

16 OCT 2013

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

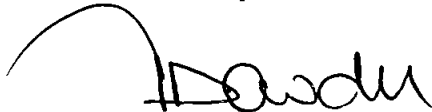
Dear Sir/ Madam

Development Consent No. N0269/08/S96/3
Construction Certificate No. 2010/4002A

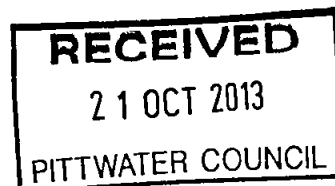
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2010/4002A
2. A cheque for \$36.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



RW! 350 448'

Determination of a Final Occupation Certificate Application

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

Final Occupation Certificate No: 2010/4002A

Land to which this certificate applies:

Address: 165 Riverview Road, Avalon

Lot No: C DP No: 350730

I approve the issuing of this Final Occupation Certificate and certify that:

- **I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.**
- **Current Development Consent No. N0269/08/S96/3 is in force for this development.**
- **Construction Certificate No. 2010/4002A has been issued with respect to the plans and specifications for demolition of existing dwelling and erection of a new dwelling and replacement carport.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**
- **A BASIX completion receipt has been issued for this development.**
- **Refer to the attached Schedule of all critical stage inspections.**

Determination date: 16 OCT 2013



Tom Bowden
Accredited Certifier – Accreditation No. BPB0042

**Schedule of critical stage inspections carried out or missed by the Principal
Certifying Authority** (Clause 151, 162A, 162B & 162C of the Environmental Planning & Assessment Regulations
1994)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Prior to Issue of a Construction Certificate	Inspected	01/11/2010
Excavation for footings	Inspected	02/03/2011
Prior to pouring of any in-situ reinforced concrete	Inspected	23/11/2011
Prior to the covering of any framework	Inspected	15/02/2012
Prior to covering waterproofing in any wet area	Inspected	5/04/2012
Prior to covering any stormwater drainage connections	Missed	
Other required inspections		
Final Inspection	Inspected	04/12/2012

Schedule of Compliance Certificates or other documentary evidence relied upon to issue the Final Occupation Certificate

Termite Protection	Certificate of Treatment issued by Sherlock Pest Control dated 05 December 2012
Smoke Alarms	Certificate of Installation issued by SIMS Electrical Services Pty Ltd dated 5 December 2012
Structural Engineer Compliance Certificate	Issued by Waddington Consulting Pty Ltd dated 29 November 2012
Works within road reserve Compliance Certificate	Issued by Waddington Consulting Pty Ltd dated 29 November 2012
BASIX Compliance Statements	Lighting - Issued by De Soyres Malone Architects Pty Ltd dated 06 December 2012 Fixtures, Insulation & Windows & Doors – Issued by RW Stidwill Constructions Pty Ltd dated 15 November 2012 Windos & Doors - Issued by AVS Windows & Doors dated 12 December 2012
Waterproofing Compliance Certificate	Issued by Allied Waterproofing Pty Ltd dated 26 April 2012 Issued by Krystol Group Pty Ltd dated 28 November 2012
Geotechnical "Form 3" Certificate	Issued by Crozier Geotechnical consultants dated 17 September 2012
Air Conditioning Acoustic Report	Issued by Tritel Pty Ltd dated 16 April 2013
Survey Report	Prepared by Base Surveying dated 08 August 2012
Stormwater Management Compliance Certificate	Issued by Waddington Consulting Pty Ltd dated 27 June 2013

Positive Covenant	Correspondance from Solicitors Finlay, Thorburn & Marshall dated 01 July 2013 confirming registration of Positive Covenantt
Landscape Completion Report	Issued by Leaf Landscapes Pty Ltd dated 22 November 2012
Compliance Statement including Photographic record of Council's Road Reserve (Post Construction)	Issued by RW Stidwell Constructions Pty Ltd dated 5 December 2012

BASIX Completion Receipt

Receipt no.: CR-851035-293216S

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

Director-General
Date of issue: Friday, 30/08/2013



Principal certifying authority

Name: Tom Bowden
Accreditation scheme: BPB
Accreditation number: 0042

Final Inspection

Date of final inspection: Tuesday, 04/12/2012

BASIX Certificate details

BASIX Certificate no.	267466S_04
Project name	0715 Samodol House (S96)_04
Street address	165 Riverview Road
Suburb	Clareville
Postcode	2107
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 5/4/12
 Address : 165 Riverview Road Avalon
 DA No. : _____ CC No. 2010/1002A CDC No. : _____
 Requested by: Shawn Ph No. 0411 039 154

Optional Stage Inspections

- | | | |
|--|--|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☐ Footings and Excavation | ☒ Waterproofing |
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☒ Photographic record |
| ☐ Other (specify) _____ | | |

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

☐ Complete the work detailed hereunder.

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

Waterproofing satisfactory

Signed: A. Barley
 Accredited Building Surveyor

Accreditation No. APB0015 Date: 5/4/12

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pottsville Date of Inspection 15/2/12
 Address 165 Riverview Road Avalon
 DA No. 2010/4007A CC No. 2010/4007A CDC No.
 Requested by: Shawn Ph No. 0411 039 154

Optional Stage Inspections

- | | | |
|--|--|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☐ Footings and Excavation | ☐ Waterproofing |
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☒ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☒ Roof Framing | ☒ Photographic record |
| ☐ Other (specify) _____ | | |

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

☐ Complete the work detailed hereunder.

