

-9 JUL 2007

General Manager Pittwater Council PO Box 882 MONA VALE NSW 1660

Dear Sir

Re: Development Consent No. NO 474/04 Construction Certificate No. 2004/424

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

- 1. Occupation Certificate No. 2004/424
- 2. Various compliance certificates
- 3. A cheque for \$30.00 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

R/218628 9.01.07



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: 2004/424

Land to which this certificate applies:

Address: 118 Riverview Road, Avalon

Lot No: 57

DP No: 24563

I certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.
- A current Development Consent is in force for the building.
- Construction Certificate No. 2004/424 has been issued with respect to the plans and specifications for the building.
- The building is completed in accordance with its classification under the Building Code of Australia.

DATED: - 9 JUL 2007

Tom Bowden

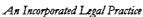
Accredited Certifier - Accreditation No. BPB0042

o. BPB0042

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 ph: 9999 0003 fax: 9979 1555 email: info@insightcert.com.au ABN 54 115 090 456

AVALON LAW

(formerly Dawson & Butt) **LAWYERS**





Tel: 02 9918 6922 Fax: 02 9918 9632

DX 1435 Sydney

Liability limited by a scheme approved under Professional Standards Legislation

Our ref:

TB:LJS:5216

Your ref:

Tom Bowden

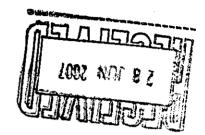
Contact: Direct line: Linda Shacklady 9973 5902

Email:

linda@avalonlaw.com.au

Lawyer Responsible: Trevor Butt





27 June 2007

The Manager Insight Development Consultants Pty Ltd Suite 13 90 Mona Vale Road MONA VALE NSW 2103

Dear Sir

RE: MARK LEWIS & WENDY SILLENCE PROPERTY: 118 RIVERVIEW ROAD, AVALON

We refer to your letter of 12 September, 2005 and enclose copy of up-dated title search showing the registration of the Positive Covenant on Title.

We also enclose copy of the Positive Covenant for your information.

Please issue the Occupation Certificate to Council as soon as possible.

Yours faithfully AVALON LAW



LJS:LEAP:27/06/2007 3:30 PM

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 57/24563

SEARCH DATE	TIME	EDITION NO	DATE
21/3/2007	10:49 AM	5	16/3/2007

LAND

LOT 57 IN DEPOSITED PLAN 24563

LOCAL GOVERNMENT AREA: PITTWATER

PARISH OF NARRABEEN COUNTY OF CUMBERLAND

TITLE DIAGRAM: DP24563

FIRST SCHEDULE

4 4 ,,

MARK CHRISTOPHER LEWIS WENDY SILLENCE AS JOINT TENANTS

(T AA740385)

SECOND SCHEDULE (20 NOTIFICATIONS)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

- 2. F843379 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOTS 51 AND 52 SHOWN AS RIGHT OF WAY IN DP24563
- 3. F847224 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 40 SHOWN AS RIGHT OF WAY IN DP24563
- 4. F849396 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 68 SHOWN AS RIGHT OF WAY IN DP24563
- 5. F854099 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 74 SHOWN AS RIGHT OF WAY IN DP24563
- 6. F858254 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOTS 48, 49 AND 50 SHOWN AS RIGHT OF WAY IN DP24563
- 7. F858798 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 31 SHOWN AS RIGHT OF WAY IN DP24563
- 8. F868438 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 67 SHOWN AS RIGHT OF WAY IN DP24563
- 9. F886216 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOTS 1, 2 AND 75 SHOWN AS RIGHT OF WAY IN DP24563
- 10. F915081 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 33 SHOWN AS RIGHT OF WAY IN DP24563

END OF PAGE 1 - CONTINUED OVER

DAW-TREVOR-sillence

PRINTED ON 21/3/2007

Any entries preceded by an asterix do not appear on the current edition of the certificate of title.

Warning: the information appearing under notations has not been formally recorded on the Register.

Hazlett Information Services hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act 1900.

Level 4, 122 Castlereagh Street, Sydney 2000 - DX 1078 SYDNEY PHONE: (02) 9261 5211 FAX: (02) 9264 7752



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 57/24563

PAGE 2

SECOND SCHEDULE (20 NOTIFICATIONS) (CONTINUED)

11. F916030 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOTS 44 AND 45 SHOWN AS RIGHT OF WAY IN DP24563

12. F916032 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOTS 41, 42 AND 43 SHOWN AS RIGHT OF WAY IN DP24563

13. F927699 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 20 SHOWN AS RIGHT OF WAY IN DP24563

14. F927700 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 15 SHOWN AS RIGHT OF WAY IN DP24563

15. F927701 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 21 SHOWN AS RIGHT OF WAY IN DP24563

16. F843379 F847224, F849396, F854099, F854346, F858254, F858798, F868438 RIGHT OF CARRIAGEWAY AFFECTING THE PIECE OF LAND SHOWN AS PRIVATE RIGHT OF WAY 7.62 WIDE ON DP24563

17. F886216 F915081, F916030, F916032, F927697, F927698, F927699, F927700 AND F927701 RIGHT OF CARRIAGEWAY AFFECTING THE PIECE OF LAND SHOWN AS PRIVATE RIGHT OF WAY 7.62 WIDE ON DP24563

18. F947838 COVENANT

19. AB346348 MORTGAGE TO PERMANENT CUSTODIANS LIMITED

20. AC996511 POSITIVE COVENANT

NOTATIONS

4 4 ..

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

/Doc:DL AC996511 /Rev:20-Mar-2007 /Sts:NO.OK /Prt:21-Mar-2007 10:52 /Pgs:ALL /Seq:1 of 45 Ref:DAW-TREVOR-sillence /Src:H l-yui: -13PC **POSITIVE COVENANT** 01-05-074 **New South Wales** Dawson & Butt Licensee: AC996511M Section 88E(3) Conveyancing Act 191 PRIVACY NOTE: this information is legally required and will becu (A) TORRENS TITLE **FOLIO IDENTIFIER 57/24563** (B) LODGED BY Delivery Name, Address or DX and Telephone CODE Roy 12-32-576 MM2 LETTS 3814 Reference (optional): (C) REGISTERED MARK CHRISTOPHER LEWIS AND **PROPRIETOR** (D) LESSEE Of the above land agreeing to be bound by this positive covenant MORTGAGEE Nature of Interest Number of Instrument Name PERMANENT CUSTODIANS LIMITED Mortgage AB346348 CHARGEE. (E) APPLICANT 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 (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 wittless: > Signature of authorised officer: Name of witness: Name of authorised officer: * STEPHEN RAWE Address of witness:> /2 Position of authorised officer: >PUBLIC OFFICER VUKO PL. WARRICHOWD. (G) Execution by the registered proprietor I certify that the person(s) signing opposite, with whom I am Certified correct for the purposes of the Real personally acquainted or as to whose identity I am otherwise Property Act 1900 by the transferor. satisfied, signed this instrument in my presence Signature of Registered Proprietor: Signature of witness: Name of witness: TREVOR PUTT Address of witness: SOLICITOR (H) Consent of the mortgages OLD BARTENJOEY RD The mortgagee under mortgage No. AB 346348 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 of mortgagee: Signed for and on behalf of Permanent Custodians Limited Name of witness: Deldre Tsung (ACN 001 426 384) pursuant to power of attorney registered 12 Castiereagh St Sydney NSW 2000 in NSW, Book 4488, Number 855 by its attorney. Address of witness: (Signature) Katey Pagilaro **Custodial Servicing Process Manager** (Print Name & Job Title)

