

- 9 JUL 2007

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

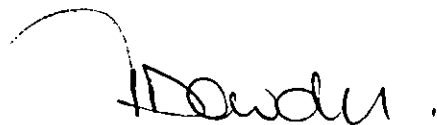
Dear Sir

**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

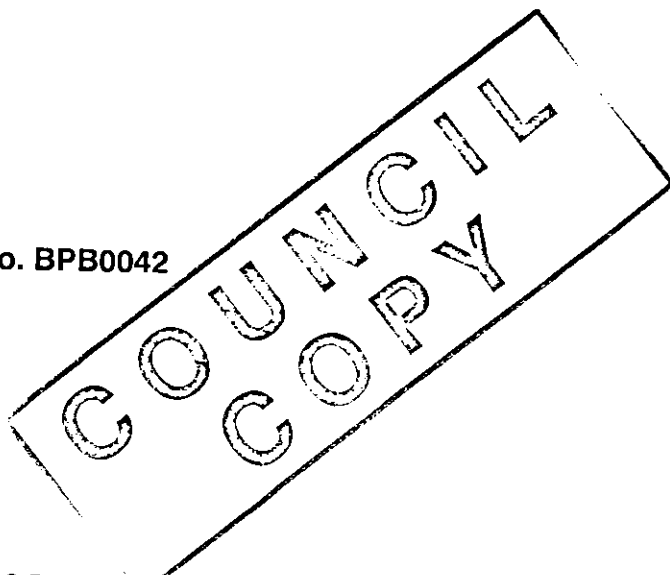
I certify that:

- **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



AVALON LAW

(formerly Dawson & Butt)

LAWYERS

An Incorporated Legal Practice



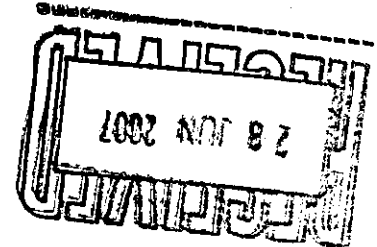
Tel: 02 9918 6922

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: Linda Shacklady
Direct line: 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 SILENCE
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

per, S

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

Principal:
Trevor Butt

Suite 4, 27 Old Barrenjoey Road
Avalon Beach NSW 2107
PO Box 73 Avalon
info@avalonlaw.com.au
ABN 70 101 046 726

Associate:
Penny Young-Whitforde

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

MARK CHRISTOPHER LEWIS
WENDY SILENCE
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
www.hazlett.com.au

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Firm: 13PC
Licence: 01-05-074
Licensee: Dawson & Butt

POSITIVE COVENANT



New South Wales
Section 88E(3) Conveyancing Act 19

AC996511M

PRIVACY NOTE: this information is legally required and will be

(A) TORRENS TITLE

FOLIO IDENTIFIER 57/24563

(B) LODGED BY

Delivery Box 381H	Name, Address or DX and Telephone HATZLETS 123257W Reference (optional): Avalon! 5216	CODE PC
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(C) REGISTERED PROPRIETOR

MARK CHRISTOPHER LEWIS AND WENDY SILENCE

(D) LESSEE MORTGAGEE or CHARGE

Of the above land agreeing to be bound by this positive covenant		
Nature of Interest Mortgage	Number of Instrument AB346348	Name PERMANENT CUSTODIANS LIMITED

(E) APPLICANT

Within the meaning of section 88E(1) of the Conveyancing Act 1919
PITTSWATER 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 24/10/06
dd mm yyyy

(G) Execution by the prescribed authority

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

Signature of witness:
Name of witness: JILL MCGRATH
Address of witness: 12/5 VUKO PL.
WARRIEWOOD.

Signature of authorised officer:
Name of authorised officer: STEPHEN RANE
Position of authorised officer: PUBLIC OFFICER

(G) Execution by the registered proprietor

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

Signature of witness:
Name of witness:

Address of witness: TREVOR BUTT
SOLICITOR

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of Registered Proprietor:

(H) Consent of the mortgagee

The mortgagee under mortgage No. AB346348 agrees to be bound by this positive covenant.