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

Framing satisfactory

Signed:

A Bailey
Accredited Building Surveyor

Accreditation No. BPB0015

Date:

15/2/12!

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 23/11/11
 Address : 165 Riverview Road Avalon
 DA No. : CC No. 2010/4002A CDC No. :
 Requested by: Ryan Ph No. 0413365410

Control Stage Inspections

- | | | |
|--|---|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☐ Footings and Excavation | ☐ Waterproofing |
| ☐ PCA Signage | ☒ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☒ Photographic record |
| ☐ Other (specify) _____ | | |

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

☒ Complete the work detailed hereunder.

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

Provide dowel joint DJ1 as shown on engineers detail.

Builder advised Council has inspected steel in natural strip area

Signed: A. Barley Accreditation No. BPB0015 Date: 23/11/11
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 14/10/11

Address 165 Riverview Road Avalon

DA No. CC No. 2010/4002A CDC No.

Requested by: Sean Ph No. 0411 039 154

OPTIONAL STAGE INSPECTIONS

- | | | |
|--|---|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☒ Footings and Excavation | ☐ Waterproofing |
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☒ Photographic record |
| ☐ Other (specify) _____ | | |

☒ An inspection of retaining wall footings and pins for inclinator has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☒ Complete the work detailed hereunder.

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

Steel to retaining wall footings and pins for carport/driveway
water/factory

Complete steel to columns for inclinator in accordance
with engineers detail.

Signed: A. Bailey
Accredited Building Surveyor

Accreditation No. BPH0015

Date: 14/10/11 ✓

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 17/8/11

Address: 165 Riverview Road Avalon

DA No. _____ CC No. 2010/4002 A CDC No. _____

Requested by: Ryan Ph No. 0413 365 410

Critical Stage Inspections

- | | | |
|--|---|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☐ Footings and Excavation | ☐ Waterproofing |
| ☐ PCA Signage | ☒ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☒ Photographic record |
| ☐ Other (specify) _____ | | |

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

☒ Complete the work detailed hereunder.

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

Provide 4N12-200 x 1800 long over piles P1 shown section 1/3 of
Spread 2N16 top bars apart in beam supporting glass balustrade
Engineers certificate required

Signed: A Bailey Accreditation No. BPB0015 Date: 17/8/11
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 9/6/11

Address 165 Riverview Road Avalon

DA No. 2010/4002A CC No. 2010/4002A CDC No.

Requested by: Ryan Ph No. 0413 365 410

Inspected Since Inspections

- | | | |
|--|---|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☐ Footings and Excavation | ☐ Waterproofing |
| ☐ PCA Signage | ☒ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☒ Photographic record |
| ☐ Other (specify) <u></u> | | |

☒ An inspection of Steel to bedroom slab RL 22.7 has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☒ Complete the work detailed hereunder.

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

Provide NID as per as per engineering detail

Provide correct covers to steel

Provide concrete protection to pipe penetration

Signed: A Bailey Accreditation No. BPB0015 Date: 9/6/11
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 5/5/11
 Address 165 Riverview Road Avalon
 DA No. 2010/4002A CC No. 2010/4002A CDC No. 2010/4002A
 Requested by: Ryan Ph No. 0413 365 410

OPTIONAL STAGE INSPECTIONS

- | | | |
|--|---|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☐ Footings and Excavation | ☐ Waterproofing |
| ☐ PCA Signage | ☒ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☒ Photographic record |
| ☐ Other (specify) _____ | | |

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

☐ Complete the work detailed hereunder.

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

Piers to bedroom area and steel to undercroft
slab over/canting.
Geotechnical Engineer to certify foundation material
for piers

Signed: A. Bailey Accreditation No. BPH0015 Date: 5/5/11 ✓
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 2/3/11

Address 165 Riverview Road Avalon

DA No. CC No. 2010/4002 CDC No.

Requested by: Ryan Ph No. 0413 365410

Inspected Stage Inspections

- | | | |
|--|---|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☒ Footings and Excavation | ☐ Waterproofing |
| ☒ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☒ Photographic record |
| ☐ Other (specify) _____ | | |

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

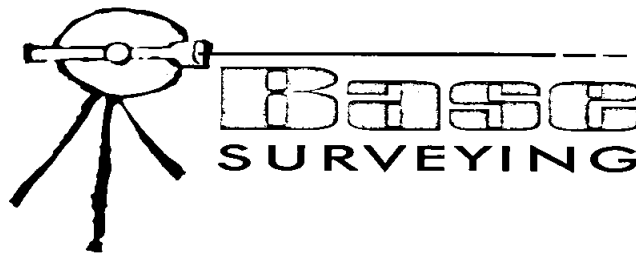
☐ Complete the work detailed hereunder.

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

Geotechnical Engineer to certify foundation material
Engineer to certify steel.

