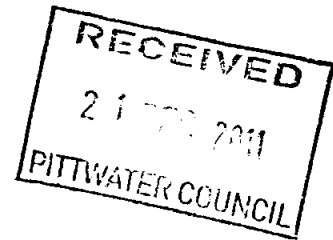


19 DEC 2011



General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/ Madam

Development Consent No. N0763/05/S96/2
Construction Certificate No. 2006/1578

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

1. Occupation Certificate No. 2006/1578
2. A cheque for \$36.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully

A handwritten signature in black ink, appearing to read "Tom Bowden".

Tom Bowden
Insight Building Certifiers Pty Ltd

\$36 REC:315501 21/12/11.

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: 2006/1578A

Land to which this certificate applies:

Address: 35 Alleyne Avenue, North Narrabeen

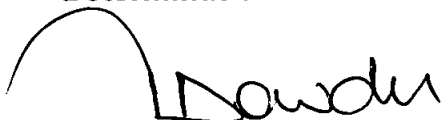
Lot No: 57 DP No: 7593

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

- **I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.**
- **Current Development Consent No. N0763/05/S96/2 is in force for this development.**
- **Construction Certificate No. 2006/1578A has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling & retaining walls.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**
- **Refer to the attached Schedule of all critical stage inspections.**

Please Note: This Occupation Certificate does not include "as built" building works as described in Building Certificate no. BC0059/11 issued by Pittwater Council dated 14 July 2011.

Determination date: 19 DEC 2011



Tom Bowden
Accredited Certifier – Accreditation No. BPB0042

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

Critical Stage Inspections	Inspected or Missed	Date Inspected
Commencement of building works / Prior to issue of a Construction Certificate	Inspected	14/12/2006
Excavation for footings	Inspected	8/03/2007
Prior to pouring of any in-situ reinforced concrete	Inspected	20/03/2007
Prior to the covering of any framework	Inspected	3/07/2007
Prior to covering waterproofing in any wet area	Inspected	6/12/2007
Prior to covering any stormwater drainage connections	Missed	
Other required inspections	n/a	n/a
Final Inspection	Inspected	7/03/2008 & 24/08/2011

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

Termite Protection	Certificate of treatment issued by Sterling Pest Control dated 11 June 2010
Smoke Alarms	Certificate of installation issued by Steve Lawler Electrical dated 25 November 2010
Geotechnical "Form 3" Certificate	Issued by Crozier Geotechnical Consultants dated 18 February
BASIX Compliance Statement (including Glazing Certificate)	Issued by Peter Breese (owner/builder) dated 27 October 2011 accompanied by a Glazing Certificate issued by Brisbane Water Glass Pty Ltd dated 27 October 2011
Structural Compliance Certificate	Issued by Leigh Bachmann Structural Engineer Pty Ltd dated 24 October 2011
Positive Covenant	Folio no. 57/7593 dated 23 September 2010
Landscape Completion Certificate	Issued by Viridian Designs dated 6 August 2009
Bushland Compliance Certificate	Issued by Our Garden Path dated 15 November 2010
Building Certificate no. BC0059/11	Issued by Pittwater Council dated 14 July 2011
Photographic Evidence	Council's road reserve post construction

BASIX Completion Receipt

Receipt no.: CR-1324274033641-A116674

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

Director-General
Date of issue: Monday, 19/12/2011



Planning &
Infrastructure

Principal certifying authority

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

Final Inspection

Date of final inspection: Wednesday, 24/08/2011

BASIX Certificate details

BASIX Certificate no.	A116674
Project name	Proposed Alterations and additions
Street address	35 Alleyne Avenue
Suburb	North Narrabeen
Postcode	2101
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 8.3.07

Address 35 Alleyne Avenue North Manraheen

DA No. CC No. 2006/1578 CDC No.

Requested by: Richard Ph No. 0423 905 630.

Critical Stage Inspections

- | | | |
|---|---|---|
| ☒ 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 steel to raft 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.**

Top mesh to be provided.

Ensure correct cover to steel.

Baibler to provide photo of slab mesh in position

Signed: A Bailey Accreditation No. P0137 Date: 8.3.07
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 20.3.07
 Address: 35 Allayne Avenue North Manly
 DA No: NO 763/05 CC No: _____ CDC No: _____
 Requested by: Richard Ph No: 0423 905 630

General Stage Inspections

- | | | |
|---|---|--|
| ☐ 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 steel to 1st floor 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.**

3 N16 required BS builder to provide photos of 3 bars when placed.

Note entry slab increased in size depth and bridge delete subject to section 96 with modification to Bed 1 not yet constructed.