All handwriting must be in block capitals.

Page 1 of 1

ANNEXURE "A" TO POSITIVE COVENANT BETWEEN MARK CHRISTOPHER LEWIS AND WENDY SILLENCE AND PITTWATER COUNCIL

TERMS OF THE POSITIVE COVENANT

Compliance with the recommended conditions for ongoing management of the site/structure as detailed in sections 6.4.1 — ("All existing and proposed surface (including roof) and subsurface drains must be subject to ongoing and regular maintenance by the property owner") of the Geotechnical Assessment report prepared by Jeffrey and Katauskas Pty Limited dated 4 August, 2003, ref.17855Wrpt. attached as Annexure "B"

Certified correct for the purposes of the Real Property Act 1900 by the Registered Proprietor

Signature of Registered Proprietors

Authorised Person Pittwater Council

Before me, who is satisfied as to the identity of the signatory:

(Signature of witness)

Deidre Tsung Documentation Manager

(Print Name & Job Title of witness)
12 Castereagh St SYDNEY 2000

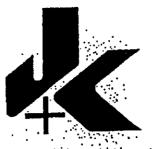
Signed for and on behalf of Permanent Custodians Umited (ACN 001 426 384) pursuant to power of attorney registered in NSW, Book 4488, Number 855 by its attorney.

ignature) Katey Pagliard

Custodial Servicing Process Manager

(Print Name & Job Title)

026939



This page and the 42 " " " following pages form Annexure B" Rivervious hoad Avalon of the positive covenant over 118 Rivervious hoad Avalon

REPORT

TO

MR M LEWIS

C/- GILL ARCHITECTS PTY LTD

ON.

GEOTECHNICAL ASSESSMENT

(IN ACCORDANCE WITH PITTWATER COUNCIL AMENDED INTERIM POLICY)

(ACN 001-426-384) pursuant to power of attorney ragis

(Print Name & Job Title)

Katey Pagilaro Custodial Servicing Process Manag

AT

118 RIVERVIEW ROAD, AVALON, NSW

4 August 2003

Jeffery and Katauskas Pty Ltd

CONSULTING GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

pL AC996511 /Rev:20-Mar-2007 /Sts:NO.OK /Prt:Z1-Mar-2007 /

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER FORM NO. 1 – To be submitted with Development Application

FORM NO. 1 - To be submitted with Dotton
Development Application for MR. M. LEWIS Name of Applicant
Development Application for MA. M. LEWIS Name of Applicant Address of site 118 RIVERVIEW RD AVALON Address of site 157 TRAPPERS WAY). Declaration made by geotechnical engineer or engineering geologist or coastal engineer (where applicable) as part of a geotechnical report
118 RIVERVIEW RD AVACEN
Address of site (57 TRAPPERS WAY).
Address of site 118 KIVERVIEW (57 TRAPICES WAY). (57 TRAPICES WAY). Declaration made by geotechnical engineer or engineering geologist or coastal engineer (where applicable) as part of a geotechnical report
Declaration made by gestern ma
BRUCE WALKER on behalf of Trading or Company Name)
(Insert Name) (Inser
on this the 6 A G G ST 1003 Cardly that I am authorised by the above organisation. as defined by the Geotechnical Risk Management Policy for Pittwater and I am authorised by the Geotechnical Risk Management Policy for Pittwater and I am authorised by the above organisation. document and to cortify that the organisation/company has a current professional Indemnity policy of at least \$2million.
as defined by the Geotechnical room was egunean professional professio
I have: Please mark appropriate box Prepared the detailed Geotechnical Report referenced below in accordance with the Australia Geomechanics Society's Geotechnical Risk Prepared to detailed Geotechnical Report referenced below in accordance with the Australia Geomechanics Society's Geotechnical Risk Prepared Guidelines and the Pithwater Council Policy
Prepared the detailed Geolechnical Report referenced out Prepared the detailed Geolechnical Report referenced out Management Guidefines and the Pithwater Council Policy Management Guidefines and the Pithwater Council Policy
Prepared the detailed Geotechnical Policy Management Guidelines and the Pithwater Council Policy Management Guidelines and the Pithwater Council Policy Arm willing to technically verify that the detailed Geotechnical Report referenced below has been prepared in accordance with the Arm willing to technically verify that the detailed Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and The Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and The Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and The Pithwater Council Policy Australian Geomechanics Society's Geotechnical Risk Management Guidelines and The Pithwater Council Policy Australian Geomechanics Guidelines and The Pithwater Guidelines Geomechanics Guidelines Guidelines Guidelines Guidelines Guidelines Guideline
Australian Geometrians of the Opinion that the Development Appropriate in detail and am of the opinion that the Development and hence my report is in
 Am willing to technically verify in the technical Risk Management Gladestee et al. Australian Geomechanics Society's Geotechnical Risk Management Gladestee et al. Australian Geomechanics Society's Geotechnical Risk Management Gladestee et al. Australian Geomechanics Society's Geotechnical Risk Management Application Have examined the site and the proposed development/Alteration in detail and em of the opinion that the Development/Alterations that do not require a Detailed Geotechnical risk Assessment and hence my report is in only twolves Minor Development/Alterations.
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Geolechrical Report Delalla:
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Report Date: 4 AUGUST 2003 Ref 1785520 1/2
Report Date: 4- Rounds 1
Author B.F. Waller
August O 11 1
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Documentation which relate to or are relied upon in report preparation:
Documentation which relate to or are relied upon in report preparation: - Survey: Ayang & Co Rof No 70076 - Refer Section 4 of Report for 13t & Architectural drawings - Refer Section 4 of Report for 13t & Architectural drawings
· Refer Section + of report of a Development
repart prend prepared for the abovementioned ratio by the most chircle risk management especis of
I am aware that the above gentechnical report, prepared for the abovementaring that the gentechnical risk management espects. Application for this site and will be refed on by Pithwater Council as the basis for the time gentechnical risk management level for the life of the structure. Application for this site and will be refed on by Pithwater Council as the basis for the time Risk Management level for the life of the structure, the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure, the proposed development have been adequately addressed to achieve an "Acceptable and practical measures have been taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been like as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been like the structure.
the proposed development have been adequately socressed in the Report and that reasonable and justified in the Report and the reasonable and t
Signature BRUCE F. WALKER
Name 6446 Professional Status PIE Aust Clery Chartered Professional Status PIE Aust Clery
Charlefed Professional States

