of it with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency),
 - to view the state of repair of the System;
 - to ascertain whether or not there has been any breach of the terms of this Positive Covenant;
 - to execute works on the burdened lot for compliance with the requirements of this Positive Covenant,
 - h) indemnify and keep indemnified the Council from and against all claims, demands, actions, suits, causes of action, sums of money, compensation, damages, costs and expenses which the Council or any other person may suffer as a result of any malfunction or non-operation of the System or any failure of the proprietor to comply with the terms of the Positive Covenant

- 2 The Council shall have the following additional powers

In this Positive Covenant unless inconsistent with the context,

"System" means in relation the burdened lot the stormwater drainage detention basin or tank constructed or to be constructed on the burdened lot in accordance with the



**THIS IS ANNEXURE "A" TO POSITIVE COVENANT
Section 88E(3) Conveyancing Act 1919**

Page 3 of 5

requirements of the Council including all ancillary gutters, downpipes, pipes, drains, onflow plates, trench barriers, walls, earth banks, kerbs, pits, grates, tanks, basins and other surfaces designed to temporarily detain and control stormwater located on any part of the burdened lot.

"Proprietor" includes the registered proprietor of the burdened lot from time to time and all of his heirs, executors, assigns and successors in title to the burdened lot and where there are two or more registered proprietors of the burdened lot the terms of this Positive Covenant shall bind all those registered proprietors jointly and severally

"Council" means the Pittwater Council or its successor

- a) In the event that the proprietor fails to comply with the terms of any written notice issued by the Council as set out above or in the event of an emergency, the Council or its authorised agent may enter the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in Part 1(f) above or to alleviate the emergency
- b) The Council may recover from the proprietor as a liquidated debt in a court of competent jurisdiction,
 - any expense reasonably incurred by it in exercising its powers under subparagraph (a) hereof,
 - legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to Section 88F(4) of the Conveyancing Act, 1919 or providing any certificate required pursuant to Section 88G of the Act or obtaining any injunction pursuant to Section 88H of the Act.

Name of Authority empowered to release, vary or modify any Positive Covenant or Restrictions on the Use of Land referred to in the Plan

Pittwater Council


General Manager/Authorised Officer
Pittwater Council



THIS IS ANNEXURE "A" TO POSITIVE COVENANT
Section 88E(3) Conveyancing Act 1919

Page 4 of 5

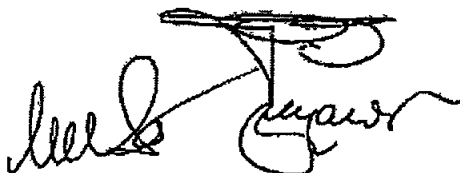
**TERMS OF POSITIVE COVENANT REFERRED TO IN THE PLAN FOR ON SITE
RETENTION SYSTEM**

- 1 The proprietor of the burdened lot covenants with the Council in respect of any System (as later defined) constructed on the burdened lot to,
 - a) permit stormwater to be retained and re-used by the System,
 - b) regularly keep the System clean and free from grass clippings, silt, rubbish, debris and the like,
 - c) maintain the System to ensure a maximum outflow from the System and a minimum pondage in accordance with plans duly approved by the Principal Certifying Authority;
 - d) ensure that the System at all times includes an overflow to direct any excess flow to the downstream drainage System,
 - e) maintain, repair and replace the System or any part of it due to deterioration or damage without delay so that it functions in a safe and efficient manner;
 - f) comply with the terms of any written notice issued by the Council in respect of the requirements of the Positive Covenant within the time stated in the notice,
 - g) permit the Council to enter upon the burdened lot or any part of it with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency):
 - to view the state of repair of the System,
 - to ascertain whether or not there has been any breach of the terms of this Positive Covenant;
 - to execute works on the burdened lot for compliance with the requirements of this Positive Covenant;
 - h) indemnify and keep indemnified the Council from and against all claims, demands, actions, suits, causes of action, sums of money, compensation, damages, costs and expenses which the Council or any other person may suffer as a result of any malfunction or non-operation of the System or any failure of the proprietor to comply with the terms of the Positive Covenant
- 2 The Council shall have the following powers

In this Positive Covenant unless inconsistent with the context,

"System" means in relation the burdened lot the stormwater retention and re-use tank or other device constructed or to be constructed on the burdened lot in accordance with the requirements of the Council including all ancillary, gutters, leaf gutter guards, downpipes, pipes, drains, filter, pump, delivery plumbing, trench barriers, walls, earth banks, kerbs, pits, grates, tanks, basins and other surfaces designed to retain and re-used and control stormwater located on any part of the burdened lot.

