

Bernie Cohen & Associates Pty Ltd Trading as
ESSENTIAL CERTIFIERS

ACN 100386650
ABN 84100386650



PO Box 208 Casula Mall NSW 2170 ☎ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone (02) 9612 5000 ☎ Facsimile (02) 9612 5050

CERT NO

FINAL OCCUPATION CERTIFICATE

CC2008-00439

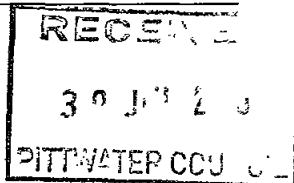
*issued under the Environmental Planning and Assessment Act 1979
Sections 109C(1)(c) and 109H*

COUNCIL

PITTWATER

APPLICANT

Name Casey Brown Architecture
Address Level 1 63 William Street, EAST SYDNEY 2010
Contact no (telephone/fax) 0418 283 323



OWNER

Name Hill, Mr Michael & Mrs Leighsa
Address 213-215 Riverview Road, AVALON 2107

SUBJECT LAND

Address 213-215 Riverview Road, AVALON 2107
Lot No Y
DP - 110460

APPROVAL DETAILS

D A No N0390/07
D A Approval Date 20/09/2007
CC No CC2008-00439
Date of CC Approval 25/10/2007
Issued by Essential Certifiers Liverpool

Essential Certifiers Liverpool Certificate No CC2008-00439

PRVC \$30 REC 283705
30/7/10

WORKS APPROVED

Description	Demolition of existing structures & Construction of new dwelling & swimming pool
Classification	1a & 10b

DETERMINATION

Type of Certificate	Final
Decision	Approved
Date of Decision	27/07/2010

RIGHT OF APPEAL

under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision

ACCREDITATION BODY

BUILDING PROFESSIONALS BOARD
10 Valentine Street, Parramatta NSW 2150

CERTIFICATE

This is to certify that

I have been appointed as the Principal Certifying Authority under S109E

I have taken into consideration the health and safety of the occupants of the building

A Development Consent/Complying Development Certificate is in force with respect to the building

A Construction Certificate/Complying Development Certificate has been issued with respect to the plans and specifications for the building

The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia

Where required a final Fire Safety Certificate has been issued for the building

Where required a report from the Commissioner of Fire Brigades has been considered

Bernie Cohen & Associates Pty Ltd Trading as

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ACN 100386650
ABN 84047117254



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☎ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone (02) 9612 5000 ☎ Facsimile (02) 9612 5050

RECORD OF INSPECTION

CCNo
COUNCIL

CC2008-00439
PITTWATER

Type of Inspection

Final OC Completion

Date of Inspection

27/07/2010

Applicant Name

Casey Brown Architecture

Owner Name

Hill, Mr Michael & Mrs Leighsa

Builder Name

Bellevard Constructions

SUBJECT LAND

Address

213-215 Riverview Road, AVALON 2107

COUNCIL'S D/A CONSENT

Development Consent No

N0390/07

D A Approval Date

20/09/2007

CONSTRUCTION CERTIFICATE DETERMINATION

Decision

Stage

Date of Decision

25/10/2007 14/02/2008

RESULT OF INSPECTION

Result

Satisfactory

Re Inspection Required

No

CERTIFYING AUTHORITY

Name of Certifying Authority

Essential Certifiers Liverpool

Name of Accredited Certifier

Tony Raco

Accreditation No

BPB0336

Signature

Essential Certifiers Liverpool Certificate No CC2008 00439

FINAL REPORT

The Accredited Certifier certifies that the subject stages of construction were inspected and found to be satisfactory and the development is completed in accordance with the approved plans and specifications and Council’s Development Consent conditions if applicable

Date	Inspection	Inspected by
24/03/09	Commencement	Stephen Murray
24/03/09	Framework	Stephen Murray
04/08/09	Water Proofing	Stephen Murray
29/04/10	Final Inspection	Stephen Murray
27/07/10	Final OC Completion	Tony Raco

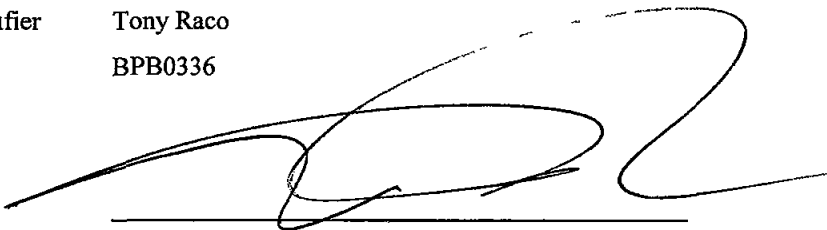
CERTIFICATES RELIED UPON

- Record of Inspection by Greenfield Certifiers for Commencement dated 24/03/09
- Record of Inspection by Greenfield Certifiers for Framework dated 24/03/09
- Record of Inspection by Greenfield Certifiers for Water proofing dated 04/08/09
- Record of Inspection by Greenfield Certifiers for Final dated 08/02/10
- Record of Inspection by Greenfield Certifiers for Final dated 29/04/10
- Record of Inspection by Essential Certifiers for Final OC Completion dated 27/07/10
- Missed inspection report for stormwater by Belvedere Constructions
- Stormwater compliance certificate by Pearla Plumbing Services dated 12/07/10
- Basix compliance certificate by Robert Brown dated 25/06/10
- Hydraulic report by Rafeletos & Zanutinni Pty Ltd dated 13/04/10 ref 6994PC
- Smoke detector certificate by Mac Mil Pty Ltd dated 05/02/10
- Landscape compliance certificate by Jane Coleman Landscape Architect dated 25/03/10
- Insulation certificate by Belvedere Constructions dated 06/02/10
- Glazing certificate by Bruce Baker & Co
- Glazing certificate by Aluminium & Glass Construction dated 28/08/09
- Email re glazing by Rotex dated 03/09/09
- Mechanical ventilation certificate by Expella Pty Ltd dated 22/03/10
- Pest treatment certificates by Orange Protector Pty Ltd dated 20/05/08
- Waterproofing certificate by Superior Waterproofing Services dated 08/02/10
- Geotechnical Risk Management certificate by Jack Hodgson Consultants P/L dated 14/04/08
- Engineering certificate by Murtagh Bond Structural Consultants dated 30/03/10
- Vehicle Turntable certificate by vehicle Turntables dated 25/03/10
- Survey report by Adam Clarke Surveyors Pty Ltd dated 08/12/09 ref 30097M
- Title information dated 20/11/09 ref DP110460
- Post construction dilapidation reports by Northern Beaches Consulting Engineers Pty Ltd dated March 2010 ref 070954

CERTIFYING AUTHORITY

Name of Accredited Certifier Tony Raco
Accreditation No BPB0336

SIGNED



Essential Certifiers Liverpool Certificate No CC2008-00439

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RECORD OF INSPECTION

CCNo	CC2008-00439
COUNCIL	PITTWATER
Type of Inspection	Commencement
Date of Inspection	24/03/2009
Applicant Name	Casey Brown Architecture
Owner Name	Hill, Mr Michael & Mrs Leighsa
Builder Name	Bellevarde Constructions
SUBJECT LAND	
Address	213-215 Riverview Road, AVALON 2107
COUNCIL'S D/A CONSENT	
Development Consent No	N0390/07
D A Approval Date	20/09/2007
CONSTRUCTION CERTIFICATE DETERMINATION	
Decision	Stage
Date of Decision	25/10/2007 14/02/2008
RESULT OF INSPECTION	
Result	Satisfactory
Re Inspection Required	No
CERTIFYING AUTHORITY	
Name of Certifying Authority	Essential Certifiers Liverpool
Name of Accredited Certifier	Stephen Murray
Accreditation No	BPB0282

Essential Certifiers Liverpool Certificate No CC2008-00439

Bernie Cohen & Associates Pty Ltd Trading as

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ABN 84047117254

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essentialCERTIFIERS

RECORD OF INSPECTION

CCNo	CC2008-00439
COUNCIL	PITTWATER

Type of Inspection	Framework
Date of Inspection	24/03/2009
Applicant Name	Casey Brown Architecture
Owner Name	Hill, Mr Michael & Mrs Leighsa
Builder Name	Bellevard Constructions

SUBJECT LAND

Address	213-215 Riverview Road, AVALON 2107
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COUNCIL'S D/A CONSENT

Development Consent No	N0390/07
D A Approval Date	20/09/2007

CONSTRUCTION CERTIFICATE DETERMINATION

Decision	Stage
Date of Decision	25/10/2007 14/02/2008

RESULT OF INSPECTION

Result	Satisfactory
Re Inspection Required	No

CERTIFYING AUTHORITY

Name of Certifying Authority	Essential Certifiers Liverpool
Name of Accredited Certifier	Stephen Murray
Accreditation No	BPB0282

Essential Certifiers Liverpool Certificate No CC2008 00439

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ABN 84047117254



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RECORD OF INSPECTION

CCNo	CC2008-00439
COUNCIL	PITTWATER
Type of Inspection	Water Proofing
Date of Inspection	4/08/2009
Applicant Name	Casey Brown Architecture
Owner Name	Hill, Mr Michael & Mrs Leighsa
Builder Name	Bellevarde Constructions
SUBJECT LAND	
Address	213-215 Riverview Road, AVALON 2107
COUNCIL'S D/A CONSENT	
Development Consent No	N0390/07
D A Approval Date	20/09/2007
CONSTRUCTION CERTIFICATE DETERMINATION	
Decision	Stage
Date of Decision	25/10/2007 14/02/2008
RESULT OF INSPECTION	
Result	Satisfactory
Re Inspection Required	No
CERTIFYING AUTHORITY	
Name of Certifying Authority	Essential Certifiers Liverpool
Name of Accredited Certifier	Stephen Murray
Accreditation No	BPB0282

Essential Certifiers Liverpool Certificate No CC2008 00439

Bernie Cohen & Associates Pty Ltd Trading as
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ACN 100386650
ABN 84047117254

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Telephone (02) 9612 5000 ☒ Facsimile (02) 9612 5050



essentialCERTIFIERS

RECORD OF INSPECTION

CCNo	CC2008-00439
COUNCIL	PITTWATER

Type of Inspection	Final Inspection
Date of Inspection	8/02/2010
Applicant Name	Casey Brown Architecture
Owner Name	Hill, Mr Michael & Mrs Leighsa
Builder Name	Bellevarde Constructions

SUBJECT LAND

Address	213-215 Riverview Road, AVALON 2107
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COUNCIL'S D/A CONSENT

Development Consent No	N0390/07
D A Approval Date	20/09/2007

CONSTRUCTION CERTIFICATE DETERMINATION

Decision	Stage
Date of Decision	25/10/2007 14/02/2008

RESULT OF INSPECTION

Result	Defective
Re Inspection Required	Yes

CERTIFYING AUTHORITY

Name of Certifying Authority	Essential Certifiers Liverpool
Name of Accredited Certifier	Stephen Murray
Accreditation No	BPB0282

Essential Certifiers Liverpool Certificate No CC2008 00439

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RECORD OF INSPECTION

CCNo	CC2008-00439
COUNCIL	PITTWATER

Type of Inspection	Final Inspection
Date of Inspection	29/04/2010
Applicant Name	Casey Brown Architecture
Owner Name	Hill, Mr Michael & Mrs Leighsa
Builder Name	Bellevarde Constructions