Pittwater Council
Ref: Interim Geotechnical Risk Management Policy for Pittwater June 2003

Adopted:16.05.2003 in Force from:17.06.2003

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 1(a) - Checklist Of Requirements For Geotechnical Risk Management Report for Development
Application or Part V assessment

FORM	NO. 1(a) - Checklist (on Requirement, Sanlic	ation or Part V as	sessment		
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	Development Application	in for	A RT Name of Ap	plicant		1
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			addressed in a Georechi	rical Risk Managem	ent Geotechnical Report	, Ind therman are
The followi sccompan)	ing checklist covers the minum the Geomechnical Report and	its certification (Form	No. 1).			
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1	Geotechnical Report Data Report Title: GF01F0	HISTORL ASSE	75/16/1/ 118	Ki <i>ve</i> rojeko	, , , , , , , , , , , , , , , , , , ,	
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	Author: B.F.V	JALKER_				
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11.	Risk executation Risk assessment for grou	ierty conducted in ar	ccordance with Counc	rs Policy	•	
:	Risk assessment for pro- Risk assessment for loss Assessed risks have been	of life conducted in	accordance with Cour	ueuf, culteria as	•	
مما.	Assessed risks never ber	III CONTOUR CO CO CONTO	a partar for Pittwater			•
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	Development Conditions Geolechnical Risk Mana	to be applied to se i	pesu stecnjeg		and included in the re	port.
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I om #v		Ca	olechoical Report, 10	MUICH LIES CLIECK	ISI application in the	Diek Management (8VB)
geotec	ware that Pitwater Council prical risk management asp life of the structure, taken a	ects of the proposal a at least 100 years	unless otherwise sta	ted, and justified i	n the Report and that	leasonable and braceson
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Pittwater Council
Ref: Interim Geolechnical Risk Management Policy for Pittwater June 2003

Adopted:16.06.2003 in Force from:17.06.2003



Pittwater Council

DA No:

474/4 Component Certificate

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Wet Areas				
1	(Name) of			
at	(Business)			
	(Mailing Address)			
being a	an:			
	accredited certifier			
	licensed builder			
my qua	lifications being:			
•••••••				

hereby of accorda 3740-19 Develop	certify that the shower floors and walls in wet areas have been waterproofed in loce with Part 3.8.1 "Wet Areas" of the Building Code of Australia Housing Provisions, AS "Waterproofing of wet areas in residential buildings", and the relevant conditions of			
Further, of the pro	I am appropriately qualified and experienced to provide the certification for this component			
Signature	Date			

WILKES PTY LTD STEPHAN KRENKELS

P.O. Box 264 Harbord 2096 Licence No. 69326C

23rd May, 2005 Keith Root Building Services Pty Ltd Att: Tony PO Box 577 Avalon 2107

Dear Tony

Re: 57 Trappers Way, Avalon

The waterproofing completed on the new external balcony and internal wet areas at the above address was done in accordance with the manufacturers specification and Australian Standard 3740-2004. The internally.

The areas are guaranteed not leak for a period of ten years from the above date. In the event of a problem, the builder/ owner will be asked to show any areas of breakdown in the materials or faulty workmanship.

Stephan Krenkels



Pittwater Council

DA No:

474/04 N0615/03

Component Certificate

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Stair Construction

1	of	
	(Name)	(Business)
at		·
boins -	\ (Maili	ng Address)
being a	an:	
	accredited certifier	
	licensed builder	.
my qual	lifications being:	
••••••••		

Further, I of the pro	am appropriately qualified and experience ject.	and constructed in accordance with Part 3.9.1 a Housing Provisions, AS 1657-1992 "Fixed the relevant conditions of Development Consent." d to provide the certification for this component
o ignature		Date Skerifore CX



18/37 COLLEGE STREET GLADESVILLE, NSW 2111 PHONE: 1300 783 999 FAX: 9816 2377

A.B.N. 29 411 625 140

KEITH ROOT BUILDING,

THE BALUSTRADE AT 57 TRAPPERS WAY, AVALON NSW CONFORMS TO ALL STANDARDS OF THE BUILDING CODE OF AUSTRALIA.

REGARDS,

David Cook.

DAVID COOK

SABAR STAIRCASE AND BALUSTRADE ASSOCIATION OF AUSTRALIA INC.

HIA member the best in the business



Pittwater Council
A74/04 Component Certificate
N0615/03

DA No:

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Wall, Roof Frames and Window Location

1. Kerth Root of Kerth Root Building Services (Name) (Business) at P.O. Box 577 Avalue 2107 (Mailing Address)
being an:
□ accredited certifier
licensed builder
my qualifications being: ♣4∞2 <i>S</i>
hereby certify that the timber/steel wall and roof frames have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.
Further, I am appropriately qualified and experienced to provide the certification for this component
Signature Date 7/6/5



Pittwater Council

DA No:

N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Bearers and Joists and Sub-floor Ventilation

BJ-1

BJ-1				
at P.O. Box 577, Avalon 2107. (Mailing Address)				
being an:				
□ accredited certifier				
licensed builder				
my qualifications being: # 40028				
hereby certify that the timber/steel bearers and joists and subfloor ventilation have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" of AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code" and the relevant conditions of				
Further, I am appropriately qualified and experienced to provide the certification for this component				
Signature Date 7/6/55				



Pittwater Council
Component Certificate
N0615/03

DA No:

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Masonry Construction, Accessories & Weatherproofing

being an: accredited certifier licensed builder my qualifications being: hereby certify that the masonry construction (including articulation joints), masonry accessories (including wall ties, tie down systems and lintels) and weatherproofing of masonry (including damp proof courses, flashings and ventilation), have been designed and constructed in accordance with Part 3.3 "Masonry", Part 3.3.3 "Masonry Accessories" and Part 3.3.4 "Weatherproofing of Masonry" of the Building Code of Australia Housing Provisions, AS 3700-1998 "Masonry structures", and the relevant conditions of Development Consent. Further, I am appropriately qualified and experienced to provide the certification for this component Signature Tas Ret Date 7/6/05



Pittwater Council Component Certificate

DA No:

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Subsequent Floor Levels

at POB	(Name) of 1500 Cicomatics (Name) (Business) SX 491, CHATSWOOD 205) (Malling Address) surveyor, my qualifications being: (WMSW), RZCISRERED SURVEYOR
hereby certify that plans or by any confurther, I am approof the project.	the subsequent floor levels comply with the levels nominated on the approved indition of Development Consent. () a floor) periately qualified and experienced to provide the certification for this component Date 06 June 205



Pittwater Council Component Certificate

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW

Ground Floor Levels

(Name) of YSCO GLOWATICS
(Hitches)
at PO Box 491 CHAT SWOOD 205)
(Mailing Address)
being a qualified surveyor, my qualifications being:
BERRY (UNSW), REGISTERED SURVEYOR
July July July You
······································
hereby certify that the ground floor levels completely
plans or by any condition of Development Consent. () floor Consent Cons
Further, I am appropriately qualified and organized
Further, I am appropriately qualified and experienced to provide the certification for this component
1112
Signature Date O6 June 2005
7 Date



Pittwater Council
474/64 Component Certificate

DA No: N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Roof Ridge Levels

PHILIP YOUDALE OF YSEO GERLATION
(Name)
at PO Box 491, CHATSWOOD 2057
(Mailing Address)
being a qualified surveyor, my qualifications but
R Sugar And Andreadoris being:
B. SURV (UNSW) RZEISTZRZD SURVEYOR
30120E 70 N
hereby certify that the roof ridge levels comply with the levels nominated on the approved plans or by any condition of Development Consent. (RL 62.35 AHB)
Further, I am appropriately qualified and experienced to provide the certification for this component
Signature 1
Date OG JUNE 2005



Pittwater Council Component Certificate

DA No:

CC No.

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Glazing GL-1				
1	(Name) of(Business)			
at	(Mailing Address)			
being	an:			
	accredited certifier			
	licensed builder			
	structural engineer			
with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my				
••••••				
••••••				
Installat	certify that the glazing (including shower doors, shower screens, and bath enclosures provided) , has been designed and installed in accordance with Part 3.6 "Glazing" of the Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings - Selection and Lion", AS 2047-1999 "Windows in buildings - Selection and Installation" and the relevant			
Further, of the pr	I am appropriately qualified and experienced to provide the certification for this component			
	e Date			

MASTERVIEW ALUMINIUM WINDOWS AND DOORS

ABN: 35 958 895 970

PO BOX 204

HARBORD

NSW 2096

31 May 2005

Keith Root Building Services Pty Ltd PO Box 577 AVALON NSW 2107

Attention. Keith Root

Dear Keith,

Re: 118 Riverview Road Clareville

We confirm that the aluminium framed windows and doors supplied by this. Company to the above project were glazed in accordance with the requirements of A.S. 1288 - 1994, an Australian Standard incorporated into the Building Code of Australia.

We trust this certification is satisfactory. Should you require further information, please contact the undersigned.

Yours faithfully,

Rob Wallace

Masterview Aluminium Windows & Doors

Unit 15 176 South Creek Road Cromer NSW 2099 Phone: 9982 1500

Fav: 0087 1522



Pittwater Council Component Certificate

Pest Control

DA No: NO61

N0615/03

CC No:

Property: 148 RIVERVIEW ROAD AVALON NSW 2107

PST-1 (Name) of (Business) at (Mailing Address) being a qualified pest control contractor, my qualifications being:

hereby certify that the **termite control measures** have been provided in accordance with Part 3.1.3 "Termite Risk Management" of the Building Code of Australia Housing Provisions, AS 3660.1-1995 "Protection of buildings from subterranean termites", AS 2870-1996 "Residential Slabs and Footings", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

SEE KORDON TERMITE BARRIEN DOCUMENTATION ATTACHED 29/4/05 FOR AUTS . ADD



जेशनीमिक्साः हा जन्माम् । । ।

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NOTE: This is to be a	attached to Warranty Document Number:		2005-4-2672
Installation Address:	Reno 118 Riverview Road Avalon NSW	nstallation Date:	8/04/2005
Builder: Owner: Local Council:	2107 KEITH ROOT BUILDING Unknown PITTWATER COUNCIL	Phơne Number: Phone Number:	0416 021105
Job Type: Total square metres in	Large Job - Miscellaneous	Phone Number:	02 99701111
Number of service pen Product punctures repa	etrations protected: 4 aired where/if necessary: True		
Company Contact:	Barry Slattery	•	

Authorised Signature:

Installer's Name:

Company Name:

Address:

Comments:

RESTORATION OF EXISTING HOUSE TREATED UNDER NEW BATTENED FLOOR

Phone Number:

Fax Number:

Post Code:

Date:

Accreditation Number: N119

1300 888 638

1300 888 639

2560

29/4/2005

BOARDS.165 X KTMB FULL UNDER COVER, 4 X BRICK COLUMNS.

AJ,TC,BS,WM

MacArthur Square

PO Box 90

NSW

Orange Protector Pty Ltd

EXTENTION /RENOVATATION. WARRANTY COVERS THAT TERMITES WILL NOT PASS THROUGH

THE KORDON INSTALLED.





Warranty No. 2005-4-2672

This Warranty covers damage by Subterranean

Termites ("Termites") only.
Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to

structural timbers and internal timbers BUT DOES
NOT INCLUDE damage by Termites to:

(a) chattels of any nature whatsoever including (but

without limiting the foregoing) antiques, heirlooms, paintings, artwork; and

(b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period, Bayer will without charge to the Owner:

(a) repair the Kordon barrier where practicable; (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged. To the extent permitted by the Law of the State or

Territory in which the premises are located:

(a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.

(b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty

This Warranty shall only have effect if the Kordon is installed by a Bayer Accredited Installer.

OWNER'S RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high (e.g. North of the 26th parallel) more frequent inspections (3-6

months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings. If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer.

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period, the Owner

(a) allows or fails to prevent accumulation of:

i) wood, rubbish or timber against the Building; AND (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.

(b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier. If the Kordon is installed other than by an Bayer Accredited Installer.