Signed: A Bailey Accreditation No. BPB0015 Date: 2/3/11
 Accredited Building Surveyor

0715



8th August 2012

Our Ref: 11-05

TO: MR & MRS SAMODOL

RE: NO.165 RIVERVIEW RD, CLAREVILLE

WE HAVE SURVEYED upon your instruction the land on the accompanying sketch plan comprised in Certificate of Title registered Folio Identifier 1/1147783 being Lot 1 in Deposited Plan No.1147783 at Clareville in the Local Government Area of Pittwater, Parish of Narrabeen and County of Cumberland having frontage to Riverview Rd.

WE REPORT that erected thereon is a three storey residence with metal cladding and metal roof known as No.165 Riverview Rd, Clareville. Offsets of walls and roofs from boundaries are as shown on the accompanying sketch.

THE SURVEY OF THE SUBJECT LAND is for partial identification purposes for construction of a new residence only. Should further additions or improvements be erected upon the subject property after this date we would advise the boundaries be marked on the ground prior to construction. This survey does not include waterfront structures existing and currently under construction.

The finished Attic roof height of RL 32.11 AHD is generally in accordance with the height indicated on drawing No.WD-21 Rev D dated 10-3-2011 by de Soyres Malone Architects.

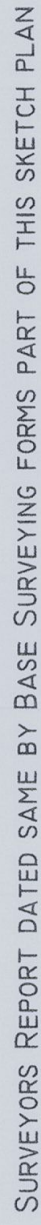
Accompanying sketch plan dated 8-8-2012 forms part of this report.

M. Castelletti

Mark Castelletti
Registered Surveyor

mob 0412 448 259 fax 02 6555 3006

6 Surfview ave Forster 2428 email basesurveying@iinet.net.au



LGA: PITTWATER



5.12.12

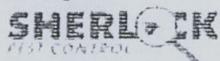
Job site: 165 Riverview Rd Clareville

On the 22nd November, 2012, I inspected the above property in relation to possible termite entry. AS 3660.1 (Termite Management – Part 1, New Building Work) Section 4 (concrete slabs), clause 4.4 (slab edge exposure) stipulates the requirements needed to satisfy.

In my opinion, the structure satisfies the above standard in relation to unseen entry into new structures because of the exposed edges.

It is a requirement that at least 75mm of external perimeter of slabs remain exposed. It is also advised that your client have regular termite inspections at 6 monthly intervals.

Phil Daws
Manager



Phone 8783 5281
Fax 8783 5351
E-mail phil@sherlockpest.com.au

Sherlock Pest Control Pty Ltd
ABN 53 062 242 817

Phone: **02 9724 3440**

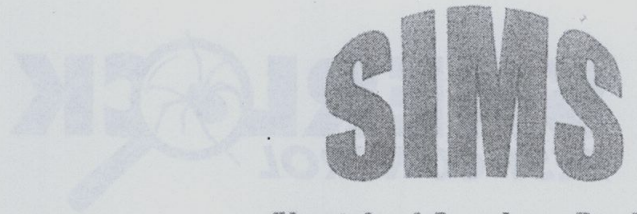
Fax: 02 9724 5057

PO Box 533

Moorebank NSW 1875

bookings@sherlockpest.com.au

www.sherlockpest.com.au



Electrical Services Pty Ltd

Wednesday, December 5, 2012

21 Whippbird Ct
Mona Vale NSW 2103

p/f 02 9997 2508

energy@simselectrical.com.au

simselectrical.com.au

Licence No: 178918C

ABN: 73 499 017 825

SMOKE ALARM CERTIFICATE

This is to advise that 3 x smoke alarms have been installed and interconnected in accordance with AS3786 at 165 Riverview Rd Clareville.

Sincerely

Chris Sims
Sims Electrical Services Pty Ltd

Phil Davis

Manager

SHERLOCK

Phone 02 9324 3440

Fax 02 9324 3440

Email phil@sherlock-elect.com.au

Website www.sherlock-elect.com.au

Sherlock Elect Control Pty Ltd
ABN 53 003 343 617

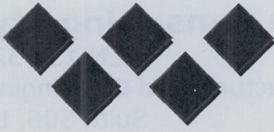
Phone: 02 9324 3440

Fax: 02 9324 3440

PO Box 233

165 Riverview Rd

Clareville NSW 2103



Waddington Consulting Pty Ltd

ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly NSW
P.O. Box 1044
Manly NSW 1655

Our ref: 8166 letter 7

29 November 2012

Mr and Mrs N. Samodol
165 Riverview Rd
Clareville NSW

P (02) 9976 0070
F (02) 9976 0095

c/o
de Soyres Malone Architects Pty Ltd
PO Box 657
Newport Beach NSW 2106
Attention: Mrs Liz de Soyres

Dear Liz,

Subject: New residence at 165 Riverview Road, Clareville
ENGINEERS CERTIFICATE FOR INSPECTIONS

I certify that I carried out the structural engineering inspections of the structural work listed below for the new residence at the above address and that at the time of the inspection the structure appeared to be in accordance with the design intent of the structural details provided.

During construction, I carried out the following engineering inspections. The date of the inspection is given in brackets.