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

Signature of witness:
Name of witness: Deldre Tsung
Address of witness: 12 Castlereagh St Sydney NSW 2000

Signature of mortgagee:

Signed for and on behalf of Permanent Custodians Limited (ACN 001 428 384) pursuant to power of attorney registered in NSW, Book 4488, Number 855 by its attorney.	
(Signature)	Katy Pagliaro Custodial Servicing Process Manager
(Print Name & Job Title)	

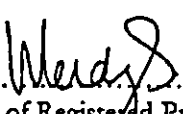
CT-302G produced for this dealing 16/12/07 051841

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) Deldre Tsung
Documentation Manager
(Print Name & Job Title of witness)
12 Castlereagh St SYDNEY 2000

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


.....
(Signature) Katey Paglaro
Custodial Servicing Process Manager
(Print Name & Job Title)

026939



This page and the 42 following pages form Annexure "B" of the positive covenant over 118 Riverview Road Avalon.

REPORT

TO

MR M LEWIS

C/- GILL ARCHITECTS PTY LTD

ON

GEOTECHNICAL ASSESSMENT

(IN ACCORDANCE WITH PITTWATER COUNCIL AMENDED INTERIM POLICY)

Signed for and on behalf of Permanent Custodians Limited
(ACN 001 426 384) pursuant to power of attorney registered
in NSW, Book 4488, Number 856 by its attorney.

(Signature) *Katey Pagliaro*
Katey Pagliaro
Custodial Servicing Process Manager
(Print Name & Job Title)

AT

WITNESS:

Deldre Tsung
Deldre Tsung

118 RIVERVIEW ROAD, AVALON, NSW 12 Castlereagh St Sydney NSW 2000

M.C. Lewis
Wendy

M.C. LEWIS

W. SILENCE

4 August 2003

Ref: 17855Wrpt

S. R. White
Adviser
Cons.

Jeffery and Katauskas Pty Ltd

CONSULTING GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

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

Development Application for MR. M. LEWIS
Name of Applicant
Address of site 118 RIVERVIEW RD, AVALON
(57 TRAPPERS WAY).

Declaration made by geotechnical engineer or engineering geologist or coastal engineer (where applicable) as part of a geotechnical report

I, BRUCE WALKER on behalf of JEFFERY & KATAUSKAS PTY LTD.
(Insert Name) (Trading or Company Name)

on this the 6 AUGUST 2003 certify that I am a geotechnical engineer or engineering geologist or coastal engineer as defined by the Geotechnical Risk Management Policy for Pittwater and 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 have:

Please mark appropriate box
☒ Prepared the detailed Geotechnical Report referenced below in accordance with the Australia Geomechanics Society's Geotechnical Risk Management Guidelines and the Pittwater Council Policy

- ☐ Am willing to technically verify that the detailed Geotechnical Report referenced below has been prepared in accordance with the Australian Geomechanics Society's Geotechnical Risk Management Guidelines and the Pittwater Council Policy
- ☐ Have examined the site and the proposed development/alteration in detail and am of the opinion that the Development Application only involves Minor Development/Alterations that do not require a Detailed Geotechnical risk Assessment and hence my report is in accordance with the Policy requirements for Minor Development/Alterations.
- ☐ Provided the coastal process and coastal forces analysis for inclusion in the geotechnical report

Geotechnical Report Details:

Report Title: GEOTECHNICAL ASSESSMENT, 118 RIVERVIEW RD, AVALON
Report Date: 4 AUGUST 2003 Ref 178550pt
Author: B.F. Walker

Documentation which relate to or are relied upon in report preparation:

- Survey: LYCAT 2 Co Ref No 70076
- Refer Section 4 of Report for 136 A Architectural drawings

I am aware that the above geotechnical report, prepared for the abovementioned site is to be submitted in support of a Development Application for this site and will be relied on by Pittwater Council as the basis for assessing that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure, taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risks discussed in Section 5.3 of our report.

Signature Bruce F. Walker
Name BRUCE F. WALKER
Chartered Professional Status P. I. Eng. C. I. Eng.
Membership No. 199312

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

Development Application for MR M. LEWIS
Name of Applicant
Address of site 118 RIVERVIEW RD AVALON
(57 TRAPPERS WAY)

The following checklist covers the minimum requirements to be addressed in a Geotechnical Risk Management Geotechnical Report. This checklist is to accompany the Geotechnical Report and its certification (Form No. 1).