Avalon , NSW, 2107 DATE OF INSTALLATION: 8/04/2005 BAYER ACCREDITED INSTALLER: AJ.TC.BS.WM Orange Protector Pty Ltd PO Box 90, MacArthur Square, NSW, 2560 CONTACT NUMBER: 1300 888 638

ACCREDITATION No: N119

BUILDING: Reno 118 Riverview Road

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER.

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.





Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road East Hawthorn Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No. 2005-4-2672

This Warranty covers damage by Subterranean

Termites ("Termites") only.
Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").
This Warranty covers damage by Termites to

structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to:

(a) chattels of any nature whatsoever including (but

without limiting the foregoing) antiques, heirlooms, paintings, artwork; and

(b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period, Bayer will without charge to the Owner:

- (a) repair the Kordon barrier where practicable;
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged.

To the extent permitted by the Law of the State or Territory in which the premises are located:

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty

This Warranty shall only have effect if the Kordon is installed by a Bayer Accredited Installer.

OWNER'S RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings. If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer.

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period, the Owner

(a) allows or fails to prevent accumulation of:

wood, rubbish or timber against the Building; AND

(ii) wood, rubbish or timper against the Building to a (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.

(b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier. If the Kordon is installed other than by an Bayer Accredited Installer.



BUILDING: Reno 118 Riverview Road Avalon, NSW, 2107

DATE OF INSTALLATION: 8/04/2005

BAYER ACCREDITED INSTALLER: AJ.TC,BS,WM

Orange Protector Pty Ltd

PO Box 90, MacArthur Square, NSW, 2560

CONTACT NUMBER: 1300 888 638

ACCREDITATION No: N119

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER.

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.



Certificate of Compliance

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3860.1 - 2000, the primary referenced standard of the Building Code of Australia: Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Stabs and Footings Construction, AS 2870-1996

NOTE: This is to be a	ttached to Warranty Document Number:		2005-4-2672
Installation	Reno 118 Riverview Road	Installation Date:	8/04/2005
Address:	Avalon	moteriation bate.	0/04/2005
	NSW		
	2107		
Builder:	KEITH ROOT BUILDING	Phone Number:	0416 021105
Owner:	Unknown	Phone Number:	0410 021105
Local Council:	PITTWATER COUNCIL	Phone Number:	02 99701111
Job Type: Total square metres in: Number of service pend Product punctures repa		_	
Company Contact:	Barry Slattery		
nstaller's Name:	AJ,TC,BS,WM	Accreditation Number:	N119
Company Name: Address:	Orange Protector Pty Ltd	Phone Number:	1300 888 638
www.	PO Box 90	Fax Number:	1300 888 639
	MacArthur Square NSW	Post Code:	2560
uthorised Signature:	- Kyeuret	Date:	29/4/2005

RESTORATION OF EXISTING HOUSE TREATED UNDER NEW BATTENED FLOOR BOARDS.165 X KTMB FULL UNDER COVER, 4 X BRICK COLUMNS.

EXTENTION /RENOVATATION. WARRANTY COVERS THAT TERMITES WILL NOT PASS THROUGH THE KORDON INSTALLED.



474/04 Component Certificate

DA No: N0615/0

CC No:

Property: \118 RIVERVIEW ROAD AVALON NSW 2107

Balustrading Adequacy

	\
11	of
at	(Business)
	(Mailing Address)
being	an:
	accredited certifier
	structural engineer
Corpo	orporate membership of the Institute of Engineers Australia (MIE), or eligible to become a rate member and having appropriate experience and competence in the related field, my cations being:
•••••	
"Minim	Certify that the balustrading has been designed and constructed in accordance with Part Balustrades" of the Building Code of Australia Housing Provisions, AS 1170.1-1989 um design loads on structures - Dead and live loads and load combinations", and the other conditions of Development Consent.
Further of the p	r, I am appropriately qualified and experienced to provide the certification for this componen
Signatu	Date
	· []

Alloy Glass & Railings Pty Limited 35 Carter Road, Brookvale, NSW, 2100 Phone: 9905 6200 Fax: 9905 9941

A.B.N 91 109 890 066 Builders Lie 165675C



7 June, 2005

Balustrading Adequacy

To Whom It May Concern

Re:

Aluminium & Glass Balustrades

Project:

57 Trappers Way, AVALON

Alloy Glass & Railings Pty Ltd hereby verifies that the **balustrading** installed at the above address has been designed and constructed in accordance with Part 3.9.2 "Balustrades" of the Building Code of Australia Housing Provisions, AS 1170.1 – 1989 "Minimium design loads on structures – Dead and live loads and load combinations".

Further, Alloy Glass & Railings Pty Ltd is appropriately experienced to provide the verification for this component of the project, as a balustrade manufacturer of over 15 years experience.

Should you have any further enquiries please do not hesitate to contact us.

Yours sincerely

Alloy Glass & Railings Pty Ltd

Rob McChesney

Owner



Pittwater Council 474/04 Component Certificate N0615/03

QA No:

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Geotechnical Requirements

1		of	•••••••
	(Name)	. •••••••••••••••••••••••••••••••••••••	(Business)
at .			
		(Mailing	Address)
	g geotechnical engine or eligible to become a ne related field, my qu	a wombrate m	ate membership of the Institute of Engineers ember and having appropriate experience and ing:
• • • • • • • • • • • • • • • • • •			
••••••			
model addition fillit	ine recommendamons	CONTAINED IN 1	walls/other have been constructed in he geotechnical report referred to in the he relevant conditions of Development
Further, I am apport of the project.	ropriately qualified and	d experienced	to provide the certification for this component
Signature			Date
			Sex ex

Jeffery and Katauskas Pty Ltd

CONSULTING GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS A.B.N. 17 003 550 601 A.C.N. 003 550 801



39 BUFFALO ROAD GLADESVILLE NSW 2111 Tel: 02-9809 7322 Fax: 02-9809 7626

Fax Message

25 00 00 12 4 2 4 4

ATTENTION:	KRITH ROOT	J&K JOB NO:	139660
OF:	K. R.B.S	DATE:	17855 WR
FAX NO:	9973 1356	PAGE 1 OF	6/6/05
FROM:	PAUL ROBERTS	_ CC:	2
RE:		ANALON	
		17 (TREED NO	
MESSAGE:			
to the control of the		• 4 · · · · · · · · · · · · · · · · · ·	
TO THE STANDARD OF THE STANDARD OF	Form 3 attached.		
The second second second second second			
	Regards		
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B. Danie i sa de um de las Philosophies	Paul Roleh		
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IF MESSAGE NOT CORRECTLY RECEIVED OR PAGES FAULTY PLEASE TELEPHONE RECEPTION IMMEDIATELY.