"Proprietor" includes the registered proprietor of the burdened lot from time to time and all of his heirs, executors, assigns and successors in title to the burdened lot and where there

A handwritten signature in black ink, appearing to be 'Lee S. Taylor', is written over a horizontal line.

THIS IS ANNEXURE "A" TO POSITIVE COVENANT
Section 88E(3) Conveyancing Act 1919

Page 5 of 5

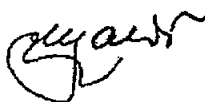
are two or more registered proprietors of the burdened lot the terms of this Positive Covenant shall bind all those registered proprietors jointly and severally

"Council" means the Pittwater Council or its successor

- a) In the event that the proprietor fails to comply with the terms of any written notice issued by the Council as set out above or in the event of an emergency, the Council or its authorised agent may enter the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in Part 1(f) above or to alleviate the emergency.
- b) The Council may recover from the proprietor as a liquidated debt in a court of competent jurisdiction,
 - i) any expense reasonably incurred by it in exercising its powers under subparagraph (a) hereof,
 - ii) legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to Section 88F(4) of the Conveyancing Act, 1919 or providing any certificate required pursuant to Section 88G of the Act or obtaining any injunction pursuant to Section 88H of the Act.

Name of Authority empowered to release, vary or modify any Positive Covenant or Restrictions on the Use of Land referred to in the Plan:

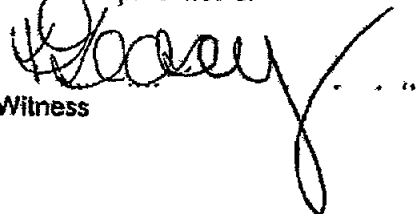
Pittwater Council



Manager - Development Assessment Services
Pittwater Council (Public Officer) 

Executed by Greenway Homes Pty
Limited ACN 060 938 114
By its Attorney Mark Dnscoff
Pursuant to Power of Attorney No 4515 book
643 in the presence of

Witness



Pittwater Council Form No 3

GEO TECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 3 – Post Construction Geotechnical Certificate

Development Application for _____	
Name of Applicant _____	
Address of site <u>Nº 62A Elyon Ave</u> <u>Avalon</u>	

Declaration made by geotechnical engineer on completion of the Development

I B L Horgerman of the company Ausside Geotechnical
(Trading Company Name)
on the 30th April 2009
certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy to Private. I am
authorised by the above organisation/company to use this document and to certify that the organisation/company
has adopted a professional indemnity policy of at least \$2m on the prepared and certified the Geotechnical Report
referred to below.

Geotechnical Report Details	
Report Title	<u>Nº 62A Elyon Ave Avalon</u>
Report Date	<u>30th April 2009</u>
Author	<u>Mr B L Horgerman</u>

I reviewed the original structural design and where applicable the subsequently amended structural details (where
issued) which have been incorporated into the completed project.
I have inspected and/or inspected that the foundation materials upon which the structural elements are detailed in
the design and amended structural documents of the development have been erected in compliance with the
requirements specified in the Geotechnical Report.

I have inspected the site since construction and to the best of my knowledge I am satisfied that the development
referred to in the development consent DA Nº 12465 dated 7th Dec-08 2008
(DA No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report and the requirements of the
conditions of Development Consent relating to the geotechnical details (including any treatment and/or maintenance
plan that may be required to remove any areas of erosion and protect).

I am aware that Pittwater Council requires this certificate prior to issuing an occupancy certificate to the development
identified above and in reliance on this certificate as regards 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
incompatible risk.