SUBJECT LAND

Address	213-215 Riverview Road, AVALON 2107
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COUNCIL'S D/A CONSENT

Development Consent No	N0390/07
D A Approval Date	20/09/2007

CONSTRUCTION CERTIFICATE DETERMINATION

Decision	Stage
Date of Decision	25/10/2007 14/02/2008

RESULT OF INSPECTION

Result	Satisfactory
Re Inspection Required	No

CERTIFYING AUTHORITY

Name of Certifying Authority	Essential Certifiers Liverpool
Name of Accredited Certifier	Stephen Murray
Accreditation No	BPB0282

Essential Certifiers Liverpool Certificate No CC2008 00439



Missed Inspection Report

Applicant to Complete

Address of development

Lot no X+Y Dp 110460 Street no 213

Street Name RIVERVIEW RD

Classification of Building. _____

Description of Development NEW RESIDENCE

Council Area PITWATER

DA Consent No NO390/07 CC/CDC No 08/439

Owner / (Applicant Details) BELLEVILLE CONSTRUCTIONS

Builder / Owner Builder Signature [Signature]

Builder Licence No / Owner Builder Permit No 31493

Particulars (Type) of Missed Inspection STORMWATER

REASON/S FOR MISSED INSPECTION

ASSUMED RAFFELLOTTOS + ZANUTTI COVERED IT

ATTACHED FROM PLUMBER/INSTALLER

Essential Certifiers Liverpool to Complete

I TONY ALCO being the PCA for this development, am satisfied to the degree necessary that the work, being the subject of the missed inspection was satisfactory on the basis of the information submitted below and attached in hardcopy

PCA Signature [Signature] Accreditation no BPB 0336

Dated 22-7-10

The following documentation submitted in accordance with clause A2.2 of Volume 1 of the BCA was used to issue this report

- PEARLA PLUMBING SERVICES
COMPARISON COPY DATED 12-7-10.
- RAFFELLOTTOS ZANUTTI PTY LTD
HYDRAULIC REPORT DATED 13-4-10

23 Jul 2010 7 23⁴⁵

0299976993 INJECTURE TO 96125050 No 1082 P 13/03

01

PEARLA PLUMBING SERVICES

Plumbers, Drainers & Gasfitters

ABN 72 270 551 256

Lic No. 178846C

Phone 9999-4563 Fax 9997-6993

Email jobs@pearlaplumbing.com.au

PO Box 1333

Mona Vale

NSW 1660

12th July, 2010

Bellevue Constructions Pty Ltd

Att: Tom Peters

Email tom.peters@blgpond.com.au

Re 213-215 Riverview Rd, Clareville

This is to confirm that our pipework for the stormwater system has been installed as per design and complies with Council requirements.

Regards,

x *D. Purill*

David Purill

BASIX

COMPLIANCE CERTIFICATE

I ROBERT BROWN of CASEY BROWN ARCH verify that the dwelling constructed at 213 RIVERVIEW RD, CLAREVILLE has been constructed in accordance with Basix Certificate no 33464518 and pursuant to the Development Consent no N0390/07 as of 2/10/2008. (insert date)

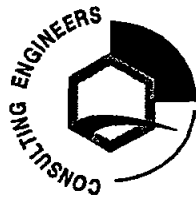
The following documents have been used to verify such compliance and are attached (complete as required)

- ☒ Licensed plumbers certificate/s dated 13/4/2010 ZANUTTINI
- ☒ Licensed electricians certificate/s dated 5/2/2010 MACMUL
- ☒ Landscapers certificate/s dated 25/3/2010 LANDSCAPE COLEMAN
- ☒ Air conditioning installers certificate dated N/A.
- ☒ Insulation installers certificate dated 6/2/2010 BELLEVARDE
- ☒ Other certificates and documents as specified below
 - ☒ BASIX / CUNDALL / ABSA
 - ☒ Glaudy Baker - CERTIFICATE
 - ☒ Glaudy A & G - CERTIFICATE.
 - ☒ ROTEX
 - ☐ _____
 - ☐ _____

Signed MAN BROWN
Name ROBERT BROWN
Dated 25/6/2010

Work Ph 9360 7977
Fax No 9360 2123
Mobile _____

RAFELETOS



ZANUTTINI
Pty Ltd

ABN 35 079 047 466

Level 2 103 Vanessa St.
Kingsgrove NSW 2208

Telephone (02) 9554 9311
Facsimile (02) 9554 9764

DATE Tuesday, 13 April 2010
OUR REFERENCE 6994PC
YOUR REFERENCE TOM MONAHAN/CASEY BROWN ARCHITECTURE
JOB LOCATION 213-215 RIVERVIEW ROAD AVALON

HYDRAULIC REPORT

An engineer from this office has inspected the stormwater drainage system at the above-mentioned property. This assessment is limited to the hydraulic aspects of the design only, and does not include compliance to any driveway, retaining wall or stormwater pit / tank structural specifications even though they may have been included on the design, as they have not been inspected during the course of construction nor assessed on completion by our office.

The stormwater system has generally been constructed to the objectives of the submitted hydraulic engineer's details.

The installation and requirements relating to the rainwater harvesting and reuse system will require further certification from the supplier and/or manufacturer, as we have not inspected the system during the course of construction nor assessed it on completion.

Yours Faithfully

David Zanuttini
B E M I E Aust

MAC MIL PTY LTD
ELECTRICAL CONTRACTORS
ABN 52 065 585 337

5 February 2010

Bellevard Constructions Pty Limited
PO Box 4320
MANUKA ACT 263

Electrical Services Installation Completion Certificate
213-215 Riverview Rd Clareville NSW

Attention Tom Peters

Installation Certificate

I hereby certify that

The works for the abovementioned project have been inspected during construction and have been completed in accordance with the design specifications and the nominated Standards of Performance

Measure and/or System	Standards of Performance
Smoke Detection and Alarm System	AS 3786 – 1993, BCA 2006 Part E2

I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above (My qualifications and accreditations are listed below)

Relevant qualifications and accreditation

Diploma Eng (Elect)

Qualified Supervisor (Elect)

The information contained in this statement is true and accurate to the best of my knowledge

Name of Certifier Peter Lawrence

Company Macmil Pty Limited

Address PO Box 25 Forestville NSW 2085

Phone (02) 9907 6388 Fax (02) 9949 4914



Signature

5 February 2010
Date

JANE COLEMAN LANDSCAPE ARCHITECT

25 March 2010

BELLEVARDE CONSTRUCTIONS P L
c/- 213 Riverview Road
CLAREVILLE NSW

ATTENTION TOM PETERS

Dear Sir,

RE 213-215 RIVERVIEW ROAD CLAREVILLE LANDSCAPE SOFTWORKS

The Landscape Softworks for the above site is being installed in accordance with the Landscape softworks documentation indicated on JCLA P L drawings L/01-05, Groundworks Plan Sheets 1+2, Planting Plans Sheets 1+2 and Lower Site Planting + Specification, April 2009-March 2010, which is substantially in accordance with the principles of the approved Landscape DA L/01a July 2007

Yours faithfully,



Jane Coleman

B L Arch UNSW, AAILA, Registered Landscape Architect
64 Rose Street, Chippendale, NSW 2008
Ph 02 9698 3520, Fax 02 9698 1116
Jane Coleman Landscape Architect P L

JANE COLEMAN
LANDSCAPE ARCHITECT
PTY LTD ACN 003 101 746
64 ROSE STREET
CHIPPENDALE NSW 2008
TELEPHONE 02 9698 3520
FAX 02 9698 1116

A A I L A B A L A R C H

Casey Brown Architecture
Level 1, 63 William St
East Sydney, NSW 2010
Ph (02) 9360-7977

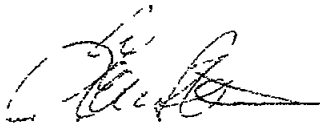
Date 06, February 2010

RE Certification of insulation

Att Rob Brown
To the supervising architect

Bellevarde Constructions certifies that insulation to 213 Riverview Rd Avalon, has been installed in accordance with documentation provided by Casey Brown Architecture

Signature



Tom Peters
Site Manager
Bellevarde Constructions P/L
0414 282 191

Bellevarde Constructions
PO Box 4320 Manuka ACT 2605
Telephone (02) 6295 2928 Facsimile (02) 6295 0823
Bellevarde@bigpond.com.au www.bellevarde.com.au
ABN 88001 998 036 ACN 001 998 036

Bruce Baker & Co.

10-12 Akubra Place Kempsey
P O Box 34, West Kempsey
NSW 2440

Director
Matthew Baker
ABN 31 001 148 894
ACN 001 148 894

Phone 0265625455
Fax 0265631203
Mobile 0428625455
email mbjoirer@bigpond.net.au

To Bellevarde Constructions Pty Ltd
P O Box 67
Barker Centre
ACT 2603

Project Hill Residence 213 215 Riverview Rd, Clareville NSW

Glazing Certificate

All glass supplied to the above project comply with AS1288-2006
All joinery supplied by our company is glazed with minimum safety glass
Double Glazing supplied for this project ComfortPlus or ComfortSave on the inside 12mm spacing with Argon
Gas Clear laminated or toughened glass to the outside U Value 1.6 & SHGC 0.43
Louvre s 6mm ComfortSave U Value 3.7 & SHGC 0.70

Timber Windows & Doors

All windows and doors supplied to the above project comply with AS2047 1999

Bruce Baker & Co Licence No WD078

Warranty Windows & Doors

7-year warranty on all workmanship and hardware supplied by Bruce Baker & Co

Our company has been making joinery since 1977 based on traditional manufacturing techniques and have continued to develop this manufacturing with modern techniques glues and fixings We supply shop drawings for all of our joinery to the project architect and builder prior to manufacturing

Regards

Matthew Baker



ALUMINIUM & GLASS CONSTRUCTIONS Pty, Ltd.

A C N 059 835 415

A B N 12 750 363 186

B S C LICENCE 51184C

UNIT 6 – 49 LEIGHTON PLACE
HORNSBY 2077

TELEPHONE 02 9482 1897
FAX 02 9476 5031
EMAIL angconstructions@bigpond.com

28 August 2009

BELLEVARDE CONSTRUCTIONS P/L
P O BOX 67
BARKER CENTRE ACT
2603

RE 213 RIVERVIEW RD, CLAREVILLE

THIS IS TO CERTIFY THAT THE GLAZING SUPPLIED ON THE ABOVE PROJECT ACHIEVES THE FOLLOWING PERFORMANCE RATINGS

SINGLE GLAZING	U – VALUE	3.6	SHGC	7
DOUBLE GLAZING	U – VALUE	1.6	SHGC	66

SINCERELEY YOURS

RICK ELLIOTT

Misha de Moyer

From reception [reception@rotex.com.au]
Sent Thursday, 3 September 2009 2:19 PM
To misha@caseybrown.com.au, tom.w@bellevue.com.au
Cc mark@goldman.com.au, sales
Subject Avalon NSW, 213 Riverview Road

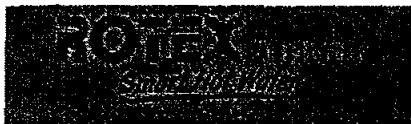
Dear Misha and Tom,

The REC's code for the project at 213 Riverview Road, Avalon NSW is **SC538G2AP30**. This ROTEX solar hot water system is eligible for 47 RECs rebate.

Should you have any queries, please do not hesitate to contact our office.