Geotechnical Report Details:

Report Title: GEOTECHNICAL ASSESSMENT: 118 RIVERVIEW ROAD, AVALON
Report Date: 4 AUGUST 2003 Ref 178550 rpe.
Author: B.F. WALKER

Please mark appropriate box

- ☒ Comprehensive site mapping conducted 18 July 2003
(date)
- ☒ Mapping details presented on contoured site plan with geomorphic mapping to a minimum scale of 1:200 (as appropriate)
- ☒ Subsurface investigation required
 - ☒ No Justification: Existing cut exposes profile.
 - ☐ Yes Date conducted
- ☒ Geotechnical model developed and reported as an inferred subsurface type-section
- ☒ Geotechnical hazards identified
 - ☒ Above the site
 - ☒ On the site
 - ☒ Below the site
 - ☒ Beside the site
- ☒ Geotechnical hazards described and reported
- ☒ Risk assessment conducted in accordance with Council's Policy
 - ☐ Consequence analysis
 - ☐ Frequency analysis
- ☒ Risk calculation
- ☒ Risk assessment for property conducted in accordance with Council's Policy
- ☒ Risk assessment for loss of life conducted in accordance with Council's Policy
- ☒ Assessed risks have been compared to "Acceptable Risk Management" criteria as defined in the Geotechnical Risk Management Policy for Pittwater
- ☒ Opinion has been provided that the design can achieve the "Acceptable Risk Management" criteria provided that the specified conditions are achieved.
- ☒ Design Life Adopted:
 - ☒ 100 years
 - ☐ Other specify
- ☒ Development Conditions to be applied to all four phases as described in Pittwater
- ☒ Geotechnical Risk Management Policy have been specified
- ☒ Additional action to remove risk where reasonable and practical have been identified and included in the report.

I am aware that Pittwater Council will rely on the Geotechnical Report, to which this checklist applies, as the basis for ensuring that the geotechnical risk management aspects of the proposal have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure, taken as at least 100 years unless otherwise stated, and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risks as discussed in Section 5.3 of our Report.

Signature Bruce F. Walker

Name BRUCE F. WALKER

Chartered Professional Status FIE Aust CPENG

Membership No. 199312

For & on behalf of
JEFFERY & KATANSIKAS Pty Ltd.



Pittwater Council

Component Certificate

DA No: ^{474/09} N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Wet Areas

WA-1

I  of
(Name) (Business)
at
(Mailing Address)

being an:

- ☐ accredited certifier
☐ licensed builder

my qualifications being:

.....
.....

hereby certify that the **shower floors and walls in wet areas** have been waterproofed in accordance with Part 3.8.1 "Wet Areas" of the Building Code of Australia Housing Provisions, AS 3740-1994 "Waterproofing of wet areas in residential buildings", 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

Est. Wilkes

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

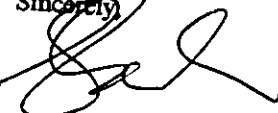
Dear Tony

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 product used on the external balcony was Duram Multithane UV., whilst Duram Durabit EF was used 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. These areas will be repaired accordingly.

Sincerely,



Stephan Krenkels



Pittwater Council
Component Certificate

DA No:

474/04
N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Stair Construction
ST-1

I of
(Name) (Business)

at

(Mailing Address)

being an:

- ☐ accredited certifier
☐ licensed builder

my qualifications being:

.....
.....
hereby certify that the **stairs** have been designed and constructed in accordance with Part 3.9.1
"Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed
platforms, walkways, stairways and ladders", 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 Sydney City
Certificate.*



**SYDNEY CITY
STAIRCASES**

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

2.
05

member of:



SABRA®

STAIRCASE AND BALUSTRADE
ASSOCIATION OF AUSTRALIA INC.

HIA member
the best in the business



STEP UP WITH THE PROFESSIONALS



Pittwater Council

DA No:

474/04
N0615/03

Component Certificate

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Wall, Roof Frames and Window Location

FM-1

I, Keith Root of Keith Root Building Services
(Name) (Business)
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 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 of the project.

Signature

Keith Root

Date

7/6/05



Pittwater Council
Component Certificate

474/04
DA No: N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Bearers and Joists and Sub-floor Ventilation

BJ-1

I, Kerth Root of Kerth Root Building Services
(Name) (Business)
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" or 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 Development Consent.

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

Signature [Signature]

Date 7/6/05



Pittwater Council

DA No: ^{474/04} N0615/03

Component Certificate

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Masonry Construction, Accessories & Weatherproofing

MC-1

I, Keith Root (Name) of Keith Root Building Services (Business)
at P.O. Box 577 Avalon (Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

#40028

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 of the project.