- **Foundation material and piles** (21/02/2011, 16/03/2012, 05/05/2011, 08/06/2011, 15/08/2011, 05/06/2011, 13/10/2012)
- **Steel reinforcement for the reinforced concrete footings** retaining wall under tank slab level (02/03/2011)
- **Steel reinforcement for concrete block retaining wall** under tank slab level (16/03/2011)
- **Steel reinforcement for concrete slab for tank level** (05/05/2011)
- **Steel reinforcement for concrete slab for bedroom level** (08/06/2011)
- **Steel reinforcement for concrete slab for main floor level** (15/08/2011)
- **Steel reinforcement for concrete block retaining wall and lift walls** at main floor level (05/09/2011)
- **Steel reinforcement for concrete block retaining walls** under carport (13/10/2011)
- **Steel reinforcement for concrete piles and columns for inclinator** (13/10/2011)
- **Steel reinforcement for reinforced concrete driveway slab** (22/11/2011)
- **Steel reinforcement for reinforced concrete retaining wall along driveway** (09/12/2011)
- **Sandstone and concrete gravity retaining wall adjacent south boundary** (20/09/2012, 11/10/2012)
- **Structural steel and timber framing** for upper level and roof (18/04/2012)

This certificate assumes the construction was carried out by a licensed builder who has experience in this type of work. The above inspections do not, in any way whatsoever, relieve the builder of his responsibility. The above inspections do not include inspections for contract administration purposes (e.g. progress payments), cosmetic matters and work that, once the competence of the builder has been established, is reasonable for the builder to supervise.

Yours sincerely,

Simon Waddington
MIEAust CPEng NPER (Structural)
Director
Waddington Consulting Pty Ltd



Our ref: 8166 letter 9

29 November 2012

Mr and Mrs N. Samodol
165 Riverview Rd
Clareville NSW

c/o
de Soyres Malone Architects Pty Ltd
PO Box 657
Newport Beach NSW 2106
Attention: Mrs Liz de Soyres

Dear Liz,

Subject: New residence at 165 Riverview Road, Clareville
ENGINEERS CERTIFICATE FOR INSPECTIONS
– DRIVEWAY ON COUNCIL LAND

I certify that I carried out the structural engineering inspections of the structural work listed below for the new residence at the above address and that at the time of the inspection the structure appeared to be in accordance with the design intent of the structural details provided.

During construction, I carried out the following engineering inspections. The date of the inspection is given in brackets.

- **Foundation material and piles (22/11/2012)**
- **Steel reinforcement for reinforced concrete driveway slab on Council land (22/11/2011)**

This certificate assumes the construction was carried out by a licensed builder who has experience in this type of work. The above inspections do not, in any way whatsoever, relieve the builder of his responsibility. The above inspections do not include inspections for contract administration purposes (e.g. progress payments), cosmetic matters and work that, once the competence of the builder has been established, is reasonable for the builder to supervise.

Yours sincerely,

Simon Waddington

MIEAust CPEng NPER (Structural)
Director
Waddington Consulting Pty Ltd

Waddington Consulting Pty Ltd

ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly NSW
P.O. Box 1044
Manly NSW 1655

P (02) 9976 0070

F (02) 9976 0095

de Soyres

Malone

Architects Pty Ltd

OCCUPATION CERTIFICATE CERTIFICATION

Date: 6 December 2012

Property: 165 Riverview Road, Avalon, NSW 2105

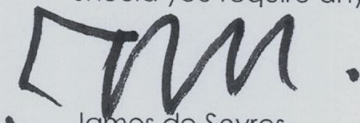
Proposed works: Demolition of an existing dwelling and erection of a new dwelling and replacement car port

DA no: N0269/08 as modified on 23/10/09, 27/4/10 and 6/12/10.

Our reference no: 0715

We certify that the lighting has been supplied and installed in accordance with BASIX Certificate 267466S_04, dated 2 February 2010.

Should you require any clarification, please contact this office.


James de Soyres
Director

ABN 50 084 840 648

5, Heron Cove Marina
Queen's Park West
Newport NSW

P O Box 657
Newport Beach
NSW 2106

info@dsmarchitects.com

T: (02) 9979 1823
F: (02) 9979 5263

James de Soyres
NSW Architects Registration
Board No: 6769



15/11/12

Fixtures BASIX Component Certificate

Property: 165 Riverview Rd Clareville

BASIX Certificate No. 267466S_04

Dated 2 February 2010

This hereby certifies that the works have been inspected and completed in accordance with the appropriate Australian Standards and conditions of development consent N0269/08/S96/3.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c



15/11/12

Insulation BASIX Component Certificate

Property: 165 Riverview Rd Clareville

BASIX Certificate No. 267466S_04

Dated 2 February 2010

This hereby certifies that the works have been inspected and completed in accordance with the appropriate Australian Standards and conditions of development consent NO269/08/S96/3.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c



15/11/12

Windows and Glazed Doors Glazing Requirements

BASIX Component Certificate

Property: 165 Riverview Rd Clareville

BASIX Certificate No. 267466S_04

Dated 2 February 2010

This hereby certifies that the works have been inspected and completed in accordance with the appropriate Australian Standards and conditions of development consent N0269/08/S96/3.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c