Yours sincerely,

Peta Wilson
Administration Officer



Tel +61 (0)2 9790 8479 Fax +61 (0)2 9790 8495 Web www.rotex.com.au

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EXPELLA PTY LTD

A B N 18 076 338 755

NSW Office

F14 122 Old Pittwater Rd

Brookvale NSW 2100

Ph 02 9939 2240 Fax 02 9939 2245

QLD Office

PO Box 53

Pacific Fair QLD 4218

Ph 0410 414 606 Fax 07 5598 8044

22 March 2010

**Subject DECLARATION OF COMPLIANCE
 Mechanical Ventilation**

**Project 213 Riverview Rd
 Clareville NSW**

We hereby certify that the Mechanical Ventilation works (wet area exhaust) for the above mentioned project has been designed in accordance with the relevant provisions of the Building Code of Australia (BCA) and relevant Australian Standards, as nominated below

- **The use of Ventilation and Air Conditioning in Buildings (Ventilation Design for Indoor Air Contaminant Control) - AS 1668 2 (2002)**

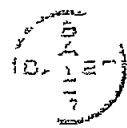
The Expella Ventilation System has been appraised and tested by the following organisations with respect to Code Compliance outlined above and performance based alternatives where applicable

- CSIRO Manufacturing & Infrastructure Technology Division- Technical Assessment 328
- SAI Global to MP52 2001 Spec 425 – Toilet Exhaust Systems
- Philip Chun & Associates- Horizontal Discharge Location for a single sole occupancy unit in a multi-level residential development
- BCA Logic- Alternative Solution Report for use of UPVC Piping for exhaust ductwork
- Ecospecifier – Independent Environmental Assessors
- University of Auckland – Computational Air Flow modelling of air flow in a toilet

Yours Faithfully

EXPELLA PTY LTD

WESLEY QUICK



KORDON[®] Warranty

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

Warranty No 2009-2-1578

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 paintings, and
- (b) any pergolas, wing extensions to the Building and outcouses.

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 and/or
- (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 expressed 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 an Accredited Bayer Installer.

OWNER'S RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner") at the Owner's expense arrange or procure 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 or the Building type is susceptible to Termite attack (e.g. North or the 25th parallel), no subsequent inspections (2-3 months) could be undertaken.

These inspections are to be conducted by a qualified person (e.g. 3663 Termite Manager) or by a person (e.g. 3491-1995 Inspection of building).

Kordon barrier shall not be installed in the Building until the termite risk has been assessed and the risk is low.

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 pass the Kordon and enter the Building.

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

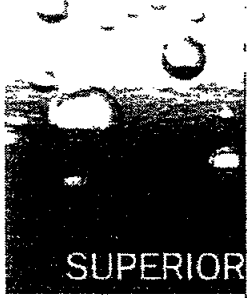
KORDON[®] TERMITE BARRIER

Date of Installation 20/05/2008
Installation Address 215 Riverview Road
Avalon
NSW 2107

Installer Name Gary Satten
Company Name Orange Protection Pty Ltd
Address PO Box 90
MacArthur Square
NSW 2560

Phone Number 1300 282 232
Accreditation Number N119

Have you an accredited termite manager or inspector who has assessed the termite risk in the Building and the risk is low?



SUPERIOR WATERPROOFING SERVICES

waterproofing with care

WATERPROOFING CERTIFICATE

8 February 2010

Tom Wetzlar
Bellevard Constructions Pty Ltd
PO Box 67
BARKER CENTRE ACT 2603

P 6295 2928
F 6295 0823

CERTIFICATION OF WET AREAS 213-215 RIVERVIEW ROAD, AVALON

This letter is to certify that at the above mentioned address, all internal wet areas and external waterproofing works were conducted in accordance with manufacturers' recommendations and to Australian standards AS3740-2004

Regards,

David Brown

DAVID BROWN

PO Box 445 Murrumbidgee NSW 2223
ABN 24 002 792 305
E superior@hot.ail.com
T 02 7070 8025 F 025 4168 M 0114 456 156
|

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

Development Application for _____	Name of Applicant _____
Address of site <u>213 215 RIVERVIEW ROAD AVALON</u>	

Declaration made by geotechnical engineer on completion of the Development

I, BEN WHITE on behalf of Jack Hodgson Consultants Pty Ltd
(insert Name) (Trading Company Name)

on this the 8TH DECEMBER 2009

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 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 5TH JUNE 2007 referred to below.

Geotechnical Report Details

Report Title RISK ANALYSIS & MANAGEMENT FOR PROPOSED REPLACEMENT HOUSE AT 13 2 5 RIVERVIEW ROAD AVALON & SECTION 96 LETTEP DATED 14TH APRIL 2009

Report Date 5TH JUNE 2007

Author BEN WHITE

Author's Company/Organisation JACK HODGSON CONSULTANTS PTY LTD

☒ I have renewed the original structural design and where applicable the subsequently amended structural details 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 am satisfied that the development referred to in the development consent D.A. dated 27TH JULY 2007

D.A. No 10339/07

Date Consent given 21ST SEPTEMBER 2007

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

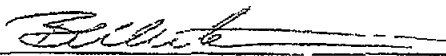
☒ I am aware that Pittwater Council require this certificate prior to issuing an occupancy permit for the development. I certify that I will rely on this certificate in regard to the development having achieved the Acceptable Risk Management (as defined in the Policy) and that reasonable and practical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

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

10 8 1 The property is to be maintained in good order and in accordance with the guidelines set out in CSIRO BPF 18 Foundation Maintenance and Footing Performance A "Recommended Guide" and the Australian Geomechanics Article "Landslide Risk Management Concepts and Guidelines" May 2002

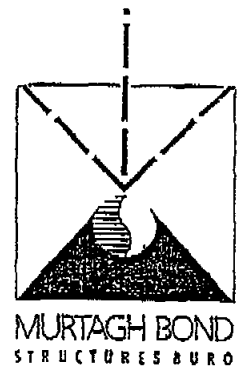
10 8 2 The sandstone overhang at the southern side of the site is to be inspected at intervals not exceeding 10 years

10 3 3 It is recommended that all subsurface drains with standpipes be flushed at intervals not exceeding 10 years

Signature	
Name	<u>BEN WHITE</u>
Chartered Professional Status	<u>1- SOGECLAUS 1/1</u>
Membership No.	<u>22275</u>
Company	<u>Jack Hodgson Consultants Pty Ltd</u>

30th March 2010

Casey Brown Architecture
Level 1
63 William Street
East Sydney NSW 2010



CERTIFICATE OF DESIGN AND CONSTRUCTION

213-215 Riverview Road
Avalon

I Certify that

- 1 I have designed the above building work and the following components and their support elements and have visited the site from time to time during the construction of the works

- Footings
- Concrete & Steel Framed Walls and Floors
- Steel Framed Roofs
- Timber Decks & Pool
- Balustrade

And that to the best of my knowledge the building work is structurally sufficient, sound and stable for the purpose for which it is to be occupied and used and complies with current codes of Practice and relevant SAA codes

DECLARATION

- 2 I am a practising structural engineer, a fellow of the Institute of Engineers Australia, and a Chartered Professional Engineer. I am actively engaged in the structural design and supervision of building construction

Yours Faithfully

Ken Murtagh
Director
Bond James x Murtagh P/L

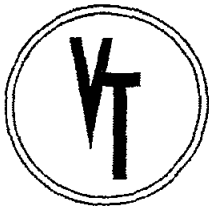
Bond James x Murtagh
Pty Ltd Inc in ACT
Consulting Engineers

Unit 4 Southern Cross House
9 McKay St Turner ACT 2601
Tel (02) 6247 0011
Fax (02) 6248 7518
E: admin@murtaghbond.com.au
E: drawings@murtaghbond.com.au
Web: www.murtaghbond.com.au



Director: Ken Murtagh BE M Eng Sc FIC Aust C.P. Eng RPFQ
Bond James Group Bond James North Marsden Sydney Bond James Street Moorhouse Melbourne

ABN 35 008 521 042



VEHICLE TURNABLES™

Engineered by  FLEETWOOD®

25 March 2010

Att Tom Peters
Bellevard Constructions Pty Ltd
PO BOX 4320
MANUKA ACT 2603

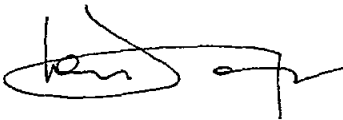
Dear Tom

Re Vehicle Turntable installed at 213 Riverview Road, Clairville

We are writing to confirm that the above Turntable has been installed to the relevant Australian Standards

For all further enquires please contact the undersigned

Yours faithfully



Ian Joyce | **Product Development Manager** | Vehicle Turntables

P | 1800 689 890
F | +61 2 9838 1566
E | sales@vehicleturntables.com.au
M | PO Box 131 Riverstone 2765 NSW Australia

ADAM CLERKE SURVEYORS PTY LTD

Incorporating PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS

A Clerke BSurv (Hons) USQ Reg'd Surv M I S Aust

TEL 9918 4111 / 9997 3088 / 9997 3427

FAX 9918 4011 / 9997 8991

Mob 0414400088

EMAIL pkeensvy@bigpond.net.au

ABN 24 126 037 045

P O BOX 175, NEWPORT 2106

38 KEVIN AVENUE,

AVALON 2107

DATE 8th Dec 2009

REF 30097M

SURVEY REPORT

Casey Brown Architecture

Level 1, 63 William Street,

EAST SYDNEY, NSW, 2010

Ref No 213 Riverview Road, Clareville

In accordance with your instructions we have made a survey of the whole of the land comprised in Computer Folios X/110460 and Y/110460 being Lots X and Y in Deposited Plan 110460 situated at Clareville in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows

A one, two and three storey stone, timber and rendered house roofed with metal and known as No 213 Riverview Road stands wholly within the boundaries of the subject land together with pools, timber decks, inclinators, slipway, timber jetties and boat sheds

The land has a frontage of 39.98 metres to Riverview Road and a measurement of about 34 metres to Pittwater, the remaining dimensions and position of buildings are shown on the accompanying sketch. The boundaries are edged red.

Along part of the frontage the wall stands 0.02 metres clear of the adjoining road and the remainder is not fenced. Along part of the south the fence stands from 0.15 metres clear to 0.15 metres onto to 0.15 metres clear of the adjoining land, the wall stands 0.36 metres onto the adjoining land and the remainder is not fenced. Along Pittwater the stone sea walls, boatsheds, timber jetties and piles stand clear or on to Pittwater as shown on sketch. Along part of the north the fence stands nil to 0.1 metres onto the subject land, the wall stands from 0.05 metres onto to 0.02 metres clear of the subject land and the remainder is not fenced. Along the north eastern the wall stands from 0.05 to 0.05 to nil to 0.03 metres clear of the adjoining land.

Part of the land is affected by covenant created by dealing H295513

The land is affected by a positive covenant created by dealing AD484231

The subject land has an appurtenant Right of way created by B624000

There are no other visible encroachments by or upon the subject property

This survey has been carried out for identification purposes only and survey marks should be placed if structures are to be erected on or near the boundaries. Boundaries are not to be established from information shown on sketch.