Signature Tej R. A.

Date 7/6/05



Pittwater Council
Component Certificate

DA No: 474/94
N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Subsequent Floor Levels
FL-2

I PHILIP YODALE of YSCO GEOMATICS
(Name) (Business)

at PO Box 491, CHATSWOOD 2057
(Mailing Address)

being a qualified surveyor, my qualifications being:

B. SURV (NSW), REGISTERED SURVEYOR

generally

hereby certify that the subsequent floor levels comply with the levels nominated on the approved plans or by any condition of Development Consent. (existing floor)

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

Signature [Signature]

Date 06 JUNE 2005



Pittwater Council
Component Certificate

DA No: ^{474/04} N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Ground Floor Levels
FL-1

I, PHILIP YODALE of YSCO GEOMATICS
(Name) (Business)

at PO BOX 491 CHATSWOOD 2057
(Mailing Address)

being a qualified surveyor, my qualifications being:

BSUR (UNSW), REGISTERED SURVEYOR

.....
generally
hereby certify that the ground floor levels comply with the levels nominated on the approved plans or by any condition of Development Consent. (existing floor)

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

Signature [Signature]

Date 06 June 2005



Pittwater Council

Component Certificate

DA No: 474/04 N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Roof Ridge Levels

RL-1

PHILIP NOUDALE
(Name)

of YSCO GEOMATICS
(Business)

at PO Box 491, CHATSWOOD 2057
(Mailing Address)

being a qualified surveyor, my qualifications being:

B. SURV (UNSW), REGISTERED SURVEYOR

generally
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 AHD) ✓

Further, I am appropriately qualified and experienced to provide the certification for this component
of the project. 62.35 on plans

Signature [Signature]

Date 06 June 2005



Pittwater Council
Component Certificate

DA No: ~~474/05~~ N0615/03

CC No.

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Glazing
GL-1

I of
(Name) (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 qualifications being:

.....
.....
hereby certify that the **glazing (including shower doors, shower screens, and bath enclosures where provided)**, has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings - Selection and Installation", AS 2047-1999 "Windows in buildings - Selection and Installation" 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

362
M. Stevenson Cert.

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

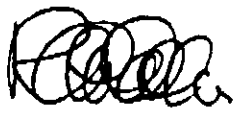
Dear Keith,

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



Pittwater Council

Component Certificate

DA No: ^{4/14/04} N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Pest Control

PST-1

I of
(Name) (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 KAMAR
TERMITE BARRIER
DOCUMENTATION ATTACHED
29/4/05 FOR ACTS & ADDS

NOT NECESSARY FOR
PRESERVATION OF TIMBER IN
STRUCTURE
29/4/05



KORDON[®]

TERMITE BARRIER

Certificate of Compliance

NOTE: This is to be attached to Warranty Document Number:

2005-4-2672

Installation Address: Reno 118 Riverview Road
Avalon
NSW
2107

Builder: KEITH ROOT BUILDING

Owner: Unknown

Local Council: PITTWATER COUNCIL

Installation Date: 8/04/2005

Phone Number: 0416 021105

Phone Number: 0416 021105

Phone Number: 02 99701111

Job Type: Large Job - MiscellaneousTotal square metres installed: 165.8Number of service penetrations protected: 4Product punctures repaired where/if necessary: True

Company Contact: Barry Slattery

Installer's Name: AJ,TC,BS,WM

Company Name: Orange Protector Pty Ltd

Address: PO Box 90
MacArthur Square
NSW

Accreditation Number: N119

Phone Number: 1300 888 638

Fax Number: 1300 888 639

Post Code: 2560Authorised Signature: K. JernyDate: 29/4/2005

Comments: RESTORATION OF EXISTING HOUSE TREATED UNDER NEW BATTENED FLOOR
BOARDS. 165 X KTMB FULL UNDER COVER, 4 X BRICK COLUMNS.
EXTENSION / RENOVATION. WARRANTY COVERS THAT TERMITES WILL NOT PASS THROUGH
THE KORDON INSTALLED.



KORDON[®]

TERMITE BARRIER

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 a 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.



KORDON

TERMITE BARRIER

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

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 a Bayer Accredited Installer.