Signed: A. Bailey Accreditation No: BPB 0015 Date: 20.3.07
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 3/7/07

Address 35 Alameda Ave North Sydney

DA No. 763/05 CC No. 2006/1578 CDC No.

Requested by: Pittwater Ph No. 0422 705 630

Construction Inspection

- | | | |
|---|---|--|
| ☐ 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 Floor / 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.

1. From 1st Floor

2. Section 26 Alameda Ave North Sydney

3. 3/7/07

Signed: _____ Accreditation No. _____ Date: _____
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 6.12.07
 Address: 35 Alleyne Avenue North Morabeen
 DA No. 763/05 CC No. 2006/1578 CDC No. _____
 Requested by: Richard Ph No. 0423 905 630

Approved Stage Inspections

- | | | |
|---|---|---|
| ☐ 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 to ensuite has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

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

Waterproofing satisfactory

Signed: A. Bailey Accreditation No. BPB0015 Date: 6.12.07
 Accredited Building Surveyor

Certificate of Termite Treatment
in accordance with AS 3660.2-2000
Post construction

PAD ④

Name of owner/builder Peter Breese
Property Address 35 Alleyne ave
North Narrabeen.

No **Z** 06213

Postcode _____

AS 3660.2 Termite Work:

~~Nest Eradication and/or Live Termite Activity Control~~ ☐

Termite Management System(s) Installed

~~Monitoring and Baiting~~ ☐ **Repellent Liquid Termiticide Treated Zone** ☒
~~Non-Repellent Liquid Termiticide Treated Zone~~ ☐ ~~Chemical Reticulation System~~ ☐ ~~Physical Barrier~~ ☐

Nest Removal, Eradication and/or Live Termite Activity Control:

A termite nest ~~was~~/**was not** (cross out one or the other) located ~~in/at~~ _____ and therefore ~~was~~/**was not** (cross out one or the other) removed or was treated with _____. All termite entry points should be found. Finding them may result in us causing damage to your property. We take no responsibility for the cost of the repair of such damage and you agreed to meet the full cost of all such repairs. Termite entry points were found in the following area(s) _____

Termite activity ~~was~~/**was not** (cross out one or the other) treated by the direct application of _____ termiticide agent registered for this use into termite workings in the following area(s) _____ and will require inspection in 7 to 28 days. If termite activity is still present at this inspection then further termiticide agent will be required and a further inspection will be required. Such colony control treatment should continue until all termite activity has ceased.

The termite management system(s) as indicated above should not be installed until after all evidence of termite activity has ceased, but this need not apply to monitoring and baiting systems.

Liquid Termiticide Treated Zone(s)/Reticulation system(s):

If Reticulation System (brand is): N/A

A Treated Zone/~~Reticulation System~~ (cross out if not applicable) was installed/~~replenished~~ to the following areas Front

New Extension.

using the liquid termiticide Biflex which contain the active constituent(s) Bifenthrin

The concentration of the liquid termiticide/s used was 1 % and the total volume used was 120 Lt. Termiticide barriers degrade (break down) over time and should be replenished in the future. The Termiticide manufacturers claim their products should last from 2 to 10 years depending on the type and strength of termiticide used and the site conditions. So in the future, after one of the required regular inspections of the property, the inspector may advise you of the need to re-install the treated zone or barrier.

The Recharge Interval for Reticulation System Installed is: _____

If this treatment was carried out as part of a treatment for active termites then an inspection of the property and buildings should be carried out one to three months after the completion of this treatment and again three months after that.

OTHER TERMITE MANAGEMENT SYSTEM (ie Physical Barriers and Baiting & Monitoring):

Another Termite Management System(s) was installed in the following area(s): _____

_____ The (System) is _____

The method(s) of installation was _____

_____ The system **is/is not** (cross out one or the other) in combination with a liquid termiticide treated zone and **is/is not** (cross out one or the other) integrated with the building to form the termite management system. **Please see the section limitations.**

The Termite Management System(s) installed using all or any of the above system(s) is a ~~full~~/**incomplete** (cross out one or the other) treatment. Incomplete treatments are unlikely to be effective and on going more frequent inspections are required and further treatments may also be required. **No warranty can be given where only incomplete termite management system(s) have been installed. LIMITATIONS that apply to the above installation are:** _____