Adam Clerke

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Incorporating **PAUL KEEN & COMPANY**

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LAND & ENGINEERING SURVEYORS
Adam Clarke BSURV (Hons) USQ (REG'D SURV MISAUST)

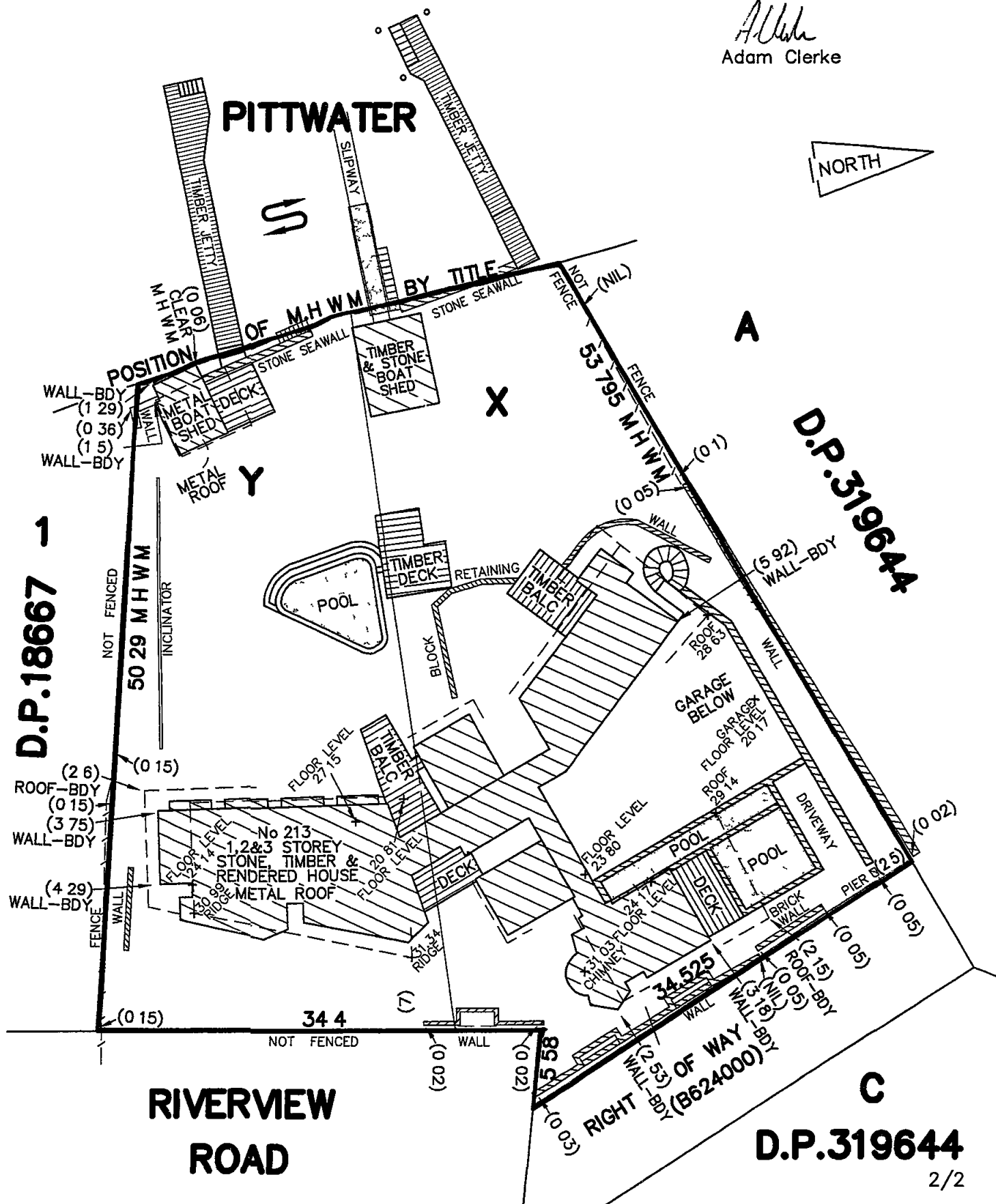
TEL 9918-4111/9997-3088
FAX 9918-4011/9997-8991
E-MAIL pkeensvy@bigpond.net.au

SURVEY REPORT

P O BOX 175
NEWPORT 2106
38 KEVIN AVENUE,
AVALON 2107

DATE 8th Dec 09
REF 30097M

Adam Clarke
Adam Clarke



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants

Pursuant to Section 88B of the Conveyancing Act 1919 it is intended to release

1 Positive covenant

Registered
Title System
Purpose

*

PLAN OF CONSOLIDATION OF
LOTS X & Y IN D P 110460

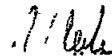
LGA PITTWATER
Locality AVALON
Parish NARRABEEN
County CUMBERLAND

Surveying Regulation, 2006

I, Adam Clerke
of 38 Kevin Avenue, Avalon 2107
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on 1/09/09

The survey relates to Lot 1

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature  Dated 20/11/09
Surveyor registered under the *Surveying Act 2002*

Datum Line X-Y
Type Urban/Rural

Plans used in the preparation of survey/compilation
D P 319644 D P 24113 D P 500839
D P 18667 D P 39003 D P 226537
D P 17895 D P 162720 D P 162720
D P 110460 D P 503627
D P 344054 D P 319644

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE 30097DP

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature
Date
File Number
Office

Subdivision Certificate

I certify that the provisions of s 109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to

the proposed set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority
Date of Endorsement
Accreditation no
Subdivision Certificate no
File no

* Delete whichever is inapplicable

* OFFICE USE ONLY

DRAFT 88b INSTRUMENT ONLY

To be checked & modified by solicitor This label will be removed only after written instruction

**INSTRUMENT SETTING OUT TERMS OF EASEMENT INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

(Sheet 1 of 2 sheets)

Plan Plan of Consolidation of Lots X & Y in
D P 110460

**Full Name and Address of the Registered
Proprietor of the Land**

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit a prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Positive Covenant	Lot 1 in D P	Pittwater Council

2 (Terms)

TERMS OF POSITIVE COVENANT FIRSTLY REFERRED TO IN PLAN

- 1 The sandstone overhang at the southern side of the site is to be inspected at intervals not exceeding 10 years by a qualified Geotechnical Engineer

Name of Authority Empowered to Release Vary or Modify the Positive Covenant firstly referred to is

Pittwater Council

(Sheet 2 of 2 sheets)

Plan

Plan of Consolidation of Lots X & Y in D P 110460

SIGNED SEALED AND DELIVERED)
by _____ in the)
presence of _____)

Signature of witness

Signature of [insert details]

Name of witness (please print)

Address of witness

If a company - use this execution clause

EXECUTED by)
in accordance with section 127 of the)
Corporations Act)

Signature of director

Signature of director/secretary

Name (please print)

Name (please print)

DEPOSITED PLAN CHECKLIST for SURVEYORS

This checklist must accompany the original plan when lodged in LPI for registration

Note 1 This checklist is designed to compliment items in letters of requisition. Numbering is aligned to a requisition database

Note 2 Unless otherwise stated, all clauses relate to the Surveying Regulation 2006

Y = Yes, E = Exemption (cl 61) and NA = Not Applicable

Item	Plan Orientation	Y	E	NA
1 1	cl 12 2 Established Permanent Marks adopted are 1 SSM 38107 & 2 PM 11663	✓		
1 2	cl 12(4) MGA Co-ordinate values obtained within 6 months of date of survey	✓		
1 3	cl 12(3) Orientation bearing verified by connection to 3 rd established mark No PM 60548	✓		
1 4	cl 12(5) Connections within prescribed values AND connection to additional mark OR report	✓		
1 5	cl 61(2) Completed schedule showing MGA survey mark numbers, co-ordinate values, zone, class and order, combined scale factor, date co-ordinates obtained and source used	✓		
1 6	cl 61(2) Established survey mark numbering is consistent between schedule and plan	✓		
1 7	cl 61(2) Schedule of MGA co-ordinates is in agreement with SCIMS	✓		
1 8	cl 43(3) Measurements between all permanent marks and connections to the survey are proved by closed survey and shown on the plan	✓		
1 9	cl 89 Exemption from complying with clause has been noted on the plan			✓
1 10	cl 12(6) Non MGA orientation adopted and noted on the plan			✓
1 11	cl 61(1) Terminals of the datum line are clearly identified on the plan	✓		
1 12	Compare observed and calculated connections between permanent marks	✓		

Item	Marks	Y	E	NA
2 1	cl 60 Surveyor's certificate clearly indicates the survey is within an Urban/Rural zone	✓		
2 2	cl 35(1) The nature and position of all reference marks/monuments are shown on the plan	✓		
2 3	cl 35 Origin & status (found, by me, disturbed, gone) of all reference marks/monuments shown	✓		
2 4	cl 42(1) The correct number of Urban placed and/or connected permanent marks within 300m of the survey are shown	✓		
2 5	cl 44(4) Urban Locality sketch for placed permanent marks forwarded on			✓
2 6	cl 42(1) The correct number of Rural placed and/or connected permanent marks within 1000m of the survey are shown			✓
2 7	cl 44(4) Rural Locality sketch for placed permanent marks forwarded on			✓
2 8	cl 28(1) Reference marks shown at extremities of survey and at intervals of not more than 100m throughout the length of road frontage (Urban survey)	✓		
2 9	cl 28(2) At least 2 reference marks have been shown at suitable locations in relation to land being surveyed where the land does not abut a road (Urban survey)			✓
2 10	cl 31(2) Appropriate reference marks have been placed/shown for new roads (Urban survey)			✓
2 11	cl 31(5) Appropriate reference marks have been placed/shown for new roads (Rural survey)			✓
2 12	cl 31(6) Angular comparisons shown for reference marks connecting new and existing roads			✓
2 13	cl 18 & cl 42(3) Reference marks correctly shown for affecting interest(s) external to subd'n			✓
2 14	cl 29(2) Type and position of line mark(s) placed on unfenced Rural boundaries shown			✓
2 15	cl 42(2) Sufficient permanent survey marks placed/connected to along new and/or redefined road frontage	✓		
2 16	Cls 29(3) & (5) Sufficient reference marks placed/connected to for each parcel in Rural survey			✓

DEPOSITED PLAN CHECKLIST for SURVEYORS

Item	Survey Definition	Y	E	NA
3 1	cls 32-34 Common boundary correctly adopted with adjoining lands	✓		
3 2	Sufficient information shown to support definition of roads	✓		
3 3	cl 64(1) Nature of all boundaries with connections to marks/monuments/occupations shown	✓		
3 4	cl 64(1)(c) Age nature, construction material and relationship to boundary shown for any substantial structure (including any fence) within 1 metre or otherwise relevant to a boundary	✓		
3 5	cl 64(2) Any boundary along a wall shown as "Face of Wall"			✓
3 6	cl 64(3) Correct use of "Party Wall" for boundaries of lots along a common wall			✓
3 7	cl 18(2) Surveyed connections from affecting interest(s) to parcel corners correctly shown			✓
3 8	cl 47(1) & (2) Landward boundary of Crown road or reserve defined by survey			✓
3 9	cl 47(3) Minister's consent obtained to boundary determination of Crown road or reserve			✓
3 10	All relevant Minister's/Consent Authority consents to boundary definitions obtained			✓
3 11	cl 46 Sufficient information provided to support ad-medium-filum-aquae claim (both banks)			✓
3 12	cls 65 & 71 Approved method used to define natural feature boundary shown			✓
3 13	cl 69 A comprehensive report to explain discrepancy with previous survey is attached			
3 14	cl 48(2)(b) NSW Maritime consent to definition of M H W M endorsed on plan			✓
3 15	Road alignment details shown with kerbs as laid related to kerbs as previously aligned			✓