1 2

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

	Development AppRoation for MR MARK LEWIS
	Name of Applicant
	Address of site 118 RIVERNIEW ROAD AVALON
	(3+ HOW/EES WAY)
Declaration	n made by geotechnical engineer on completion of the Development
1, <u>1317</u> 2	CE WALKERON SHEET THE FERRY & VATALISMEN TO
(CE WALKER on behalf of JEFFER & KATAUSKAS P 12 (Insert Name) (Trading or Company Name)
on this the	The same of the sa
Certify that	AM 9 realisehalest and a second secon
least \$2milli	woompany to issue this document and to certify that the organisation company has a current professional indemnity policy of at prepared and/or verified the Geotechnical Report as set Form 1 dead a current professional indemnity policy of at
G	on. I prepared and/or verified the Geotechnical Report as per Form 1 dated 6 Archity 2003 referred to below.
Γ	REPORT THE GENTELLIMEAL ASSESSMENT IN RIVERNIEW TOND AVAILAND
j :	Report Date: 4 AUGUST 2003 Report Res. No. 17855Wept
<u>L.</u>	Author BIZDEE WALLER
W# / reviewed th	e original structural distinguished experience the release statement of
incorporated	into the completed project.
W∉ / I have inspec	tied and/or are satisfied that the journation materials are all the property of the control and the control are the control and the control and the control are the control and the control an
structural doc	purports) of the development have been eracted, comply with the requirements opecified in the Geotechnical Report.
:	tequalities operated in the Geolegianical Report.
Wa / I have inspect	ted the site during construction and to the best of my knowedge, I am satisfied that the development referred to in the
	consent DA NO474 placater 19 AUCUST 2004 (Including condensity and
(D,A	(Including underpining and new deds).
	new alley.
nas peen cont	structed in accordance with the Intent of the Geotechnical Report, and the requirements of the conditions of Development
Content retail	
reasonable an	ID PRECIOUS).
ore	at Pittwater Council require this contificate prior to issuing an occupancy certificate for the development identified above and will riticate in regard to the development having achieved the "Accordate District Processing and Council Processing and Co
reny on this can	difficute in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that dipractical measures have been taken to remove foreseable roll.
(COSONADIO ZI)	d practical measures have been taken to remove foreseeable risk. <i>Os 'indicated in Report'</i> .
AS DOTA	k as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management
	TO FORM No. 2
	TO FORM No. 2
_ • \$ 17€ U	NSPECTION REPORTS DATED 7/2/05, 16/2/05, 23/2/05, 2/2/05,11/2/05
, l	23/2/05, 12/05, 12/05, 12/05, 12/05
	Signature Bruse Fil Valler
	Name BRUCE F WALKER
	Charlered Professional Status FIE Aust CPEng
•	Membership No. 159312
:	inenseranip No
'	
:	
•	
i i	

Fittwater Council 21 Rof: Interim Geotechnical Risk Management Policy for Pittwater June 2003

Adopted:15.05.2003 In Force from:17.05.2003

Jeffery and Katauskas Pty Ltd
CONSULTING GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS
ABN 17 003 550 801
ACN 003 550 801
ACN 003 550 801 39 BUFFALO ROAD, GLADESVILLE NSW 2111 Tel: 02 9809 7322 Fax: 02 9809 7626



	J&K JOB No: 1구용도 الم
LOCATION: 118 RNERVIEW RD. AVALON	DATE: 2/3/05
GIVEN TO: MATHOLD ROOT	PAGE: OF: 1
OF: KEITH ROOT BUILDING SERVICES	INSP BY: PR
cc TO: TRANSMIT BY:	
SITE REPORT No	• •
At your request the undersuned sate	ended on reporter
at the above site. This report should	d be read in
conjunction with our previous site -	epod dilad 11
At your request, the undersigned state at the above site. This report should conjunction with our previous site of the undersigned state.	CYC C DOSED 23/E/PS
The undergin executation immediately	1 +to
the north-western comes of the land	load land
extended to about 2.3- below que	had been
levels.	surface
The executation base revealed wea	110-1-1
bedrock considered suitable for the	a staring
allowable bearing pressure of 600 h	D required
We worked assessed will be	1 1
We understand concrete will be par	sed tomorrow
Any wroter softened material, loose of	ems a stonding
water nust be removed pror to pos	J-neg converte.
72	
Regards	
and Rolets	
e g	9.1



Received by:

NOTE: Unless otherwise defined, allowable bearing pressures for foundations on rock have been assessed in accordance with "Design Loadings of Foundations on Shale and Sandstone in the Sydney region", Australian Geomechanics Society. DISTRIBUTION: Yellow to Client, White to J&K file. Standard Sheets/Site Report4, August 2002



Jeffery and Katauskas Pty Ltd

CONSULTING GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS
ABN 17 003 550 801
ACN 003 550 801
ACN 003 550 801
Fex: 02 9809 7322
Fex: 02 9809 7626



OEVELOYMEN (J&K JOB No:) 子ないして
LOCATION: 118 12 WEIGHTEN ROAD AVALON	DATE: 23 2 05
GIVEN TO: MATHELL ROOT	PAGE:1OF:
OF: KEITH ROOT BULLDWG SERVICES	INSP BY: PQ
cc TO: TRANSMIT BY:	
SITE REPORT No	•
At your request the under and	tone - a boha
cat the above cite. This report should	d la
confunction with a more and	a be read in
conjunction with our previous site report use comment as follows	ort deited 16/2/05 d
Underpir occurations at Location 3 of	The inderon
symmetry have been extended to deal	hs ranging a 2
thisting surface levels	
The underpre exercation bases revealed	140/4-1
bedrock considered suitable for the m	The shale
beering processed of completely	comed altervable
bearing pressure of 600 Ha. All loose	delis, water k
any water softened material most be	removed prier to
power concrete we reiterate previous	commonte
The state of the s	<u> </u>
shall should there be any delans in	Dec to emplo
shale should there be any delays in	por any constitute.
J Rul Riel	
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Jeffery and Katauskas Pty Ltd CONSULTING GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

ABN 17 003 550 801 ACN 003 550 801 39 BUFFALO ROAD, GLADESVILLE NSW 2111 Tel: 02 9809 7322 Fax: 02 9809 7626



EDENTIAL DEVELOPMENT LOCATION: 118 RIVERVIEW ROOD, AVAION GIVEN TO: MATHEW ROOT	J&K JOB No: 1785512 DATE: 16/2/05
OF: KETTH ROOT BUILDING SERVICES	PAGE: 1 OF: 1
cc TO: TRANSMIT BY:	************************************