15/11/2012

Occupation Certificate

Property: 165 Riverview Rd Clareville

BASIX Certificate No. 267466S_04

Dated 2 February 2010

This hereby certifies that the works have been inspected and completed in accordance with the appropriate Australian Standards, the conditions of the BASIX Certificate, and conditions of development consent N0269/08/S96/3.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c



**WINDOWS
& DOORS**

ACN 110 496 823 ABN 23 110 496 823

23 Ace Crescent, Tuggerah NSW 2259

P.O. Box 606, Wyong NSW 2259

Telephone 02-4353 1400

Facsimile 02-4353 7366

12th December, 2012

Liz de Soyres,
De Soyres Malone Architects Pty Ltd.,
P.O. Box 657,
NEWPORT BEACH. N.S.W. 2106

Dear Liz,

Re: 165 Riverview Road, Clareville

This letter serves to confirm that the windows and doors supplied to the above site in May, 2012 against Quote No's 20153, 20612 & 21235 were glazed in accordance with BASIX Certificate Number 267466S.

Yours faithfully,

E A North

E A North-Director

Add-Vantage Systems Pty Limited

Allied Waterproofing Pty Ltd

ABN 92 116 470 430

Licence no 180098C

Trafficable Membranes
Torch on Membranes
Tanking

Protective Coatings
Bathrooms
Balconies

All Damp Work
All Remedial Works
Concrete Cancer

Certificate

TO:

R W Stidwill Constructions
P.O. Box 99
Church Point NSW 2105

JOB SITE:

165 Riverview Road, Avalon

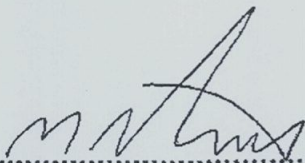
DATE OF COMPLETION:

13/04/2012

WORKS COMPLETED:

Waterproof 3 x bathroom wet areas to AS3740 Standards
Waterproof 1 x powder room to AS3740 Standards
Waterproof 1 x laundry wet area to AS3740 Standards

Director:.....



Date:.....

26-4-12

MURRAY STARK

37 Adams Street, Frenchs Forest NSW 2086

Tel: 02 9975-5120

Mobile: 0417-288-974

Fax: 02 9451-3880

Our Ref:

C2152

KRYSTOLTM GROUP PTY LTD

ABN 26 145 700 625



PO Box 3032 Kirrawee NSW 2232 Ph: 02 9522 6133 Fax: 02 9522 9199 Email: enqs@krystol.com.au
Web: www.krystol.com.au

INSTALLATION AND COMPLETION CERTIFICATE

No: 0359

Krystol Group Pty Ltd (Licence No: 233290C) - warrants the workmanship of all work done in and on the project detailed below for the term specified. All works have been completed in accordance with AS 3740:2010 'waterproofing of wet areas' of the Australian Standards. Waterproofing applications have been completed with accredited products in accordance with Part A2.2 of the BCA.

Project: **Residential Development**
165 Riverview Rd
Clareville, NSW 2107

Principal: RW Stidwell Constructions Pty Ltd
PO Box 99
Church Point, NSW 2105

Details of work: Waterproofing application for balconies, veranda & retaining wall.

Completed Date: 26.03.2012

Warranty Period: 7 years

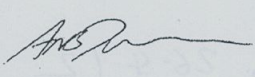
Conditions:

Krystol Group Pty Ltd hereby warrants that the work done on the above detailed project has been carried out in accordance with the manufacturer's specifications with all care and diligence, and areas were intact at time of completion. This warranty does not cover consequential damage of any nature.

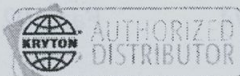
Krystol Group Pty Ltd therefore warrants that in the case of failure due to workmanship Krystol Group Pty Ltd will supply free of charge labour (only) to the value of the completed area to repair areas which have been identified to have failed directly because of bad workmanship by Krystol Group Pty Ltd. In addition, Krystol Group Pty Ltd records all quality assurance paperwork and retains this information for the duration of the warranty; this information may contain occurrences which null and void any such warranties for some particular areas. Warranty is not transferable.

NB: all waterproofing applications covered under this warranty require an annual inspection from the body corporate or principal to ensure drainage is operational, protection is intact, and possible damage, etc has been reported; it is the responsibility of the body corporate or principal to provide these reports as evidence of inspections taken place and to report damage within Seven (7) days of initial verification. This is a requirement as part of the service/ maintenance manuals to uphold the waterproofing integrity of the building.

Signed for and behalf of
Krystol Group Pty Ltd


Aaran Duncan
Managing Director

Issued: 28th November, 2012



*At the Lab. In the Field.
By Your Side.*

Page: 1 of 1

0715



PITTWATER COUNCIL

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

Development Application for	<u>de Soysa Malene Architects</u>
Name of Applicant	<u>Pty Ltd</u>
Address of site	<u>165 Riverview Road, Avaton</u>

Declaration made by geotechnical engineer on completion of the Development

I, Peter Crozier on behalf of CROZIER - Geotechnical Consultants
(Insert Name) (Trading or Company Name)

on this the 17th September 2012
certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 29th May 2008 referred to below.