Item	Stratum Subdivisions	Y	E	NA
4 1	cl 13 Survey related to 2 or more benchmarks for limitation in height and/or depth			✓

Item	Plan Check	Y	E	NA
5 1	Plan heading shows land affected, plan purpose, locality (cl 60(a)) and reference map details	✓		
5 2	cl 70 Surveyor's certificate signed dated and otherwise completed as required	✓		
5 3	North Point and Orientation shown on all sheets of the plan	✓		
5 4	Reduction Ratio shown on all sheets of the plan and separately for all diagrams	✓		
5 5	All lots consecutively numbered (no more than 4 numerals) and part lots correctly shown	✓		
5 6	All lots fully dimensioned (NB compiled residue rule applies in survey plans)	✓		
5 7	Distances for all compiled boundaries are shown and completely agree with base survey(s)			✓
5 8	All parcels close within allowable limits OR report submitted	✓		
5 9	Area shown for each lot	✓		
5 10	Each part lot shows an area and at least one part shows the total area			✓
5 11	All lots with irregular boundaries, defined by traverse, show an offset area and total area	✓		
5 12	Current adjoining information at date of survey shown	✓		
5 13	The site(s) of all existing easements shown			✓
5 14	Connections from easement(s) to parcel corners correctly shown (also see 3 7)			✓
5 15	Road names assigned by local roads authority (cl 60(b)) and width/alignment details shown	✓		
5 16	Statements panel shows intention to dedicate a lot to the public as temporary road			✓
5 17	Statements panel shows intention to create new easement(s)/restriction(s)/covenant(s)	✓		

DEPOSITED PLAN CHECKLIST for SURVEYORS

Item	Plan Check	Y	E	NA
5 18	Statements panel shows intention to dedicate new roads/pathways to the public as public road			✓
5 19	Statements panel shows intention to dedicate new road(s) subject to existing easement			✓
5 20	Plan shows site(s) of all new easements referred to in the s 88B instrument			✓
5 21	Plan shows site(s) and name(s) of all new roads/pathways dedicated in the statements panel			✓
5 22	Plan drawn to acceptable office standards for imaging/reproduction	✓		
5 23	Approval for plan with more than 4 sheets obtained from Manager, Titling & Plan Services			✓
5 24	Reference & consents/reports/supporting information noted in surveyor's reference panel			✓
5 25	Approval for compiled plan obtained from Plan & Title Advisor and noted on plan			✓
5 26	Surveyor General's approval to defer placement of survey marks obtained and noted on plan			✓
5 27	cl 30 All corners marked by boundary marks or referenced to reference marks	✓		
5 28	All plans used in the survey are listed in the plans used panel (copies of any unregistered plans used are supplied)	✓		

Item	Old System Plans	Y	E	NA
6 1	Old system boundaries are defined in terms of current deed and all occupations shown			✓
6 2	Age, nature and construction material of all fences/walls and relationship to boundaries shown			✓

COMMUNITY SCHEMES

Item	Community Location Plan	Y	E	NA
9 1	Only subdivisional pattern, current adjoining information and main access roads shown			✓

Item	Community Detail Plan	Y	E	NA
10 1	Only information relevant to definition of development/neighbourhood lot(s) and associated easement(s)/restriction(s) shown and sheet(s) labelled as 'Detail Plan'			✓

Item	Community Association Property Plan	Y	E	NA
11 1	Only information relevant to definition of the Association Property lot (including connections to existing survey marks) and associated easement(s)/restriction(s) shown			✓

Item	Community Unit Entitlement Sheet	Y	E	NA
12 1	Initial schedule of unit entitlement is correctly identified			✓
12 2	All approved forms are correctly identified			✓
12 3	Unit entitlement sheet includes the correct approved form			✓
12 4	Aggregate unit entitlements is correctly shown			✓
12 5	Valuer's certificate is signed and dated by the valuer			✓
12 6	Unit entitlement sheet correctly numbered as sheet(s) of the plan			✓

DEPOSITED PLAN CHECKLIST for SURVEYORS

Item	Community Service Plan	Y	E	NA
13 1	Future and existing service lines clearly distinguished			✓
13 2	Service works plan/prescribed diagram correctly numbered as sheet(s) of the plan			✓
13 3	s 36 Service lines only shown for intended statutory easement(s)			✓
13 4	The position of service lines for all intended statutory easement(s) shown			✓
13 5	Service works plan/prescribed diagram does not show any survey information			✓

Item	Community Accessways	Y	E	NA
14 1	cl 31 Site of accessway marked as road and survey information only shown on detail plan			✓
14 2	Required reference marks placed/connected to shown on detail plan			✓
14 3	Accessway plan numbered as a sheet of the management statement			✓
14 4	Accessway plan complies with cl 29 Community Land Development Regulation			✓
14 5	Site of accessway fully defined by bearings and distances only			✓
14 6	No survey information shown			✓
14 7	No easement site(s) shown			✓
14 8	Appropriate adjoining information shown			✓

Item	Community Management Statements	Y	E	NA
15 1	Management Statement complies with cl 31 Community Land Development Regulation and schedule 2 Real Property Regulations			✓
15 2	Part 4 includes a statement/by-law for statutory easements over service lines			✓
15 3	Approved Form 21CSM correctly completed for amendment to Management Statement			✓
15 4	Annexure to Approved Form 21CSM correctly identified as an annexure and signed			✓

Item	Community Development Contracts	Y	E	NA
16 1	Development Contract complies with cl 31 Community Land Development Regulation and schedule 2 Real Property Regulations			✓
16 2	Approved Form 27 appropriately completed			✓
16 3	Warning Statement included in the Development Consent document			✓

Item	Community Public Reserves Over Development Lots	Y	E	NA
17 1	Community plan of subdivision of development lot prepared Public Reserve defined by survey and numbered as next available lot in the scheme Appropriate statement added to statements panel Replacement initial schedule of unit entitlement sheet prepared			✓

I have used the checklist in preparation of this plan and all relevant items have been addressed

Name **ADAM CLERKE**

Signed

A Clerk

Date **20/11/09**

Surveyor's Reference **30097 DP**



DIRECTORS

Stewart McGearry Rick Why

POST CONSTRUCTION
DILAPIDATION REPORT
OF
COUNCIL ASSETS
AT

213-215 RIVERVIEW ROAD, CLAREVILLE
Job No 070954

IN RESPECT OF
PROJECT DEVELOPMENT
AT
213-215 RIVERVIEW ROAD, CLAREVILLE

Prepared by Northern Beaches Consulting Engineers Pty Ltd
MARCH 2010

GENERAL DESCRIPTION

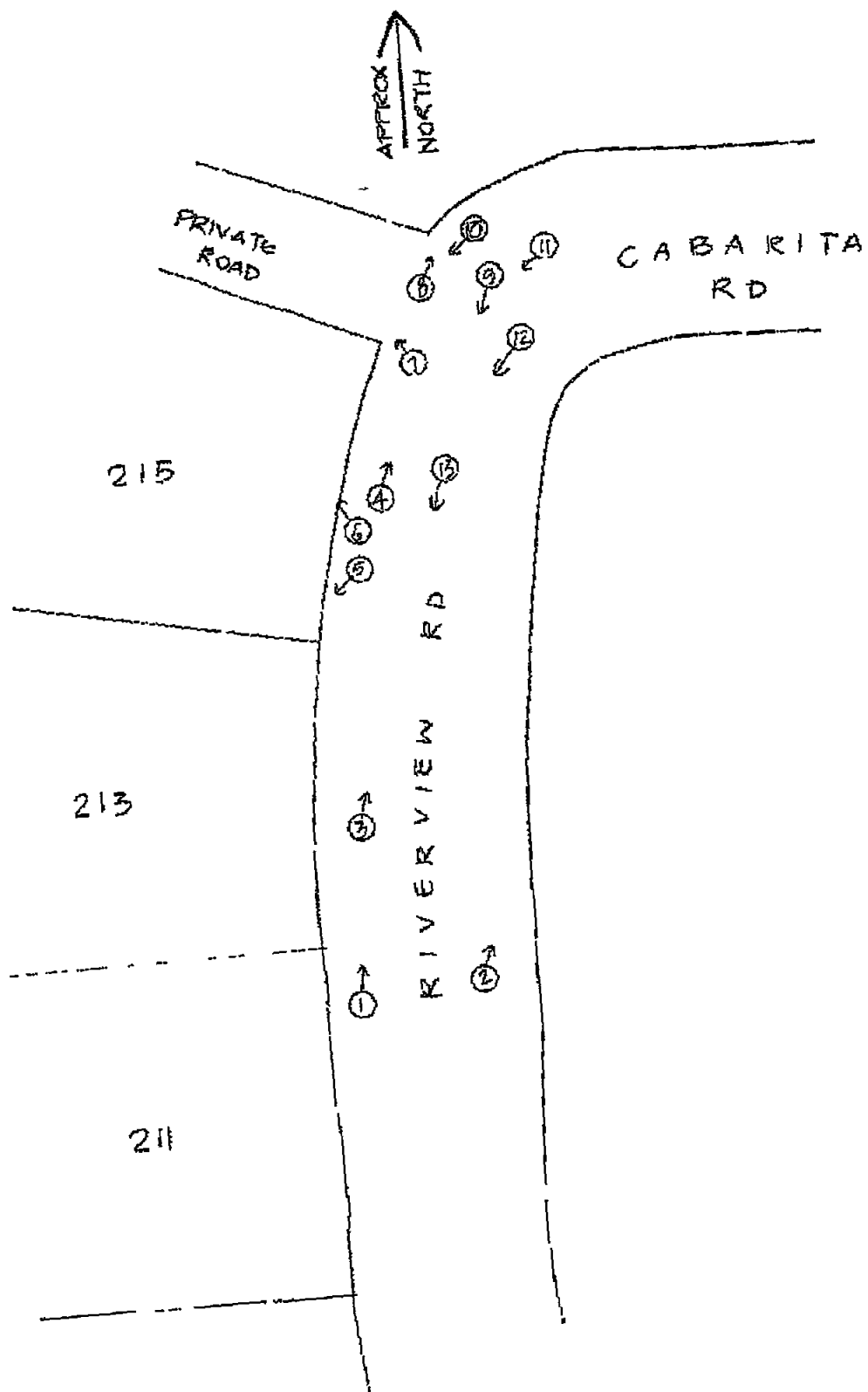
This Post Construction Dilapidation Report details the council assets surrounding the proposed development at 213-215 Riverview Road, Clareville

The council assets covered in this report include the roadway and nature strip at the front of the property. There is no kerb and gutter on either side of Riverview Road.

The photographs taken coincide (where possible) with the photographs taken in October 2007 when the pre-construction dilapidation report was undertaken. This report should be read in conjunction with the pre-construction report. Where there is no change in the condition of the council assets from the photographs that were originally taken, "as previous" will be used in the description. Due to the large amount of construction work being carried out in this area some of roadway was unable to be photographed exactly as before. If an area was not accessible it will be noted as "not available". The roadway may have undergone some resurfacing since the pre-construction report.

The non-invasive photographic survey was undertaken on the 17th March 2010.

Areas found to be defective are covered in the following photographs.