KORDON
TERMITE BARRIER

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 3660.1 - 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 Slabs and Footings Construction, AS 2870-1996.

NOTE: This is to be attached to Warranty Document Number:

2005-4-2672

Installation Address: Reno 118 Riverview Road
Avalon
NSW
2107
Builder: KEITH ROOT BUILDING
Owner: Unknown
Local Council: PITTWATER COUNCIL

Installation Date: 8/04/2005
Phone Number: 0416 021105
Phone Number:
Phone Number: 02 99701111

Job Type: Large Job - Miscellaneous
Total square metres installed: 165.8
Number of service penetrations protected: 4
Product punctures repaired where/if necessary: True

Company Contact: Barry Slattery
Installer's Name: AJ,TC,BS,WM
Company Name: Orange Protector Pty Ltd
Address: PO Box 90
MacArthur Square
NSW

Accreditation Number: N119
Phone Number: 1300 888 638
Fax Number: 1300 888 639
Post Code: 2560

Authorised Signature: 

Date: 29/4/2005

Comments: RESTORATION OF EXISTING HOUSE TREATED UNDER NEW BATTENED FLOOR
BOARDS.165 X KTMB FULL UNDER COVER , 4 X BRICK COLUMNS.
EXTENTION /RENOVATION. WARRANTY COVERS THAT TERMITES WILL NOT PASS THROUGH
THE KORDON INSTALLED.



Pittwater Council
Component Certificate

DA No: **N0615/03**

CC No:

Property: **118 RIVERVIEW ROAD AVALON NSW 2107**

Balustrading Adequacy
BA-1

I of.....
(Name) (Business)

at
(Mailing Address)

being an:

- ☐ accredited certifier
☐ 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 qualifications being:

.....
.....

hereby certify that the **balustrading** 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 "Minimum design loads on structures - Dead and live loads and load combinations", 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 Glass Railings

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 Lic 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 "Minimum 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

A handwritten signature in black ink, appearing to read "Rob McChesney", is written over a horizontal line.

Rob McChesney
Owner



Pittwater Council

Component Certificate

DA No: **474/04** N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Geotechnical Requirements

GO-1

I of
(Name) (Business)

at
(Mailing Address)

being a practising geotechnical 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 qualifications being:

.....
.....

hereby certify that the **piers/slabs/footings/retaining walls/other** have been constructed in accordance with the recommendations contained in the geotechnical report referred to in the Development Consent/Construction Certificate, 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 Certificate
Geotech Report*

Jeffery and Katauskas Pty Ltd

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



39 BUFFALO ROAD
GLADESVILLE
NSW 2111
Tel: 02-8809 7322
Fax: 02-8809 7626

Fax Message

ATTENTION: KEITH ROOT J&K JOB NO: 17855 WR
OF: K.R.B.S DATE: 6/6/05
FAX NO: 9973 1356 PAGE 1 OF 2
FROM: PAUL ROBERTS CC:
RE: 118 RIVERVIEW ROAD, AVALON

MESSAGE:

Form 3 attached.

Regards

Paul Roberts

IF MESSAGE NOT CORRECTLY RECEIVED OR PAGES FAULTY PLEASE TELEPHONE RECEPTION IMMEDIATELY.



CENTRAL COAST OFFICE: 22 PERCY JOSEPH AVENUE, KARIONG NSW 2250
Mob: 0418 233 243 • Fax: 02 4340 0350

SOUTH-WESTERN SYDNEY OFFICE: PO BOX 528, MOOREBANK NSW 1875
Tel: 02 9821 8091 • Mob: 0414 610 690 • Fax: 02 9601 8206



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

Development Application for MR MARK LEWIS
 Name of Applicant

Address of site 118 RIVERVIEW ROAD AVALON
(57 TRAPPERS WAY)

Declaration made by geotechnical engineer on completion of the Development

I, BRUCE WALKER on behalf of JEFFERY & KATAUSKAS P/L
 (Insert Name) (Trading or Company Name)

on this the JUNE 2005
 certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above
 organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at
 least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 6 AUGUST 2003 referred to below.

Geotechnical Report Details:

Report Title: GEOTECHNICAL ASSESSMENT 118 RIVERVIEW ROAD, AVALON
 Report Date: 4 AUGUST 2003 Report Ref. No: 17855WKR
 Author: BRUCE WALKER

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

WE / I have inspected and/or ^{checked} satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended
 structural documents) of this development have been erected, comply with the requirements specified in the Geotechnical Report.