Geotechnical Report Details:

Report Title:	<u>Proposed New House at 165 Riverview Road, Avaton</u>
Report Date:	<u>29th May 2008</u>
Author:	<u>Peter Crozier</u>
Author's Company/Organisation:	<u>Crozier Geotechnical Consultants</u>

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

I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.

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

has been constructed in accordance with the intent of the Geotechnical Report, the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

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

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

As per attached letter and Table 2 enclosed

Signature
Name
Chartered Professional Status.....
Membership No.
Company.....

Registered Professional Engineer 691550	
Mr Peter Crozier	
MIEAust CPEng (Civil / Geotechnical)	
NPER	
Signature <u>P. Crozier</u>	Date <u>17/09/2012</u>
Registered on the NPER in the area of practice of	
Civil / Geotechnical	
National Professional Engineers Register	



CROZIER - Geotechnical Consultants

Engineering Geologists & Geotechnical Engineers

(A Division of PJC Geo-Engineering Pty Ltd)

A.B.N 96 113 453 624

Suite 203/30 Fisher Road, Dee Why, NSW, 2099.

Phone: 9972 9578 Fax: 9971 1774

Date: 17th September 2012

No. Pages: 1 of 4

Project No.: 27119A

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

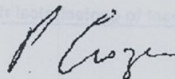
RE: Proposed New House at 165 Riverview Road, Avalon.

Recently we received a request from the Architect, James de Soyres to inspect the completed works at the above site. We have inspected the site works during construction and recently on completion and are of the opinion that they were generally carried out in accordance with the recommendations in our report titled; "Geotechnical Investigation for Proposed New House at 165 Riverview Road, Avalon." Report Number: 27119, Dated: 29th May 2008.

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

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

Yours faithfully,



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

Attached:

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

CROZIER - Geotechnical Consultants
Project No: 27119A September, 2012.

Maintenance Schedule:

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

- The conditions on the block don't change from those present at the time this report was prepared, except for the changes due to this development.
- There is no change to the property due to an extraordinary event external to this site, and the property is maintained in good order and in accordance with the guidelines set out in:
 - a) CSIRO sheet No. 10-91 1988 and ,
 - b) The Australian Geomechanics article "Geotechnical Risk Associated with Hillside Development" Number10, December 1985, Australian Geomechanics Society, March 2007, Titled "Landslide Risk Management" in the Journal and News of the Australian Geomechanics Society, Volume 42, No 1 and,
 - c) Comply with the requirements of AS 2870 – 1996, Australian Standard for Residential Slabs and Footings.

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

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

TABLE: 2

Recommended Maintenance and Inspection Program

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

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

Tritel Pty Ltd
Acoustic & Mechanical Consulting Services

1092 Castlereagh Rd
Castlereagh NSW 2749
Ph: +61 403 244 952
Email: tulio.zarlenga@gmail.com

16th April 2013

Nik Samodol
165 Riverview Rd
Avalon NSW 2107

Dear Nik

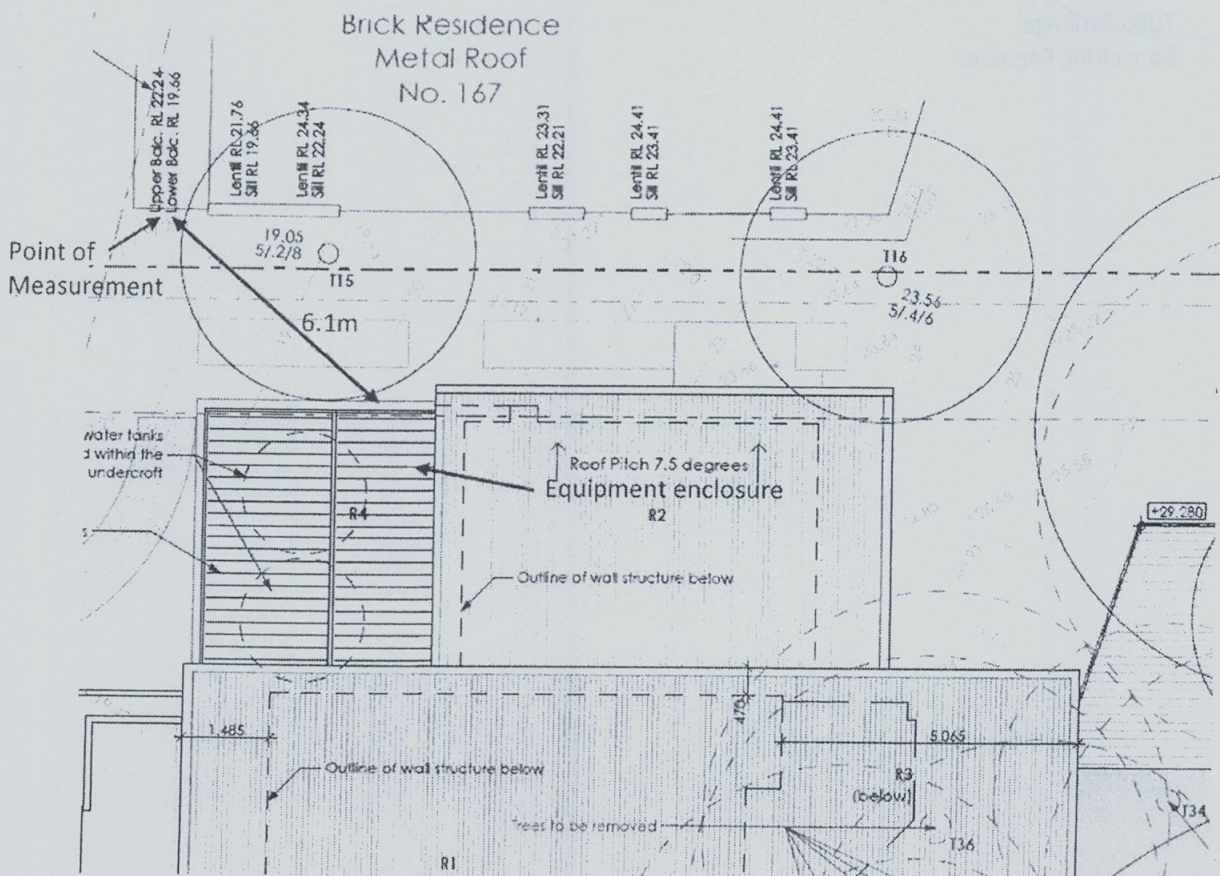
Subject: Noise Compliance of Air Conditioning Equipment