SITE PLAN
NOT TO SCALE
(DIAGRAMATICAL ONLY)

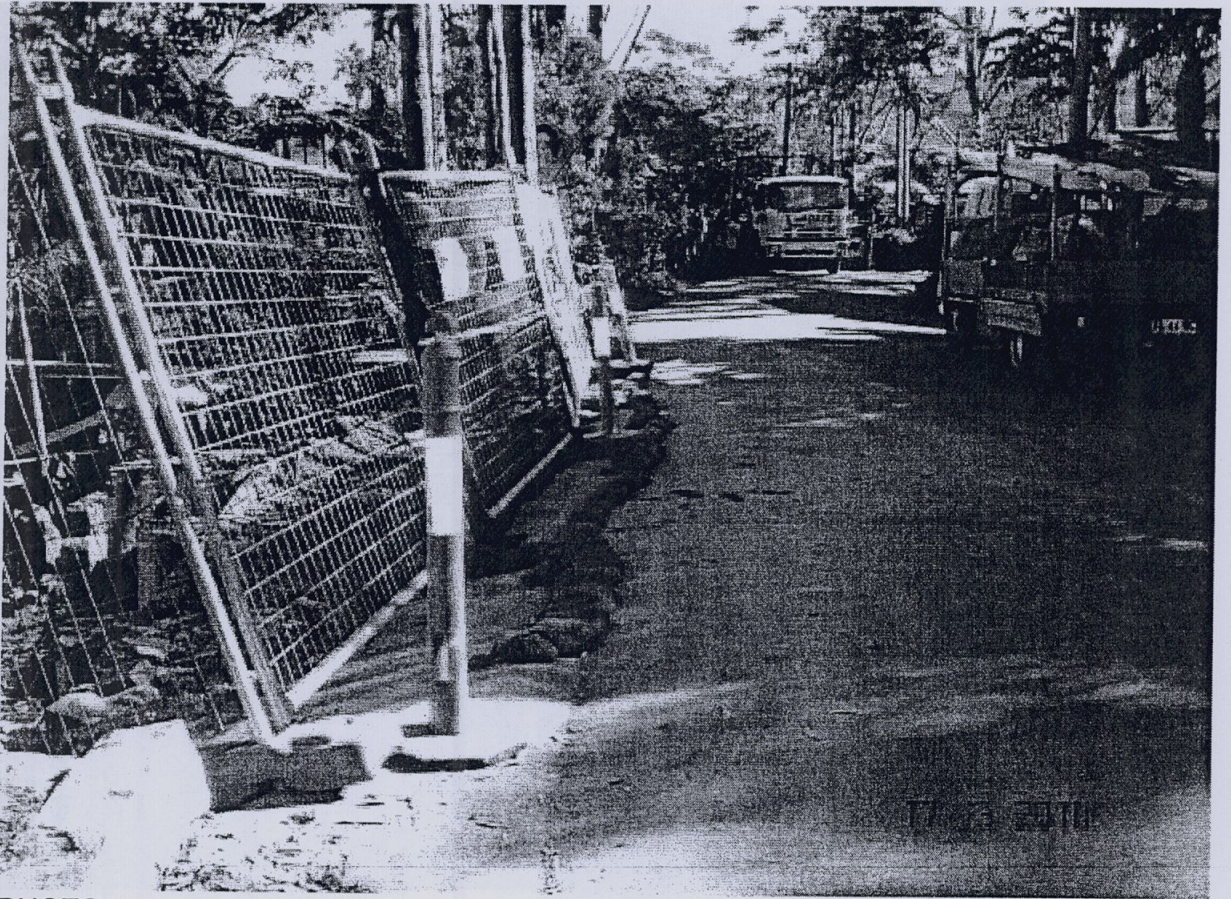


PHOTO 1: As previous.

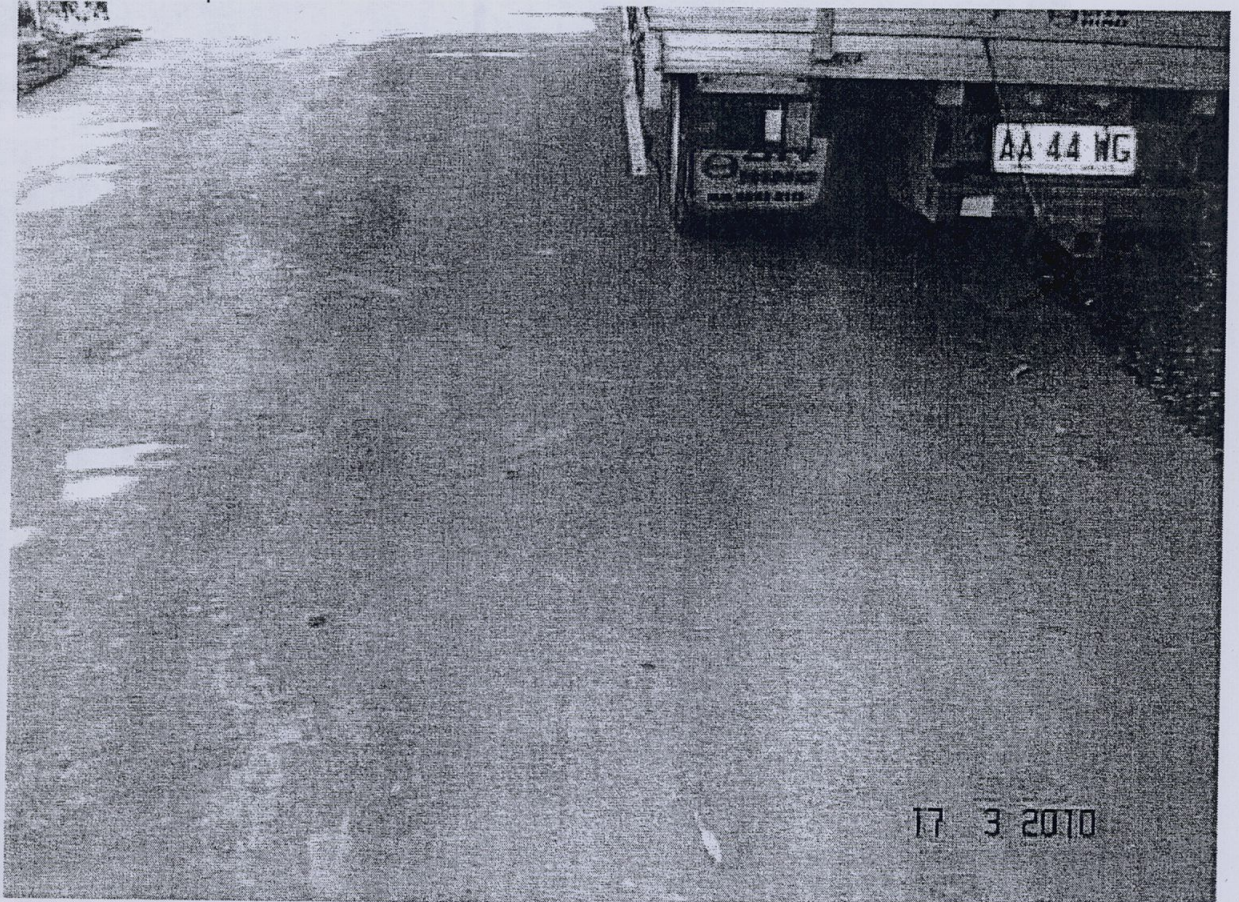


PHOTO 2: Previous cracking not evident.



PHOTO 3: Previous cracking not evident.



PHOTO 4: As previous.

NOT AVAILABLE

PHOTO 5: Not available.



PHOTO 6: Construction site entrance.



PHOTO 7: Construction site entrance.



PHOTO 8: As previous.

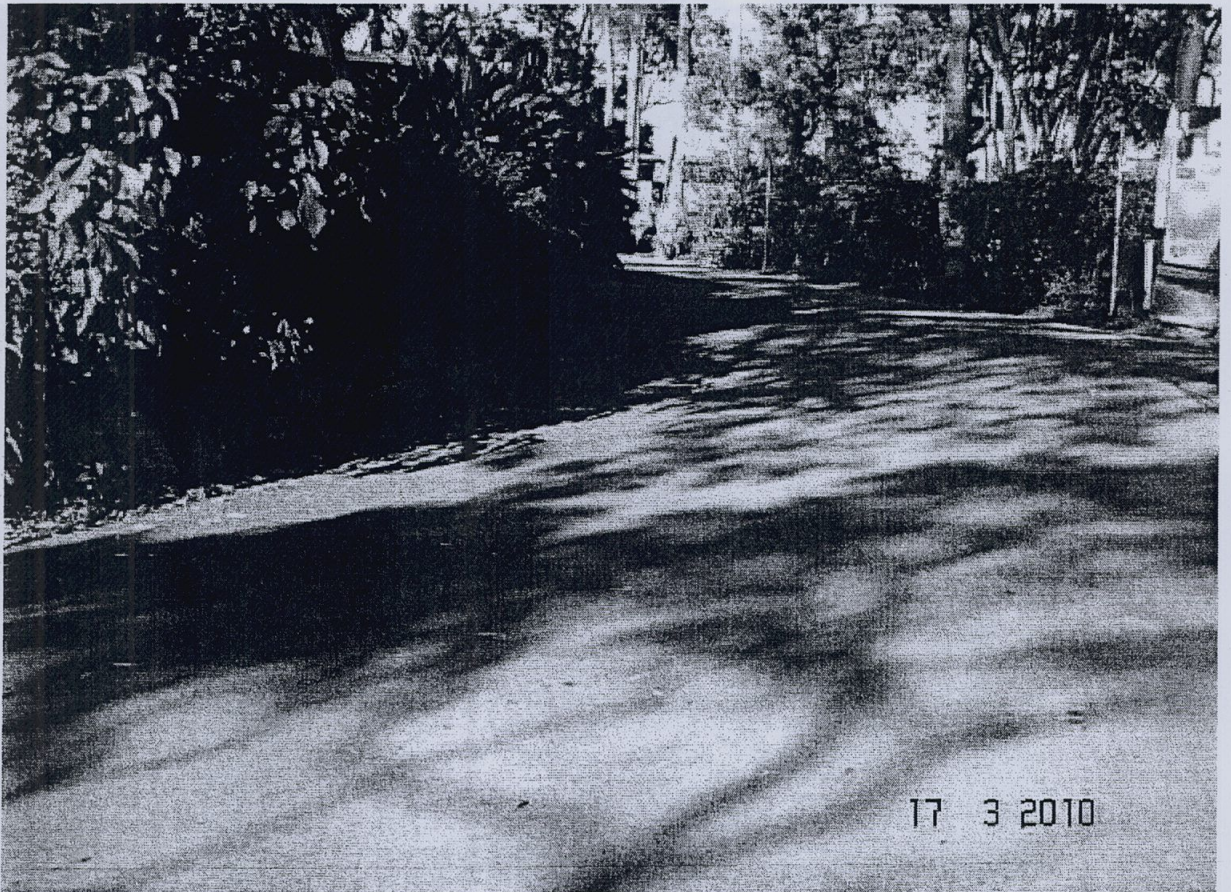


PHOTO 9: As previous.



PHOTO 10: As previous.