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

<u>Please Refer to Ausside Geotechnical</u> <u>report dated 30th April 2009</u>	
--	--

Signature B L Horgerman
Name Bruce L Horgerman
Chartered Professional Status RP Geo (Geotechnical Engineer)
Members of NS 162

30th April, 2009

Clarendon Homes NSW Pty Ltd
PO Box 7105
BAULKHAM HILLS NSW

 **ausgeo**
geotechnical
Brisbane
T (07) 3343 5092
F (07) 3343 7655
PO Box 4044
Eight Mile Plains
Queensland 4113
Sydney
T (02) 9723 5411
F (02) 9723 5422
ausgeo@ozemail.com.au
www.ausgeo.net

Re No 62A Elvina Avenue, Avalon (DA No N0124/05)

1 Background

- 1.1 In mid 2007, we became the retained Geotechnical Consultants to Clarendon Homes
- 1.2 This project was originally for Greenway Homes, who although an associated company of Clarendon Homes, was a company we never worked for
- 1.3 Through corporate nationalization this Greenway Homes project was transferred to Clarendon Homes
- 1.4 In this nationalization, some staff changes were made, and with respect to this project, a Geotechnical Engineer was not invited onsite to carry out certain inspections which were required under the DA
- 1.5 This report is a summary of what we believe to be the relevant history of the project which has allowed us to sign the Pittwater Councils Form No 3 with confidence

2 Davis Geotechnical Report March 2005

- 2.1 This report is referenced in the DA, and was the basis for Davis Geotechnical signing Pittwater Council forms 1 and 1(a)
- 2.2 Davis Geotechnical identified shallow bedrock across the site with outcropping bedrock nearby
- 2.3 Davis Geotechnical were not aware of any nearby slope failures.
- 2.4 With respect to Landslide Risk Management (LRM), using the AGS 2000 guidelines Davis Geotechnical have arrived at the following values,
 - Risk to Property Low
 - Risk to Life $\leq 6 \times 10^{-7}$
- 2.5 Davis Geotechnical made the following recommendations with respect to the proposed construction work
 - a) All Building footings should be taken to a bearing on sandstone bedrock, equivalent to at least ClassV/ClassIV sandstone, as defined in Pells et al (1998) (reference 5), generally having a serviceability and bearing pressure of at least 1000kPa
 - b) Footings at the eastern end of the building may need to be piered or deepened through existing or future fill materials, and extended to bedrock in accordance with recommendation (a) above

Clarendon_Avalon

- c) All retaining walls for the development are to be engineer-designed and detailed, including provisions for, (i) drainage relief from behind the walls, and (ii) for sealing of the ground surface at the top of the walls to prevent ingress of surface water behind the wall structures
- d) Any excavations close to the property boundaries, and to be undertaken in a manner that maintains the stability of the adjoining land. Temporary support would most likely be required where the excavation is not in competent bedrock, until the permanent retaining walls are constructed
- e) Excavation spoil in excess of fill requirements, as per the details supplied, is to be removed from the site
- f) Engineering details for the footing design and retaining wall designs are to be reviewed by a geotechnical engineer in regard to geotechnical aspects, prior to issue of the Construction Certificate and/or commencement of site works
- g) Roofwater from the new construction, and surface drainage collected from paved areas, should be directed in pipes to the stormwater drainage in Elvina Ave, or otherwise as directed by Pittwater Council
- h) Requirements for geotechnical review of the footing design and retaining wall design and details, and for geotechnical inspections and certification of the construction works, as required by Clauses 10.2 (Form 2) and 10.3 (Form 3) of the Pittwater Council Policy, should be included in the conditions for Construction Certificate
- i) In regard to Clause 6.3(f)(iii) of the Pittwater Council Policy, geotechnical inspections are required for the following stages of the proposed building construction,
 - o bulk excavation, prior to construction of retaining walls
 - o footing excavations, to verify achievement of the required founding conditions

3 D'Amici Colombo Pty Ltd Design No 17846

- 3.1 D'Amici Colombo P/L, were the structural engineers on this project. Their initial design was issued on the 14/08/2006, with subsequent minor revisions
- 3.2 The design showed the ground floor footing system fully suspended on piers, to be taken down to rock with an allowable bearing pressure of 1000kPa
- 3.3 Davis Geotechnical refer to the relevant sections of this D'Amici Colombo design in the Pittwater Council Form No 2, which they signed on the 22/09/2006

4 The Inspections

- 4.1 We have sighted a "Certificate of Compliance - Inspection" by D'Amici Colombo dated 7/02/2007 (attached) certifying the following preparations prior to placing concrete,
 - Piers - 16/01/2007
 - Slab - 19/01/2007
 - Retaining Wall Footing - 6/02/2007

Certificate of Compliance – Inspection

8 9 2006 15:20 62 5042 0043 Norcilla Kaitan -> Bruce Margreth

13 03/06

Unit 1, Second Floor
42 Byrne Avenue
Lidcombe NSW 2141
PO Box 194 Sydney Markets NSW 2129