No treatment to Existing building

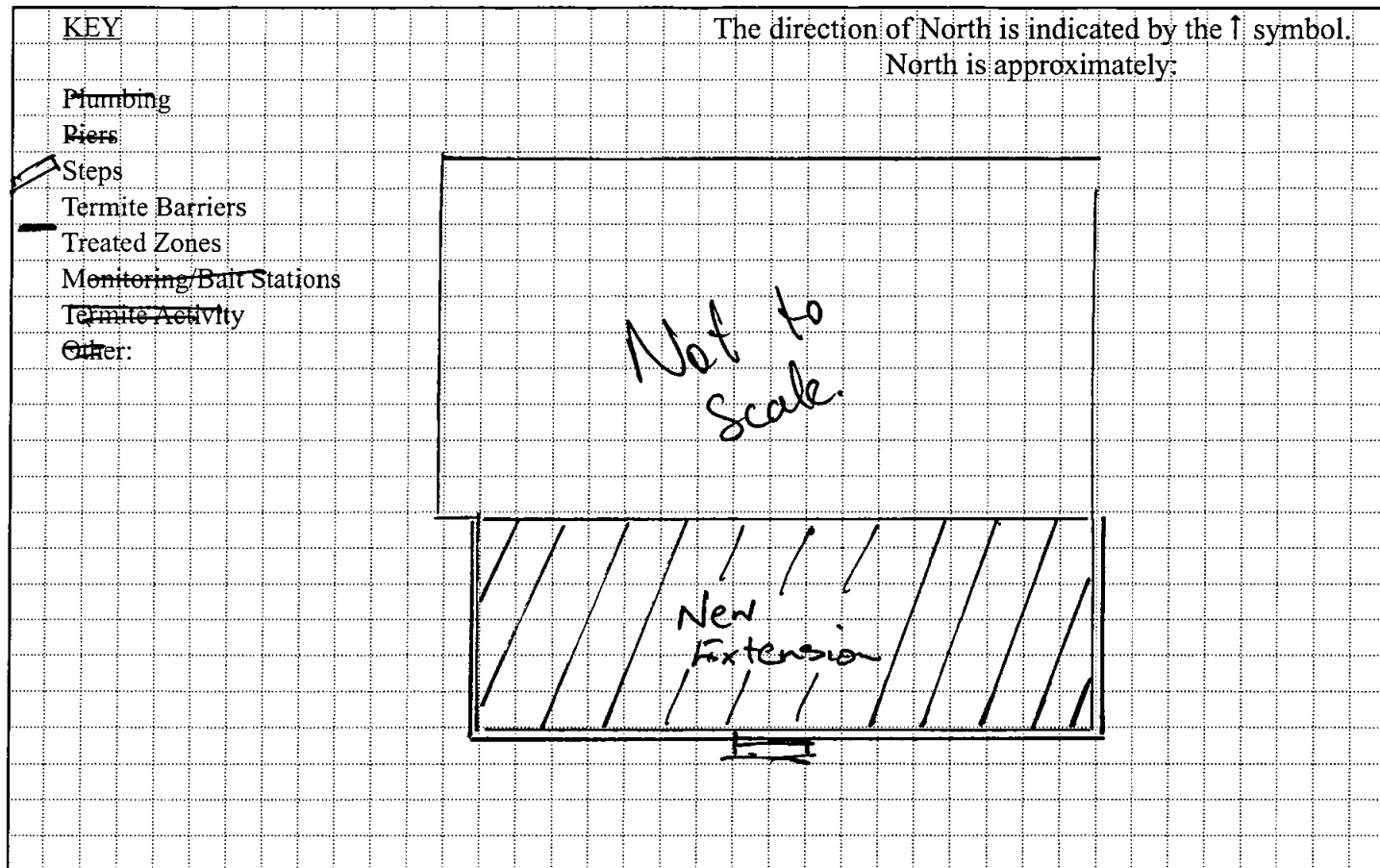
The treatment will not be complete until all termite activity has ceased and a full Termite Barrier, Baiting and Monitoring Program or Treated Zone has been successfully installed. If you become aware of any new activity do not disturb the termites in any way. You should notify this firm of your finds as soon as possible. Please contact us if ever you have any concerns about termites or the effectiveness of the barrier and/or treated zone or installed system. **It is very important that the Termite Barrier and/or treated zone or system is not bridged, breached or disturbed. DO NOT disturb the treated areas or installed system in any way.**

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months. **It is strongly recommended by the Australian Standard AS 3660.2-2000 that more frequent inspections (3 to 6 monthly) should be carried out.**

We recommend an inspection every 12 Months.