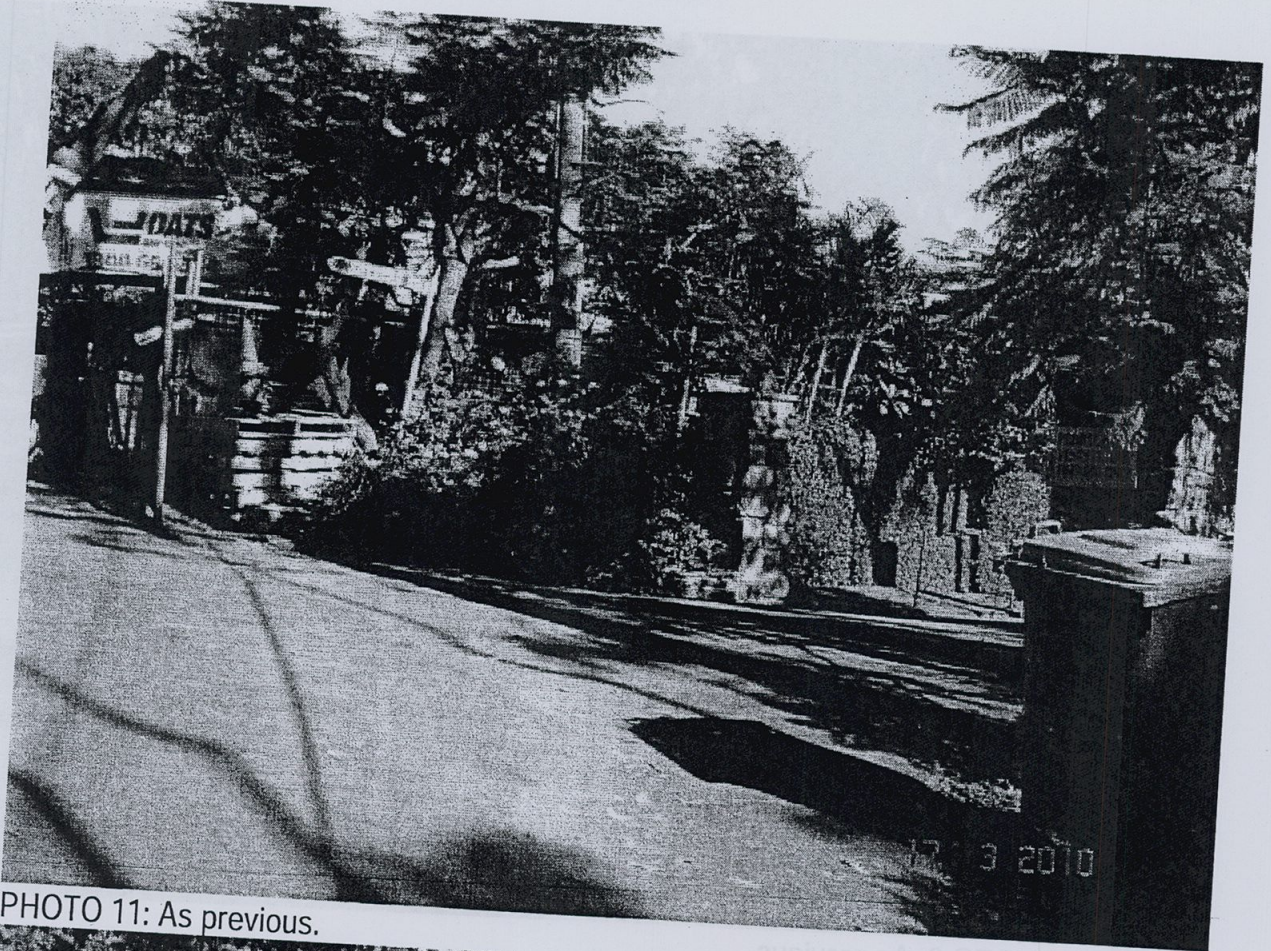


PHOTO 11: As previous.



PHOTO 12: As previous.



PHOTO 13: As previous.



DIRECTORS

Stewart McGeady Rick Wray

POST CONSTRUCTION
DILAPIDATION REPORT
AT
2 CABARITA ROAD,
CLAREVILLE
Job No. 070954

IN RESPECT OF
PROJECT DEVELOPMENT
AT
213-215 RIVERVIEW ROAD, CLAREVILLE

Prepared by Northern Beaches Consulting Engineers Pty Ltd
MARCH 2010

INTRODUCTION

This Post Construction Dilapidation Report details the property at 2 Cabarita Road, Clareville in its present condition.

The report will consist of a brief description of the property and a photographic survey of visible structural defects such as cracking to brickwork and concrete. The photographs taken coincide (where possible) with the photographs taken in October 2007 when the pre-construction dilapidation report was undertaken. This report should be read in conjunction with the pre-construction report. Where there is no change in the condition of the property from the photographs that were originally taken, "as previous" will be used in the description. If an area was not accessible it will be noted as "not available".

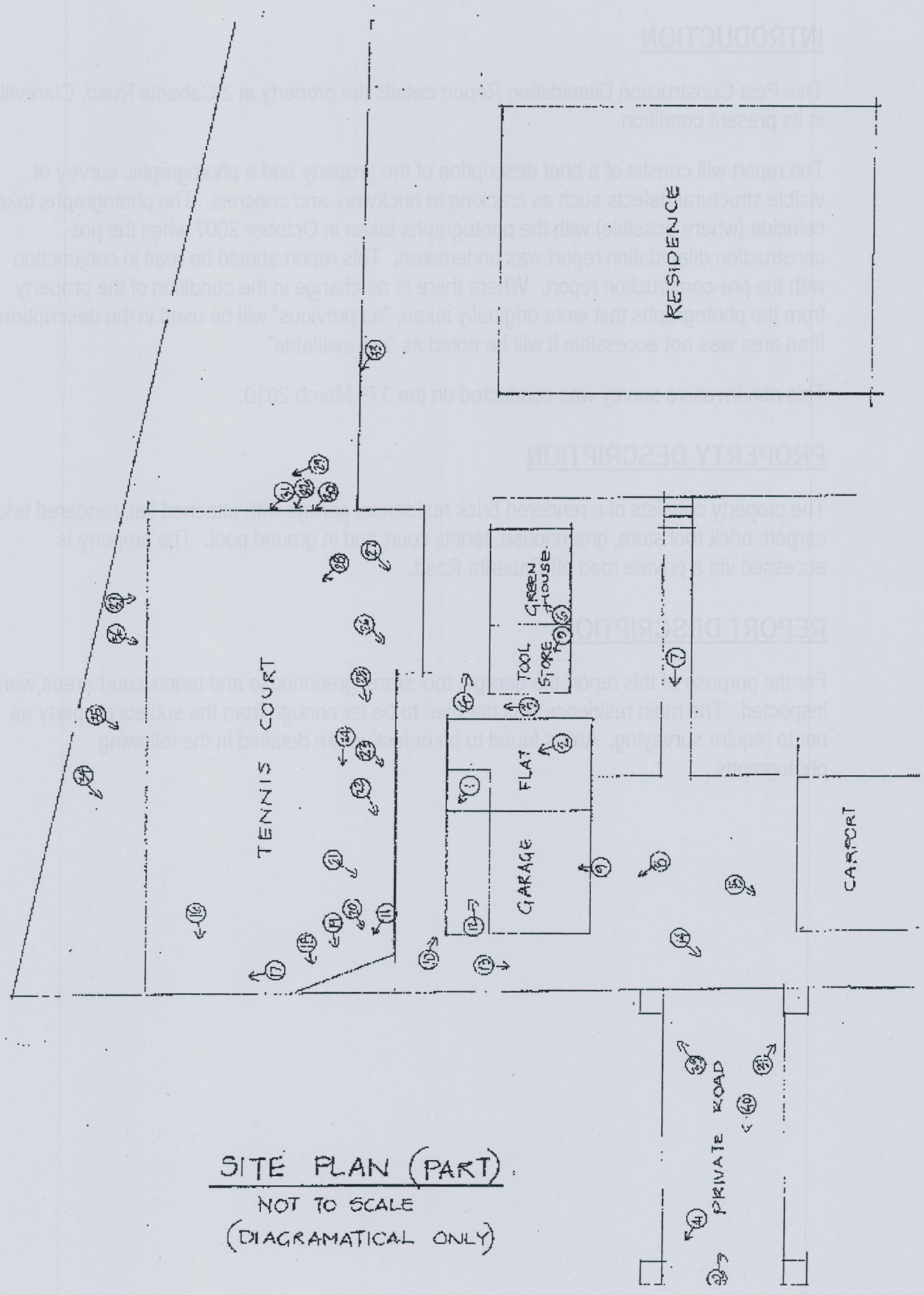
This non-invasive survey was conducted on the 17th March 2010.

PROPERTY DESCRIPTION

The property consists of a rendered brick residence, garage with attached flat, rendered brick carport, brick tool store, greenhouse, tennis court and in ground pool. The property is accessed via a private road off Cabarita Road.

REPORT DESCRIPTION

For the purpose of this report the garage, tool store, greenhouse and tennis court areas were inspected. The main residence was deemed to be far enough from the subject property as not to require surveying. Areas found to be defective are detailed in the following photographs.



SITE PLAN (PART)
NOT TO SCALE
(DIAGRAMATICAL ONLY)

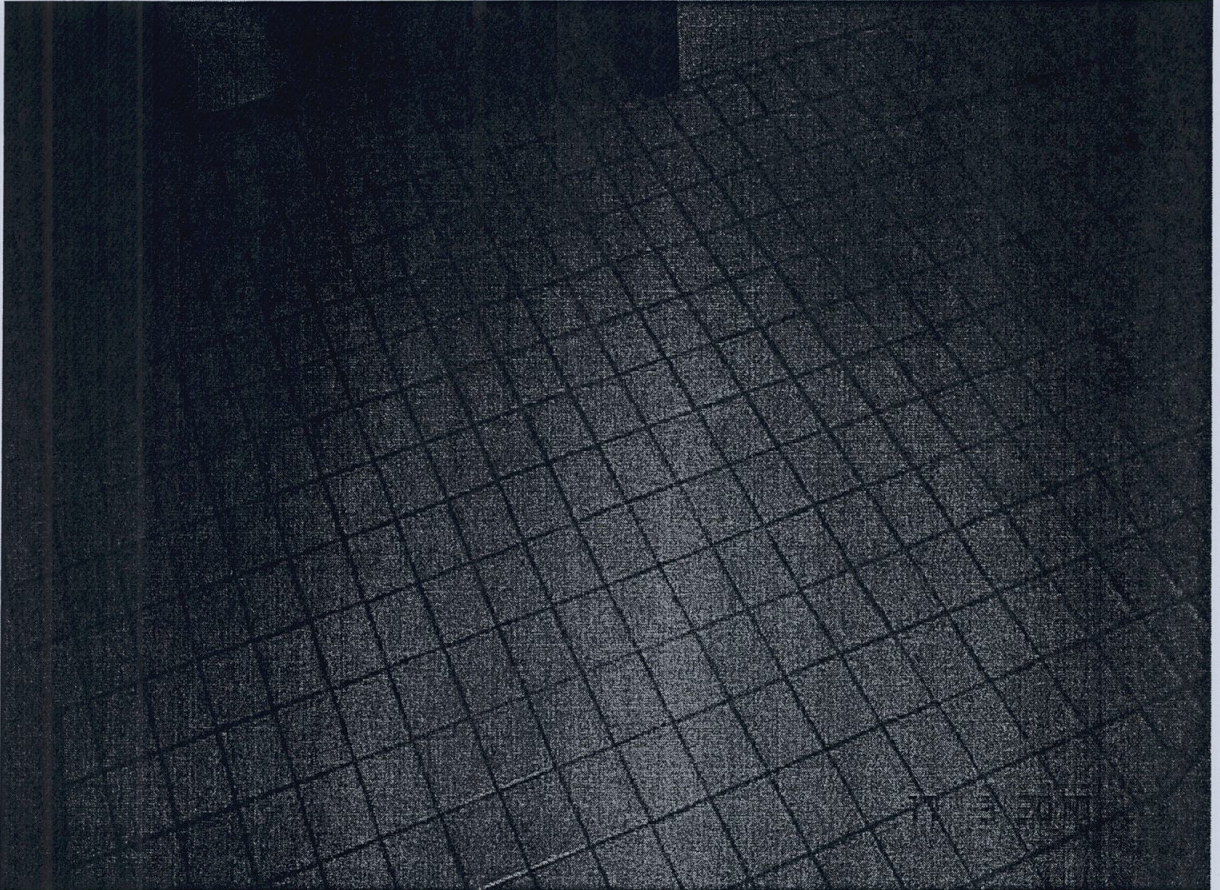


PHOTO 1: As previous.