Noise measurements were undertaken at 165 Riverview Rd Avalon on the 6th April 2013 to establish the compliance or otherwise of newly installed reverse cycle air-conditioning equipment. The results of these measurements are presented here. The air-conditioning equipment being observed is a Mitsubishi Packaged Air Conditioner Model FDC335KXE5.

Noise level measurements were taken with a Bruel & Kjaer Type 2236 Sound Level Meter calibrated with a Bruel & Kjaer type 4231 Calibrator.

Site Location

The equipment enclosure is located 6.1m from the nearest residence where the noise emitted by this equipment necessitates a field measurement to be taken at the location indicated in the figure below.



A background noise measurement was taken with all equipment switched off and the L_{eq} level was noted to be 40 db(A). The air-conditioning equipment was switched on and set to operate at normal capacity, a noise measurement was taken and the L_{eq} level was noted to be 44 db(A).

The measurements taken results in a noise level of the air-conditioning equipment of 42 db(A).

Criteria

Regulations as set out by Pittwater Council specify a noise criteria where the equipment noise level is not to exceed 5 db(A) above the ambient background noise level when measured from an adjoining premises.

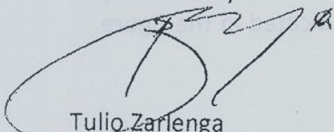
Results

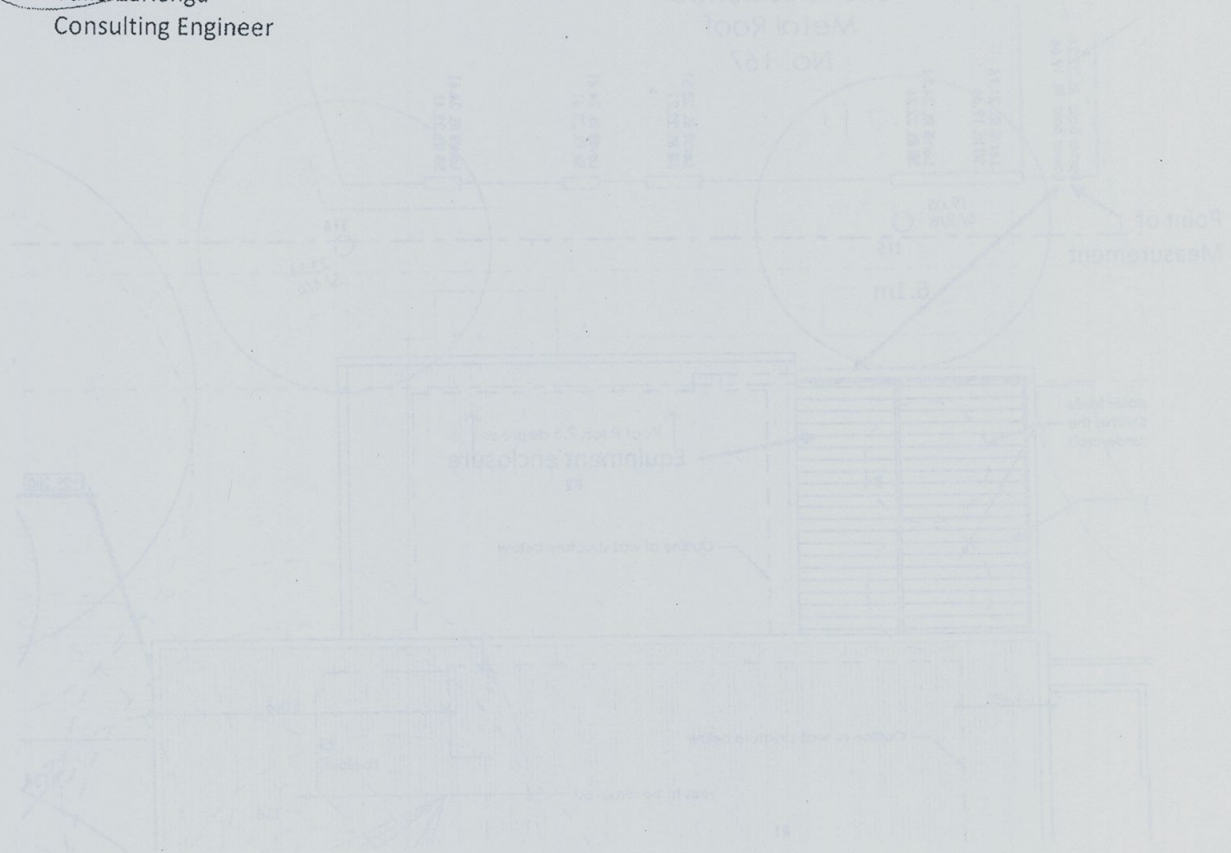
Summary of the measurement are,

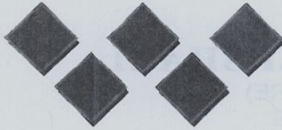
Back ground noise level:	40 db(A)
Air-conditioning equipment on:	44 dB(A)
Air-conditioning equipment contribution:	42 db(A)
Criteria limit:	45 db(A)

From these results the air-conditioning equipment being observed is within the limits set by Pittwater Council.

Yours sincerely


Tulio Zarlenga
Consulting Engineer





Waddington Consulting Pty Ltd

ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly NSW
P.O. Box 1044
Manly NSW 1655

Our ref: 8166 letter 10

27 June 2013

Mr and Mrs N. Samodol
165 Riverview Rd
Clareville NSW

c/o de Soyres Malone Architects Pty Ltd
PO Box 657
Newport Beach NSW 2106
Attention: Mr James de Soyres

P (02) 9976 0070
F (02) 9976 0095

Dear James,

Subject: New residence at 165 Riverview Road, Clareville
ENGINEER'S CERTIFICATE FOR STORMWATER

I certify that stormwater drainage elements of the new residence constructed at 165 Riverview Road, Clareville were inspected on 21 May 2013. All drainage trenches had been backfilled, however, those elements visible at the time of the inspection (rainwater tanks, stormwater junctions pits, grated drain, downpipes and stormwater outlet) were found to have been completed in accordance with the design intent of the *Stormwater Management Plan* (drawing 8166-C1.00, dated 26 October 2010).