Z 06213

Diagram (not to scale) showing the location of the installed termite management system(s) and/or monitoring/bait stations.



Terms and Conditions on Page 1 form an important part of this Certificate. If the above barrier(s) and/or treated zone(s) is/are integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure. In this case, the concrete should have been poured in accordance with AS 3600 or AS 2870-1996 + amendments.

This firm did not install any concrete or any part of the building structure that forms any part of the barrier and takes no responsibility for any failure of the Termite Barrier and/or treated zone that results from the failure of any concrete or building construction to perform as a Termite Barrier.

Note: The term treated zone used in this document refers to liquid termiticides when used to form part of a termite management system(s) as referred to in AS3660.2-2000 as "Termite Barrier Systems".

Installation Firm: Sterling pest Control

Name of Installer: Sean Smith

Firm's Address: 1999 Wisemans ferry

Installer's Licence No.: L0294

H. Marotta Postcode: 2756

Insurance Termite Accreditation Number: 02756

Telephone: 9476 4294

Signature: [Signature] Date: 11-6-10

Client or Agent's Signature _____

Date: _____

2

PITTWATER COUNCIL

SA-1
Component Certificate
For
Smoke Alarms

Property ALLEYNE AVE NORTH NANNABEEN.

D/A No. CC No

I STEVEN LAWREN of STEVE LAWREN ELECTRICAL
(Name) (Business)

at P.O. Box 576 NANNABEEN 2101.
(Mailing Address)

being a qualified electrician, my qualifications being:

ELECTRICAL CONTRACTOR.
.....
.....

hereby certify that the **smoke alarms** have been located, installed and connected to the mains electrical supply in accordance with Part 3.7.2 "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786-1993 "Smoke Alarms", 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 S. Lawren. Date 25/11/10.

CROZIER - Geotechnical Consultants

Engineering Geologists & Geotechnical Engineers

(A Division of PJC Geo-Engineering Pty Ltd)

A.B.N 96 113 453 624

Suite 202/30 Fisher Road, Dee Why, NSW, 2099.

Phone: 9972 9578 Fax: 9401 9206

Date: 18th February 2010

No. Pages: 1 of 4

Project No.: 25109

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

RE: House Alterations and Additions at 35 Alleyne Avenue, North Narrabeen.

We have inspected the above site during the construction phase of the works and last week of the completed works. We are of the opinion that the works were generally carried out in accordance with the recommendations in our report titled; "Geotechnical Investigation for Proposed House Alterations and Additions at 35 Alleyne Avenue, North Narrabeen." Report Number: 25109, Dated: 15th November 2005.

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

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

Yours faithfully,



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

Attached:

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

*CROZIER - Geotechnical Consultants
Project No: 25109. February 2010.*



PITTWATER COUNCIL

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

Development Application for Richard Brueze
Name of Applicant
Address of site 35 Alleyne Ave, North Narrabeen

Declaration made by geotechnical engineer on completion of the Development

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

on this the 18th February 2010
certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: Proposed House Alterations & Additions at 35 Alleyne Ave, North Narrabeen
Report Date: 15 - Nov - 2005 Project No: 25105
Author: Peter Crozier
Author's Company/Organisation: CROZIER - Geotechnical Consultants

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

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

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

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

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

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

As per letter enclosed and Table 2

Signature
Name
Chartered Professional Status
Membership No.
Company

Registered Professional Engineer 691550
Mr Peter Crozier
MIEAust CPEng (Civil / Geotechnical)
N P E R
Signature Peter Crozier Date 18/2/2010
Registered on the NPER in the area of practice of
Civil / Geotechnical
National Professional Engineers Register



TABLE: 2

Recommended Maintenance and Inspection Program

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

N.B. Provided the above schedule is maintained the design life of the property should conform with Pittwater Councils Risk Management Policy of 2009.