At your request the undersigned attended an inspection at the above site This report should be read in conjunction with our fores (Ret. 175881028 Fax.), dated 2/11/64 & 178551028 Fax. 2, dated 7/2/65) Underprin excavation adjacent to the previously constructed underpris had been extended to similar depths (1.6 m & 1.9). Linderpris had been extended to similar depths (1.6 m & 1.9). Linderpris had been extended to similar depths (1.6 m & 1.9). Linderpris had been extended to similar depths (1.6 m & 1.9). Le revaled weathered shale bechrock white the four piers revealed weathered shale bechrock white the northernmost pier (2.6 m depth) still reveals class the northernmost pier (2.6 m depth) still reveals class weathered shale (as described to Mathew). On the basis of our observations, the shale bedrock is considered soutable from the required allowable end reason of 600 kg. subject to cleaning out reason delvis writer softered makeral a my wroter. Let the are concern required the material and wroter when all the base of the northernmost balcomy in the part of the northernmost balcomy in the northernmost balcomy in the northernmost balcomy in the part of the northernmost balcomy in the northernmost balcomy in the northernmo	SHE REPORT No
with our fores (Ref. 17588w28 Fac 1 dated 2/11/04 & 178551078 Fax 2, dated 7/2/05) Underpin excuritions adjacent to the praviously constructed underpies had been extended to similar depths (1.6 m & 1.9). & revealed weathered shak bedrock four pier footnings for the new balcony had been extended dam to depths between 1.7- & 2.6m. Three of the powr piers revealed weathered shale bedrock white the northernmost pier (2.6 m depth) still reveals clay it the base. This pier requires extending dam to weathered shale (as described to Mathew). On the basis of our observations, the shale bedrock is considered soutable for the required allowable end pressure of 600 hr. subject to cleaning out posse deline water softeed material and wrote? He there are concern requiring the material and wrote? He there are concern requiring the material and wrote? Everaled in the base of the northernost balcony for the basis of the base of the northernost balcony for the we should be constanted from budget and and the base of the northernost balcony for the use should be constanted from budget and so the same was a so that the base of the northernost balcony for the use should be constanted from budget and so the same and so	At your request the undersiance attended an isspert
fax 2, dated 7/2/05). Underpin excertitions adjacent to the previously constructed underpies had been extended to similar depths (1.6 m & 1.9). K revialed weathered shale bectrock. Four pier footness for the new balcony had been extended dam to depths between 1.7 a & 2.6 m. Three of the pour piers ravealed weathered shale bectrock, while the northernment pier (2.6 m depth) still reveals clay at the base. This pier requires extending dam to weathered shale (as described to Mathew). On the basis of our observations, the shale bedrock is considered soutable from the required allowable and search pressure of 600 hr. subject to cleaning out posse debris, water softered material a any water. He there are cancens requiring the material army water. Evenled in the base of the northernmost balcony for the undered in the base of the northernmost balcony for the undered in the base of the northernmost balcony.	The cubble size this report should be read in
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Regards Paul Robert	is the se classe of the northernost balcomy
ians laur lovers	The state of the putter advice
	Jan Lovery



Received by: NOTE: Unless otherwise defined, allowable bearing pressures for foundations on rock have been assessed in accordance with "Design Loadings of Foundations on Shale and Sandstone in the Sydney region", Australian Geomechanics Society. DISTRIBUTION: Yellow to Client, White to J&K file, Standard Sheets/Site Report4, August 2002



RMSv6.5 8/12/2004 Sales Docket Kate's Family Pets

22 MacPherson St Warriewood NSW 2102 Ph: 02 9999 4920 Fax: 02 9999 1620 Served By ANNETTE Docket No. Date 8/12/2004 12:12 5672

Ext. Description PARROT BREEDING BOX WOODEN

13.5909 x 1 \$13.59

PEACHFACE BREEDING BOX WOODEN

9.9091 x 1 \$9.91

\$23.50 Subtotal \$2.35 Tax \$25.85 Total inc No. of Items (2) Payment Details: \$50.00 Cash Chanse: Cash \$24.15

Harvest Seeds & Native Plants - ABN 33 059 101 558

325 McCarrs Creek Road
TERREY HILLS NSW 2084

Ph: 61 2 9450 2699 Fax: 62 2 9450 2750 www.harvestseeds-nativeplants.com,au

TAX INVOICE

DATE	INVOICE NO.					
3/12/2004	6695					

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DA No:

N0474/04

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Bushland Management Strategy

(Name)	of(Business)
at	
	(Mailing Address)
(Contact Phone No)	
""" " " " ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	experienced bushland management consultant, hereby certify rategy or plan has been completed in accordance with the agement strategy or plan and the relevant conditions of
Further, I am appropriately qualified of the project.	and experienced to provide the certification for this component
Signature	
	Cexticoxe Air Coxe
	(b) (c)



DA No:

Component Certificate

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Bushland Management Strategy

1	of
(Name)	(Business)
at	
	(Mailing Address)
being a qualified and appropriately experi qualifications being:	enced bushland management consultant, my
hereby certify that the bushland manage accordance with the details shown on the conditions of Development Consent.	ment strategy or plan has been completed in bushland management strategy or plan and the relevant
Further, I am appropriately qualified and end of the project.	xperienced to provide the certification for this component
Signature	Date

Syncarpia Vegetation Management

P.O Box 294 Church Point 2105 Fax: 99731649 Mob: 0403074075 Email:juliastanton@ozemail.com.au ABN: 70 451 712 942

Matters to be satisfied prior to issue of construction certificate and prior to commencement of work - Bushland Management

Property 57 Trappers Way (118 Riverview Road) DAN0615/03 DAN0474/04

i Julia Stanton of Syncarpia Vegetation Management am a qualified Bushland Management Consultant/Ecologist.
I hold the following qualifications
B.Sc. (Environmental and Urban Horticulture) MAABR, MAIH, MISA

I certify the following has been completed in accordance with the conditions of Development Consent DA N0615/03 (C1, E36) DAN0474/04 (C7):

 I have been engaged to supervise a program of Bushland Management in accordance with the Vegetation Survey, Habitat Assessment Bushland Management/, and Landscape Concept Plan prepared by Syncarpia Vegetation Management dated August 2003 (C1);

 Screen planting details (screen 50% of the built form when viewed from the street) incorporating locally indigenous species are provided in approved Bushland Management/, and Landscape Concept Plan prepared by Syncarpia Vegetation Management dated August 2003 (E36).