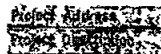
Tel: (02) 96465811
Fax: (02) 96462311

D'Amico Colombo Pty Ltd
Consulting Structural Engineers
A.C.N. 055 912 131

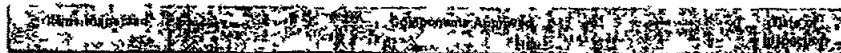
CERTIFICATE OF COMPLIANCE-INSPECTION

Issued under the provisions of Part 4A Section 105C of the
Environmental Planning and Assessment Act 1979 & Part 8 Section 138 of the Regulations 2000

Our Job ref 17846



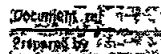
Lot 2 No 62A Elrington Avenue Avalon, NSW
Single Dwelling Development



Flat
Slab
Retaining Wall Footing

Foundation
Reinforcement
Reinforcement

18/1/07
19/1/07
2/2/07



17846
D'Amico Colombo Pty Ltd

This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations and shall be read in conjunction with site instructions issued by this office. During the course of construction structural inspections in accordance with accepted engineering practice and principles were carried out. At the time of the inspections the work generally conformed with the intent of the design as conveyed by the structural engineering drawings.

We hereby certify that provided due attention is given to all items listed on our site instruction forms the components inspected and as listed are structurally satisfactory.

Building Practitioner - John D'Amico

Category Class Structural Engineer
MEAus/CPEng/NPFR

Postal Address D'Amico Colombo Pty Ltd
Unit 1 Second Floor
42 Byrne Ave
Lidcombe NSW 2141

Signature

Date 7 Feb 07

2

Clarendon_Avalon

Retaining Wall Construction Procedure Statement

8th April 2009

Attention Bruce Hargraves
Auswide Gap Technical
PO BOX 4044
Eight Miles Plains NSW

Dear Bruce

Re Lot 2 (62A) Elvina Ave Avalon

The following procedures were undertaken to block retaining wall to the front and left side of the house

- 1 A double agi drain was laid at the base of the wall and covered with blue metal
- 2 The agi drain was connected to the storm water system
- 3 The inside of the wall was coated with 2 applications of "armonoid" bitkalc number 3. This is a general purpose waterproofing agent
- 4 The agi drain was back filled carefully to the top with blue-metal then excavated soil
- 5 The outside of the wall has had 2 coats of "dryzoral" clean waterproofing agent
- 6 All the waterproofing has been applied by a fenced applicator
- 7 The base on the outside has a flower box which has also had the same treatment

The wall has now been constructed and completed for approximately 18 months.

There has been no signs of any waterprobing failure

Records:


Warren Byrnes
NSW Area Construction Manager
CLARENDON RESIDENTIAL GROUP

[illegible]

Clarendon_Avalon

4 2 We inspected the site ourselves on the 11/09/2008, where we saw a completed and fully landscaped dwelling

4 2 1 We could confirm from the inspection of the neighbourhood, that the shallow and exposed rock reported by Davis Geotechnical was present

4 2 2 Although we haven't carried out our own Landslip Risk Assessment, from experience we have no reason to doubt the Davis Geotechnical Assessment

4 2 3 Because of the finished state of the site, we could not confirm that the back filling and drainage complied to best practice

4 3 We asked Clarendon Homes to contact the contractors who worked on the retaining walls, and to provide a statement of how the walls were built, drained and back-filled and this is attached

5 Conclusions

5.1 If we had have been the original Geotechnical Consultants, and if we had have classified the risk to the property as "Low", rather than giving a list of recommendations for the builder and engineer to follow we would have concluded,

"As the risk to this site from Landslip is Low, we see no reason why the proposed development should not proceed in accordance with the principles in the Building Code of Australia and with an Engineer designed footing system for the appropriate AS2870-1996 site classification

5 2 Unfortunately, as explained above, this project proceeded in accordance with "normal industry practice" and not with specific geotechnical inspections as required under the DA

5 3 If this site had have had a property risk of Moderate or higher (which it does not" or if the site had have had deep colluvium soils (which it has not) then we would not be prepared to proceed past this point.