*CROZIER – Geotechnical Consultants
Project No: 25109. February 2010.*

Maintenance Schedule:

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

- The site is inspected 12 months after the additions have been complete to verify that there has been no changes to site stability (during construction) by both the Structural Engineer and Geotechnical Consultant (at the same time same day).
- The conditions on the block don't change from those present at the time this report was prepared, except for the changes due to this development.
- There is no change to the property due to an extraordinary event external to this site, and the property is maintained in good order and in accordance with the guidelines set out in:
 - a) CSIRO sheet No. 10-91 1988 and ,
 - b) The Australian Geomechanics article "Geotechnical Risk Associated with Hillside Development" Number 10, December 1985, and "Landslide Risk Management" Volume: 42, No: 1, March 2007 and,
 - c) Comply with the requirements of AS 2870 – 1996, Australian Standard for Residential Slabs and Footings.

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

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

Newport Law

Local, Friendly & Personal Legal Services

ROSSANA M. COURT BA.LLB
Principal Solicitor

STEPHEN A. SMITH Dip Law SAB
Consultant

9
Our ref: RMC:SS:08061
Your ref:

30 September 2010

Mr P.C. Breese
P.O.Box 788
Narrabeen NS.W. 2101

Dear Peter

RE: Positive Covenant in favour of Pitwater Council.

We refer to the above matter and confirm that the Positive Covenant has now been registered on Title.

We enclose copy of up-dated title search for your records, showing the Positive Covenant.

This should be sufficient evidence for Pittwater Council to show that you have complied with their requirement.

We wish to take this opportunity to thank you for payment of our tax invoice and your instructions to act in this matter.

Yours faithfully,
NEWPORT LAW

per: 

Rossana Court
Email: rcourt@newportlaw.com.au

Encl.

Suite 2, 57-59 Foamcrest Avenue
PO Box 872, NEWPORT BEACH NSW 2106
DX: 9004, MONA VALE
Ph: (02) 9997 5142 / (02) 9997 1752
Fax (02) 9979 5251
www.newportlaw.com.au

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 57/7593

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
30/9/2010	12:12 PM	5	23/9/2010

LAND

LOT 57 IN DEPOSITED PLAN 7593
LOCAL GOVERNMENT AREA PITTWATER
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP7593

FIRST SCHEDULE

PETER CRAIG LLEWELLYN BREESE
JILLIAN MARGARET BREESE
AS JOINT TENANTS IN 1/2 SHARE
RICHARD LLEWELLYN BREESE
IN 1/2 SHARE
AS TENANTS IN COMMON (T AA877961)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 6730657 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 3 7170230 MORTGAGE TO PETER CRAIG LLEWELLYN BREESE & JILLIAN
MARGARET BREESE AS REGARDS THE SHARE OF RICHARD
LLEWELLYN BREESE
- 4 AB243441 MORTGAGE TO PETER CRAIG LLEWELLYN BREESE & JILLIAN
MARGARET BREESE AS REGARDS THE SHARE OF RICHARD
LLEWELLYN BREESE
- 5 AF778851 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEWPORT-FRONT-011530

PRINTED ON 30/9/2010



Viridian Designs
PO Box 3002
North Turrumurra
NSW 2074
ABN: 99 766 147 530

6th August 2009

Mr Richard Breeze
c/- 25 Narabeen Park Parade
Warriewood NSW 2102

Dear Richard

Re: Implementation Statement - Landscaping

Subject Premises: 35 Alleyne Ave, North Narrabeen

Following inspection of the site, I confirm that the landscaping has been implemented generally in accordance with approved Landscape Plan Dwg 50625-01 Rev 'B', prepared by Viridian Designs, and in accordance with DA Condition No 8.. Following Section 96 approval to delete roof top planter, the irrigation requirements to this area are no longer required.

Full Name of Designer:
Qualifications:

Fiona Ambrosino
Bachelor of Landscape Architect, AAILA

Address:
Business Telephone No.
Business Name:

PO Box 3002, North Turrumurra NSW 2074
02 9440 8808
Viridian Designs

Signature:

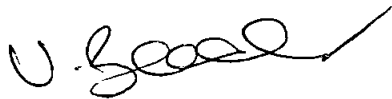
Ph: (02) 9440 8808
0408 641 059
Fax: (02) 9440 8828
viridian@bigpond.net.au

Bushland Compliance Report

Date: 15th November, 2010

Re: Mr. Richard Breeze
35 Alleyne Ave,
North Narrabeen, N.S.W.

I have inspected the above site and have found no plants listed in Pittwater Council Noxious Weeds List are present on the property. I am qualified to submit this report as a Cert II Bush Regenerator (Ryde TAFE, 1992).



Vicki Beecher
Cert II Bush Regeneration
Advanced Cert Urban Horticulture
BSc Science

/.