 A pre-order of local native plants has been arranged with Tharwa Propagation Nursery and Harvest Seeds and Native Plants in accordance with the requirements of the approved Bushland Management/, and Landscape Concept Plan prepared by Syncarpia Vegetation Management dated August 2003. Both Nurseries have confirmed they grow a range of indigenous plant species listed in the revegetation Planting Schedule from propagation material sourced from the Pittwater Council area (C7).

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

tion Stall to

08/11 100 kg



Pittwater Council Component Certificate

DA No:

N0474/04

CC No:

-Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Building Setout

1. PHIL	(Name) (Business)	
	(Name) (Business)	<u></u> 1
at Po	Box 491 CHATSWOOD 2057	
62 A.	(Mailing Address)	******
(Contact Phor	79 8 2 2 L	•
	· ·	
neing a dualifi	ied registered surveyor, (Registration No. 8 11	·
hereby certify	that the building has been set out in accordance with the bound	/ setbacks any condition
Signature\	Date OG JUNE Zee	5



DA No:

N0474/04

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Protection Fencing

Meith Root. of Kerth Root Building Sovices (Name) (Business) at P.O. Box 577, Avalon 2107 (Mailing Address)
(Mailing Address)
99)18 809C
(Contact Phone No)
being a:
Principal Certifying Authority (Accreditation No)
Licensed Builder (Licence No. 40028
Licensed Builder (Licence No 10025)
hereby certify that the protection fencing has been provided around all trees/landscaping/natural features, as required by the relevant condition nominated in Section D, "CONDITIONS TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE NATURAL AND BUILT ENVIRONMENT" of the Development Consent.
Signature of 1. That Date 7/6/05



DA No:

N0474/04

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

External Finishes

EF-1

1	Kerth Root of Kerth Root Building Sovies (Name) (Business) (Business) (Mailing Address)
at	1.0, 100x 5//, Hualon 207
(Conta	9918 899 6 act Phone No)
being	a:
	Principal Certifying Authority (Accreditation No)
	Licensed Builder (Licence No. 40028
hereby areas	certify that all external finishes, ie. roof, walls, glazing, trim, driveways and hard surface are in accordance with all relevant conditions of development consent.
Signatu	ure per To Rat Date 7/6/05



BUILDING INSPECTION REPORT

Land to which this Building Inspecti	on Report result sheet applies:	
Council Area : Pittwates	_	11. 5 01.
Address 118 Riverview	Rd Avalon	1 of DD
DA No	CC No. 2004/424	CDC No.
DA No. Requested by: Jony Roa	₹ Ph No	
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PCA Signage	Steel Placement	Stormwater
Sediment Controls	Floor Framing / Slab	Pool Fence
Tree Protection Measures	Wall Framing	Final Inspection
Building Commencement	Roof Framing	Other (specify)
Footings and Excavation	Waterproofing	Photographic record
An inspection of	found to be in compliance wit ate/Complying Development Certif	h the plans and specifications as icate.
Complete the work detailed hereunder inspection. NB A re-inspection fee PRIOR TO THE RE-INSPECTION BEI	er and contact the Principal Ce	rtifying Authority to arrange a re- rill be charged, which is payable
	many builder to	provide
CD with photos		
Signed: A Baily Accredited Building Sun	veyor Date:	11.5.05

INSIGNT development consultants pty ltd accredited building certifiers & development managers

BUILDING INSPECTION REPORT

Land to which this Building Inspe	ection Report result st	neet applies:	
Council Area PITTW	ATED		· 5/5/-
The state of the s	4.6		
DA No	CC No. 2004/4	224 CDC N	No
Requested by: Mat		Ph No	1611m2 1105
Critical Stage Inspections			·· 7. 4 19. · C. C 2. d 7
PCA Signage	Floor Fram	ning /Slab	Pool Fence
Sediment Controls	Wall Frami	ing	Final Inspection
Building Commencement	Roof Framir	ing .	Other (specify)
Footings and Excavation	Water Proo	ofina	Photographic record
Steel Placement	Stormwater		i no rograpina recora
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Signed:		te:3/3/	10.5

development consultants pty ltd accredited building certifiers & development managers

BUILDING INSPECTION REPORT

آبت Land to which this Building Inspecti	ion Report result sheet applies:	
Council Area PITTWAT	ER Date of Ins	spection 16/2/05
Address 118 RIVERVIE	w pole Lot 5	7 DP 24563
DA No.	cc No 2004/424 c	DC No
Requested by: Mot	/ Ph No	04/6 021105
Critical Stage Inspections		
PCA Signage	Floor Framing /Slab	Pool Fence
Sediment Controls	Wall Framing	Final Inspection
Building Commencement	Roof Framing	Other (specify)
Footings and Excavation	Water Proofing	Photographic record
Steel Placement	Stormwater	
and has been found to be in a Construction Certificate/Complyi	compliance with the plans and sp	has been carried out ecifications as approved in that
Complete the work detailed here re-inspection. NB A re-inspection THE RE-INSPECTION BEING C	eunder and contact the Principal (n fee of \$ will be cha	Certifying Authority to arrange a arged, which is payable PRIOR TO
		<u> </u>
Signed: A Caprono) Date:	16/2/05



BUILDING INSPECTION REPORT

Land to which this Building Inspection	ı Repor	t result sheet applies:	
Council Area PITTWATE	R	Date of Insper	ction 31/1/05
Address // PRIVERVIEW	Rd	AVALONIO 57	np 24563
DANO NO 474/04 CO			
Requested by: Heith Roc	97	Ph No	110.
, , , , , , , , , , , , , , , , , , , ,			
Critical Stage Inspections			
PCA Signage		Floor Framing /Slab	Pool Fence
Sediment Controls		Wall Framing	Final Inspection
Building Commencement		Roof Framing	Other (specify)
Footings and Excavation		Water Proofing	Photographic record
Steel Placement		Stormwater	
and has been found to be in comple Construction Certificate/Complying De	liance v	with the plans and specific	has been carried out cations as approved in that
Complete the work detailed hereunder	r.		
Complete the work detailed hereunde re-inspection. NB A re-inspection fee THE RE-INSPECTION BEING CARR	e of \$	will be charged	iying Authority to arrange a , which is payable PRIOR TO
			
Signed: A Cohomos			/1/05
Accredited Building Surveyor			

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 ph: 9999 0003 fax: 9979 1555 Email: info@insightdevelopment.com.au ABN 38 089 727 346