5 4, We are prepared to sign the Form No 3 with confidence for the following reasons,

- a) Not only are we relying on D'Amici Colombo's certification that the footings are on rock, but we do this with the knowledge that we have also been D'Amici Colombo's Geotechnical Consultants since 1996, and we know that they have the competency to distinguish the difference between soil and 1000kPa rock, and we also do not know of any problems D'Amici Colombo have ever had in certifying piers etc over these years

b) With respect to the Retaining Walls, the only non-compliance to the Davis Geotechnical Report we noted was Davis Geotechnical's dot point c(ii), which states,

"Sealing of the ground surface at the top of the walls to prevent ingress of surface water behind the wall structures"

We have never seen a clause like this before, and onsite it wasn't done. Furthermore, we see no reason to do it for the following reasons,

- o The upslope water shed is very small
- o The upslope water shed at the time of our visit was littered with leave matter, and although there had been recent heavy rains, there was no evidence of enough overland flow to disturb or transport these leaves

5.5 Based on our site visit and review of documents, we see no reason why this dwelling will not remain serviceable for its life expectancy (taken as 100 years) providing appropriate products were used in the construction, and all future owners maintain the site in accordance with "good site management", as defined in AS2870-1996 and by the CSIRO

Regards,

Auswide Geotechnical



Bruce L. Hargreaves

Dip.App Sc (Geology), RPGeo (Geotechnical Engineering)

Affil I E (Aus), M A.G S,

BSA Licence No 1058767 (Site Classifier)

TCC Accreditation No CC4047U (Engineer-Geotechnical)

Clarendon_Avalon



ENGINEERS ■ SURVEYORS

SUITE 102 30 COWPER ST PARRAMATTA NSW 2150 TELEPHONE (02) 9806 3000 FACSIMILE (02) 9891 2806 DX 28325 PARRAMATTA
(INCORPORATED DONMAP DIGITAL IMAGES PTY LTD ABN 23 050 096 743)
Email: email@donovanassociates.com

YOUR REFERENCE

Greenway Spec

OUR REFERENCE

E70758

DATE

3 October 2006

Clarendon Homes (NSW) Pty Ltd
PO Box 7106
BAULKHAM HILLS 2153

RE NEW RESIDENCE – LOT 2 (62A) ELVINA AVENUE AVALON

CERTIFICATE

This is to certify that the access and internal driveway profile for the above property complies with Pittwater Council's policy 21 DCP Control B6 1 and the council street levels (EL).

Yours faithfully

DONOVAN ASSOCIATES



Malcolm Bruce BA (MacQuarie University)

Environmental Consultant and Ecologist

NPWS Scientific Licence S10357

Animal Care and Ethics Permit AW/98/106

62a (Lot 2) Elvina Avenue, Avalon

I inspected 62A Elvina Avenue, Avalon on 7th August 2008. In that inspection I located Possum Boxes of a suitable size and position on the trees to satisfy the requirements of Council. Attached is a photograph of one of the installed boxes.



Project 1011/2008
Elvina Avenue
Avalon, NSW 2107
Elvina Avenue, Avalon, NSW 2107

5 August 2008
Monday 2008
New South Wales

Member of
the Ecological
Consultants
Association of
NSW
Incorporated

SPECIALIST IN
HIGHLY SENSITIVE
ENVIRONMENTS
HIGHLY SENSITIVE
PLANNING
FLOOD AND FLOOD
SURVEY
REVIEW OF
ENVIRONMENTAL FACTORS
ARCHITECTURE
ASSESSMENT

Malcolm Bruce

Malcolm Bruce
7th August 2008



Elvina

7/08/2008

Roldan, Marcella

From Michelle House [mhouse@localgroup.com.au]
Sent Thursday, 7 August 2008 11:24 AM
To Roldan, Marcella
Subject RE: Lot 2 # 62a Elvina Avenue, Avalon

Hi Marcella

We are missing the following

- Smoke Detector Certificate ✓ *S & M coasta ordered*
- Glazing Certificate *TREX* ✓ *R & M Glazing attending*
- Plumbers Stormwater drainage diagram ✓ *Southern Cross*
- Insulation Certificate ✓ *M & M* *it was only submitted before*
- Tapware purchase order ✓
- A/C EER values *Penit finally ordered* ✓ *vacated*

Regards
Michelle

From Roldan, Marcella [mailto:mroldan@clarendon.com.au]
Sent Wednesday, 6 August 2008 12:29 PM
To Michelle House
Subject Lot 2 # 62a Elvina Avenue, Avalon

Hi Michelle

Your Ref 5000015

Please see enclosed certificates for above job. Please advise if anything is missing. Thank you