This certificate assumes the construction was carried out by a licensed tradesperson who has experience in this type of work. The above inspections do not, in any way whatsoever, relieve the tradesperson of his responsibility. The above inspections do not include inspections for contract administration purposes (e.g. progress payments), cosmetic matters and work that, once the competence of the builder has been established, is reasonable for the builder to supervise.

Yours sincerely,

Kate Waddington
MIEAust CPEng NPER (Civil)
Director
Waddington Consulting Pty Ltd

MERVYN FINLAY, THORBURN & MARSHALL

(INCORPORATING MADDOCKS COHEN & MAGUIRE)
SOLICITORS, CONVEYANCERS AND NOTARIES

ABN 12 372 873 227

E-MAIL TRANSMISSION

TO: Liz De soyres

OUR REF: MIT:LI:210912

E-MAIL: Liz.de.soyres@dsmarchitects.com

DATE: 1 July 2013

Dear Liz,

**RE: SAMODOL
PPTY: 165 RIVERVIEW ROAD AVALON**

You will be pleased to know that the positive covenant was registered on the 24 June 2013.

We are unable to provide a copy of the title deed disclosing the positive covenant as the title deed is in the possession of the mortgagee Westpac Banking Corporation.

We note for your records however that the dealing number of the positive covenant is AH809344.

The lodgment invoice number is C345150.

The title reference is 1/1147783.

We have advised Nik Samodal that the positive covenant has been registered.

Kind regards,
Marion Thorburn

0715



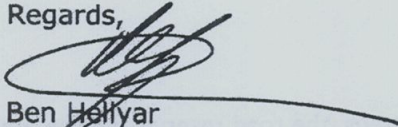
85 Park St
Mona Vale NSW 2103
Ph/Fax 02 9979 7211
ben@leaflandscapes.com

22nd November 2012
Nik and Dione Samodol
165 Riverview Rd
Clareville

Nik,

This letter is to certify that the Landscape works at 165 Riverview Rd,
Clareville have been carried out generally in accordance with the Landscape
Concept Plan: 46-10(08)/085.

Regards,


Ben Hellyar
Director
Lic#212007C

0421 740 776
ben@leaflandscapes.com

Leaf Landscapes Pty Ltd :: ABN 75 133 968 939
Address 85 Park St Mona Vale :: P/F 02 9979 7211
Mb 0421 740 776 :: Lic# 212007C
www.leaflandscapes.com



STATEMENT

5/12/12

PROPERTY: 165 Riverview Road Clareville

DA No.: N0269/08/S96/3

This letter confirms that no damage has been done to the street trees, the road reserve and the area adjoining the site during construction of a new dwelling at 165 Riverview Road Clareville.

The utmost of care was taken to ensure all existing trees were retained and remained unaffected by the works completed on the site.

Should you require additional information, please contact me.

Yours sincerely,

Ryan Stidwill
Builder