LEIGH BACHMANN STRUCTURAL ENGINEER PTY. LTD. ABN 50 002 082 019
51 Dalton Road, Mosman. NSW 2088
phone / fax 02 99681767 mobile 0414 681 767 e-mail lbachman@bigpond.net.au

24th October 2011

Insight Building Certifiers P/L.
P.O. Box 326,
Mona Vale N.S.W. 1660

Attention Mr. Tom Bowden,

Dear sir,

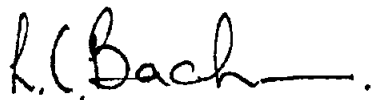
To whom it may concern

**Re:- Additions and Alterations to 35 Alleyne Avenue, North Narrabeen.
Certificate of Structural Adequacy - Construction Work.**

This is to certify that all components of structural work for the above project have been re-inspected and found to be in accordance with the structural drawings (Ref. S183 – 08/08/2006) structural details and various site instructions issued during construction. The work complies with current, relevant Australian Standards, the Building Code of Australia and deemed adequate to withstand the expected design loadings.

All structural items inspected and approved.

Yours faithfully,



Leigh Bachmann

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Peter Breese
PO Box 788
Narrabeen N.S.W.

27th October, 2011

Insight Building Certifiers Pty. Ltd.
P.O. Box 326,
Mona Vale N.S.W. 1660

Attn. Mr. Tom Bowden,

Re:- Additions to 35 Alleyne Ave, North Narrabeen.
BASIX Compliance Certificate

Dear Sir,

This is to certify that all the commitments as required by BASIX Certificate No A116674 dated 29th June 2011 have been satisfied.

Attached is a copy of Compliance Certificate from Brisbane Water Glass Pty .Ltd. the suppliers of the window concerned.

Your Faithfully,



Peter Breese
Owner Builder.



Compliance Certificate



Brisbane Water Glass Pty Ltd
173 Blackwall Road,
Woy Woy
NSW 2256

is a participating member of the **AWA Accreditation Program**, provides a **7 year Guarantee** against faulty workmanship and materials (Refer to Manufacturer's Warranty), is committed to the **Industry Code of Conduct** and has met the requirements of the annual **AWA Compliance Audit** conducted by a NATA accredited audit

The manufacturer certifies that the windows and doors supplied to:

RICHARD BREESE
35A ALLEYNE AVE NTH NARRABEEN 2101
JOB INV No 7111
35A ALLEYNE AVE NTH NARRABEEN 2101

Delivered on:

have been manufactured to comply with the Australian Window Standard **AS2047** and the Glass Standard **AS1288** including human impact requirements as specified in the order.



Accreditation No. 13739

This inspection service is accredited by the National Association of Testing Authorities Australia. The services reported herein have been performed in accordance with the scope of accreditation

Power 15/6/11

The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings

Power

27/10/2011

Power

Builder / Installer

Date:

Visit the website: www.awa.org.au for accreditation details

Photographic evidence of the condition of the street trees and road reserve and area adjoining the site post construction.

35 Alleyne Avenue, North Narrabeen











BUILDING CERTIFICATE NO: BC0059/11**UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)**

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below, the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT –
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

IDENTIFICATION OF BUILDING**Property Address: 35 ALLEYNE AVENUE NORTH NARRABEEN NSW 2101****Nearest Cross Street: Powderworks Road Side of Street: North East****Classification of Building: 1a Whole/Part: Part of Building****Description: Alterations and additions to an existing sole occupancy dwelling as shown on drawing 05.41 issue E by Hart Design dated 20/9/10 and approved under Section 96 modification (2) of Consent N0763/05****Date of Inspection: 11/07/2011 Owner: PETER C L BREESE, JILLIAN M BREESE, RICHARD L BREESE****Legal Description of Land: Lot 57 DP 7593****SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Byrne & Associates Pty Ltd, dated 29/03/2011, Ref No 9577 ID 4; report by Crozier Geotechnical Consultants dated 18/2/10 Ref 25109 and structural certifications by Leigh Bachmann Engineer Pty Ltd dated 28/6/07, 8/4/08 and 29/1/09.

Dated 14/07/2011**Mark Ferguson
GENERAL MANAGER**
per:**Applicant's Name: HART DESIGN PTY LTD, 12 BENNETT STREET DEE WHY NSW 2099****NB:**

- 1. An order made or proceedings taken in contravention of this certificate is of no effect.
- 2. The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.