WA / 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. N0474/04 dated 19 AUGUST 2004 (including underpinning and
 (D.A.No) (Date consent given) new decks).

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

WA / 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. *as indicated in report.*

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

AS DETAILED IN OUR LETTER (REF. 17855WKR) DATED 24 NOVEMBER 2004
 ATTACHED TO FORM NO. 2
 • SITE INSPECTION REPORTS DATED 7/2/05, 16/2/05, 23/2/05, 2/3/05, 11/3/05

Signature Bruce F Walker

Name BRUCE F WALKER

Chartered Professional Status F.I.E. Aust. CPEng

Membership No. 199312

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



PROJECT: RESIDENTIAL DEVELOPMENT
LOCATION: 118 RIVERVIEW RD., AVALON
GIVEN TO: MATTHEW ROOT
OF: KEITH ROOT BUILDING SERVICES
cc TO: TRANSMIT BY:

J&K JOB No: 17855WR
DATE: 2/3/05
PAGE: 1 OF: 1
INSP BY: PR

SITE REPORT No

At your request, the undersigned attended an inspection at the above site. This report should be read in conjunction with our previous site report dated 22/1/05 & we comment as follows.

The underpin excavation immediately to the east of the north-western corner of the house had been extended to about 2.3m below surrounding surface levels.

The excavation base revealed weathered shale bedrock considered suitable for the required allowable bearing pressure of 600 kPa.

We understand concrete will be poured tomorrow. Any water softened material, loose debris & standing water must be removed prior to pouring concrete.

Regards

Paul Roberts



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



PROJECT: RESIDENTIAL DEVELOPMENT

LOCATION: 118 RIVERVIEW ROAD, AVALON

GIVEN TO: MATHEW ROOT

OF: KEITH ROOT BUILDING SERVICES

cc TO: TRANSMIT BY:

J&K JOB No: 1725522

DATE: 23/2/05

PAGE: 1 OF: 1

INSP BY: PN

SITE REPORT No

At your request, the undersigned attended an inspection at the above site. This report should be read in conjunction with our previous site report dated 16/2/05, & we comment as follows.

Underpin excavations at Location 3 of the underpin sequence had been extended to depths ranging a 2m & 2.5m below existing surface levels.

The underpin excavation bases revealed weathered shale bedrock considered suitable for the required allowable bearing pressure of 600 kPa. All loose debris, water & any water softened material must be removed prior to pouring concrete. We reiterate previous comments regarding potential water softening of the weathered shale, should there be any delays in pouring concrete.

Regards

Paul Roberts



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



PROJECT: RESIDENTIAL DEVELOPMENT
LOCATION: 118 RIVERVIEW ROAD, AVALON
GIVEN TO: MATTHEW ROOT
OF: KETH ROOT BUILDING SERVICES
cc TO: TRANSMIT BY:

J&K JOB No: 17855WBR
DATE: 16/2/05
PAGE: 1 OF 1
INSP BY: PR

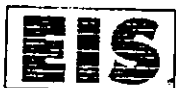
SITE REPORT No

At your request, the undersigned attended an inspection at the above site. This report should be read in conjunction with our files (Ref. 17588WBR fax 1, dated 2/11/04 & 17855WBR fax 2, dated 7/2/05).

Underpin excavations adjacent to the previously constructed underpins had been extended to similar depths (1.6m & 1.9m) & revealed weathered shale bedrock.

Four pier footings for the new balcony had been extended down to depths between 1.7m & 2.6m. Three of the four piers revealed weathered shale bedrock, while the northernmost pier (2.6m depth) still reveals clay at the base. This pier requires extending down to weathered shale (as described to Matthew).