<<3984_001.pdf>>

Kind Regards
Marcella Roldan
Construction Department
Clarendon Residential Group
Ph (02) 8855 5485
Fx (02) 9841 0403
mroldan@clarendon.com.au

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7/08/2008

RELODGED

Form 13PC
Licence 01-05-07
Licensee: LEAP Legal Software Pty Limited
Firm Name: Clarendon Residential Group Pty Ltd

POSITIVE COVENANT



New South Wales

Section 88E(3) Conveyancing Act 19

AE38490P

Section 31B of the Real Property Act 1900 (RP Act) authorises the form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any

(A) TORRENS TITLE 2/21259

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone LLPN 1231677 256L CCN/106 Reference (optional) Karen Lecky - Driscoll Inc	CODE PC
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(C) REGISTERED PROPRIETOR

Greenway Homes Pty Limited ACN 060 938 114

(D) LESSEE
MORTGAGEE
or
CHARGE

Of the above land agreeing to be bound by this positive covenant

Nature of Interest	Number of Instrument	Name
Mortgage	AD618558	ANZ Fiduciary Services Pty Limited

(E) PRESCRIBED AUTHORITY

Within the meaning of section 88E(1) of the Conveyancing Act 1919
Pittwater Council

(F) The prescribed authority having imposed on the above land a positive covenant in the terms set out in annexure A hereto applies to have it recorded in the Registrar and certifies this application correct for the purposes of the Real Property Act 1900
DATE 12/6/08

(G) Execution by the prescribed authority

I certify that an authorised officer of the prescribed authority who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence

Signature of witness Amanda Clarke
Name of witness Amanda Clarke
Address of witness 1 Park St, Mona Vale

Signature of authorised officer: [Signature]
Name of authorised officer Warwick Lawrence
Position of authorised officer Public Officer

(G) Execution by the registered proprietor

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence

Signature of witness [Signature]
Name of witness Karen Lecky
Address of witness 21 Solent Circuit
Saulkham Hills 2153

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified

Signature of attorney [Signature]
Attorney's name MARK DRISCOLL
Signing on behalf of Greenway Homes Pty Limited
ACN 060 938 114
Power of attorney-Book 643
-No.: 4515

(H) Consent of the mortgagee

The mortgagee under mortgage No AD618558, agrees to be bound by this positive covenant.

I certify that the above mortgagee who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence

Signature of witness [Signature]
Name of witness Michelle Tay
Address of witness LEVEL 17, 530 COLLINS ST
MELBOURNE VIC 3000

Signature of mortgagee [Signature]
Veena Satyamurthy

Ibrahim Stormwater Consultants

Marcela Cox
C/O Private Certifying Authority
Clarendon Homes Pty Ltd
Unit 3, Ground Floor,
21 Solvent Circuit
Baulkham Hills NSW 2153

15th of March 2008,

Job Ref G547-10-0021

STORMWATER CERTIFICATION

**RE: PROPOSED DEVELOPMENT
AT 62A ELVINA AVENUE
AVALON
For GREENWAY HOMES
Development Application No N0124/05**

The site was re-inspected on Friday the 14th of March 2008, and the external visible pits, and stormwater system requirements have been checked and generally comply with the approved details on drawing G547-10-0021, Sheet 1 and 2, Revision B, dated 8-8-06, (subject to the variations listed below), and submitted Works - As - Executed Plan prepared by D Burton of Aspect Development and Survey, and as built by Souther Cross Plumbing

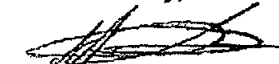
The placing of the pipes, and pits has not been supervised and any charged systems have not been tested, however we are satisfied that the work when completed in accordance with good workmanship, and essential ongoing maintenance will be satisfactory

This certification is prepared in respect of the D.A conditions pertaining to the house stormwater system only

Variations

- 1 Minor level changes insignificant.
- 2 Exposed Pipework to first flush diverter to be painted in accordance with AS3500
- 3 Head wall to street outlet not visible To be constructed or exposed.
- 4 Pit P1 to be cleaned upon site stabilization

Yours faithfully,



Per Ibrahim Stormwater Consultants
Mark Ibrahim
B E Hons MIE Aust,

Office Suite 66, 15 Terminus Street Castle Hill NSW 2154
Mail: P.O. Box 400 Cherrybrook NSW 2126
Ph 02 9980 5515 Fax 02 9980 6114