On the basis of our observations, the shale bedrock is considered suitable for the required allowable end bearing pressure of 600 kPa subject to clearing out loose debris, water softened material & any water. If there are concerns regarding the material revealed in the base of the northernmost balcony pier then we should be contacted for further advice.
Regards Paul Roberts



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	Time
5672	8/12/2004	12:12

Description	Ext.
PARROT BREEDING BOX WOODEN	
13.5909 x 1	\$13.59
PEACHFACE BREEDING BOX WOODEN	
9.9091 x 1	\$9.91

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

TAX INVOICÉ

DATE	INVOICE NO.
3/12/2004	6695

BILL TO	SHIP TO

P.O. No	TERMS	DUE DATE	PROJECT.
	COD	3/12/2004	

QTY/...	DESCRIPTION	RATE/gm	DIS...	AMOUNT	GST ...	GST
3	Eucalyptus maculata tree tubes	5.50		16.50	GST	1.50

	GST	1.50
	Total	\$16.50



Pittwater Council
Component Certificate

DA No: N0474/04

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Bushland Management Strategy
BM-1

I of
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified and appropriately experienced bushland management consultant, hereby certify that the **bushland management strategy or plan** has been completed in accordance with the details shown on the bushland management strategy or plan 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 Syncar Pic
Certificate*



Pittwater Council
Component Certificate

DA No: ^{474/04}
N0615/03

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Bushland Management Strategy
BM-1

I of.....
(Name) (Business)

at

(Mailing Address)

being a qualified and appropriately experienced bushland management consultant, my qualifications being:

.....
.....

hereby certify that the **bushland management strategy or plan** has been completed in accordance with the details shown on the bushland management strategy or plan 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

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.

Julia Stanton

08/12/2004



Pittwater Council
Component Certificate

DA No: N0474/04

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Building Setout
BS-1

I, Philip Youdale of YSCO GEOMATICS
(Name) (Business)
at PO Box 491 CHATSWOOD 2057
(Mailing Address)
02 949 8222
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 811)

hereby certify that the building has been set out in accordance with the boundary setbacks
nominated on the approved Development Consent plans or as amended/required by any condition
of Development Consent.

Signature

Date 06 June 2005



Pittwater Council
Component Certificate

DA No: N0474/04

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

Protection Fencing

PF-1

I, Kerth Root. of Kerth Root Building Services.
(Name) (Business)
at P.O. Box 577, Avalon 2107.
(Mailing Address)
9918 8096
(Contact Phone No)

being a:

- ☐ Principal Certifying Authority (Accreditation No.)
- ☒ Licensed Builder (Licence No. *40028.....)

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 T. Root

Date 7/6/05



Pittwater Council
Component Certificate

DA No: N0474/04

CC No:

Property: 118 RIVERVIEW ROAD AVALON NSW 2107

External Finishes

EF-1

I, Kerth Root of Kerth Root Building Services
(Name) (Business)
at P.O. Box 577, Avalon 2107
(Mailing Address)
9918 3096
(Contact Phone No)

being a:

- ☐ Principal Certifying Authority (Accreditation No.)
- ☒ Licensed Builder (Licence No. 40028)

hereby certify that all external finishes, ie. roof, walls, glazing, trim, driveways and hard surface areas are in accordance with all relevant conditions of development consent.

Signature per T. Root Date 7/6/05

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater

Date of Inspection 11.5.05

Address 118 Riverview Rd Avalon

Lot..... DP.....

DA No.

CC No. 2004/424

CDC No.

Requested by: Jon Root

Ph No.

OPTIONAL CHECKS

☐ 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 waterproofing & roof 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.

Viewed photos of framing builder to provide
CD with photos

Signed: A Bailey

Accredited Building Surveyor

Date: 11.5.05

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area PITTWATER Date of Inspection 3/3/05

Address 118 RIVERVIEW Rd Lot 57 DP 24563

DA No. CC No. 2004/424 CDC No.

Requested by: Mat Ph No. 0416021105

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

☒ An inspection of Underpinning + Front 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.

Signed: A Cepenas
Accredited Building Surveyor

Date: 3/3/05

Land to which this Building Inspection Report result sheet applies:

Council Area PITTWATER Date of Inspection 16/2/05

Address 118 RIVERVIEW PDE Lot 57 DP 24563

DA No. CC No. 2004/424 CDC No.

Requested by: Mat Ph No. 0416 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 | |

☒ An inspection of the underpinning of Piers 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.**

Signed: A. Caponos Date: 16/2/05
Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area PITTWATER Date of Inspection 31/1/05
 Address 118 RIVERVIEW RD AVALON Lot 57 DP 24563
 DA No. NO 474/04 CC No. 2004/424 CDC No. _____
 Requested by: Keith ROOT Ph No. _____

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 | |

☐ An inspection of Work Commencement 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.

Signed: A. C. Jones Date: 31/1/05
 Accredited Building Surveyor