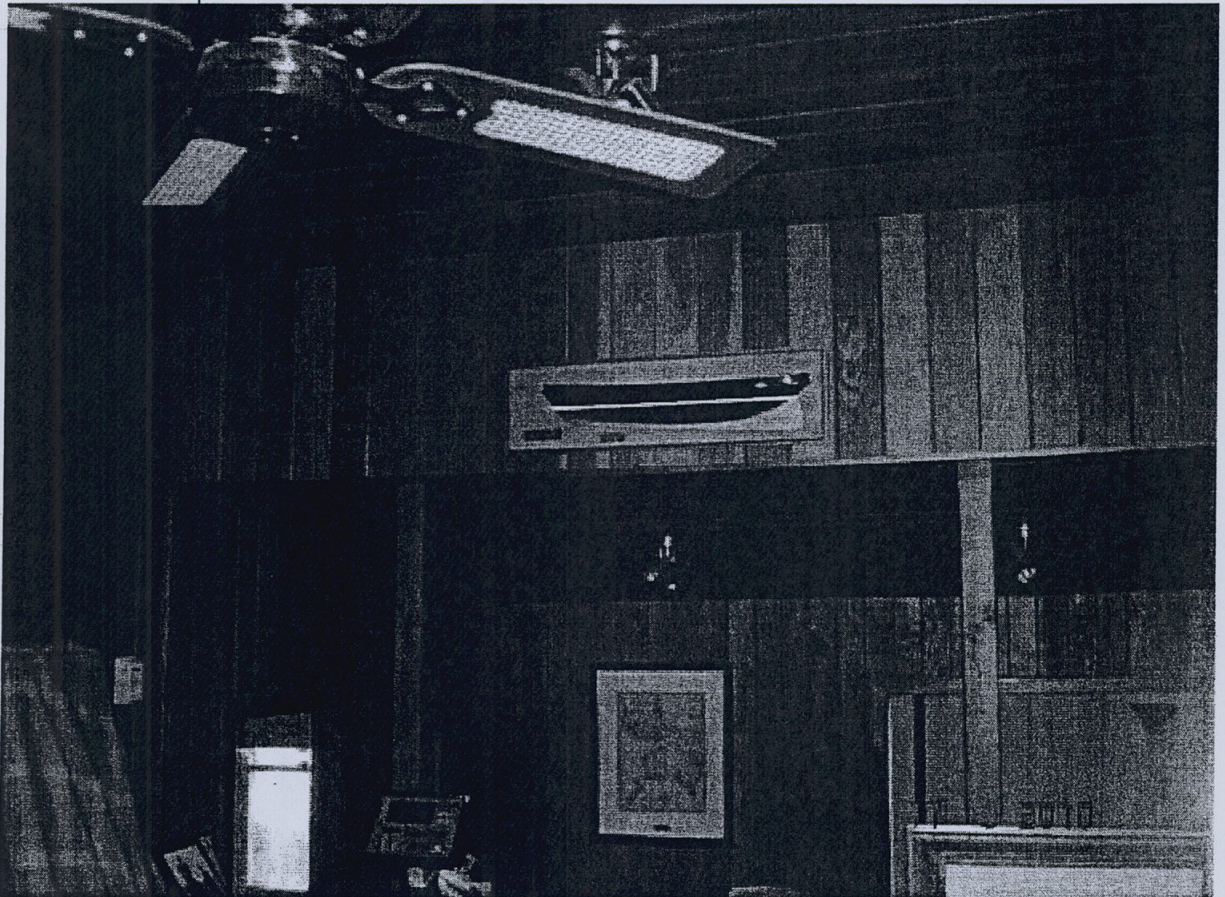


PHOTO 2: As previous.

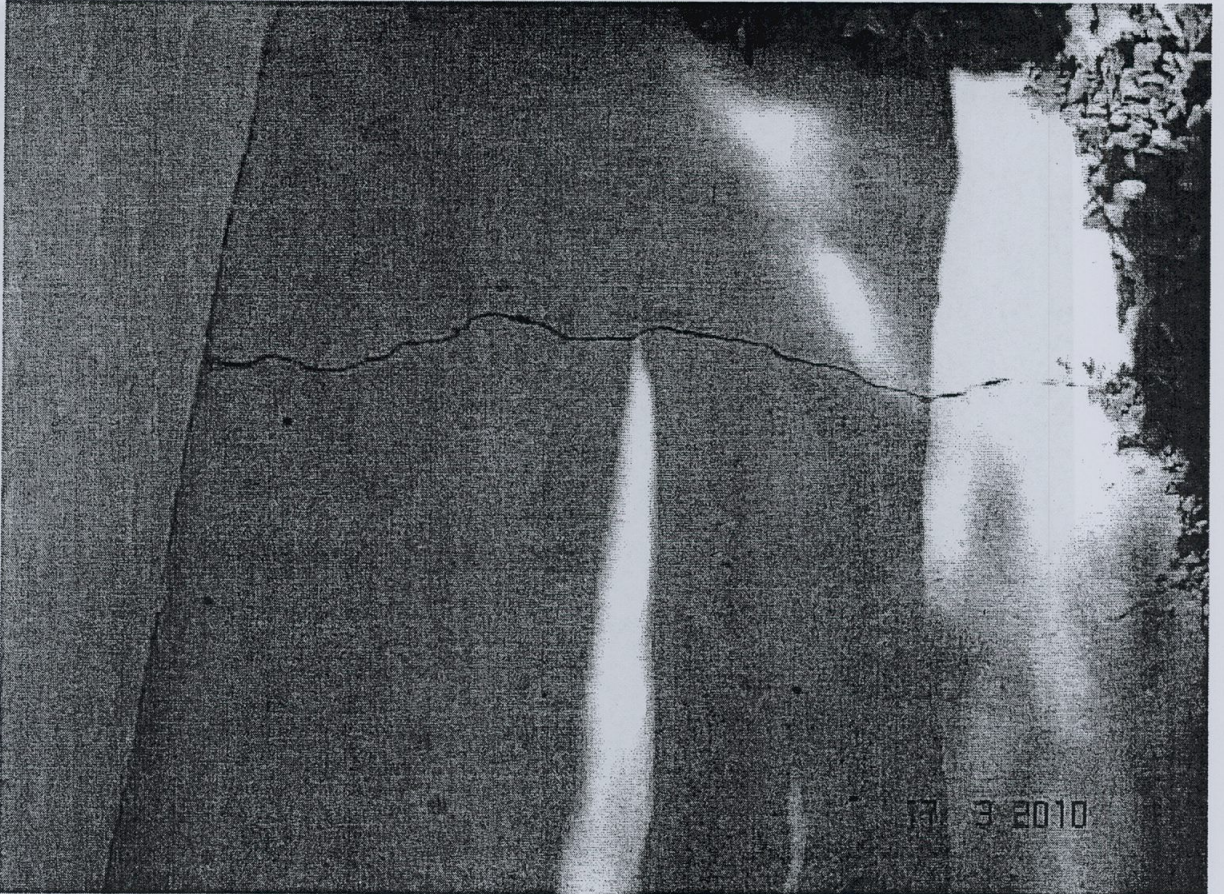


PHOTO 3: As previous.



PHOTO 4: As previous.

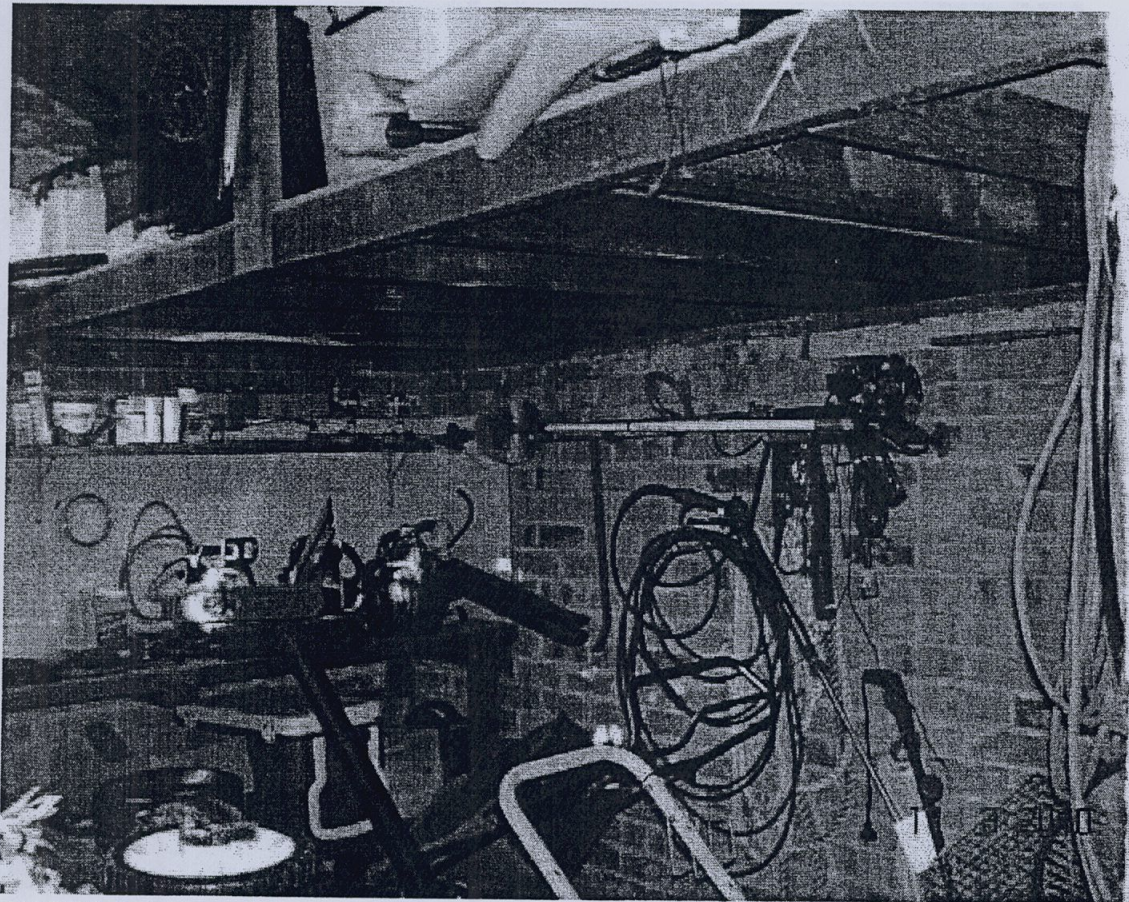


PHOTO 5: As previous.

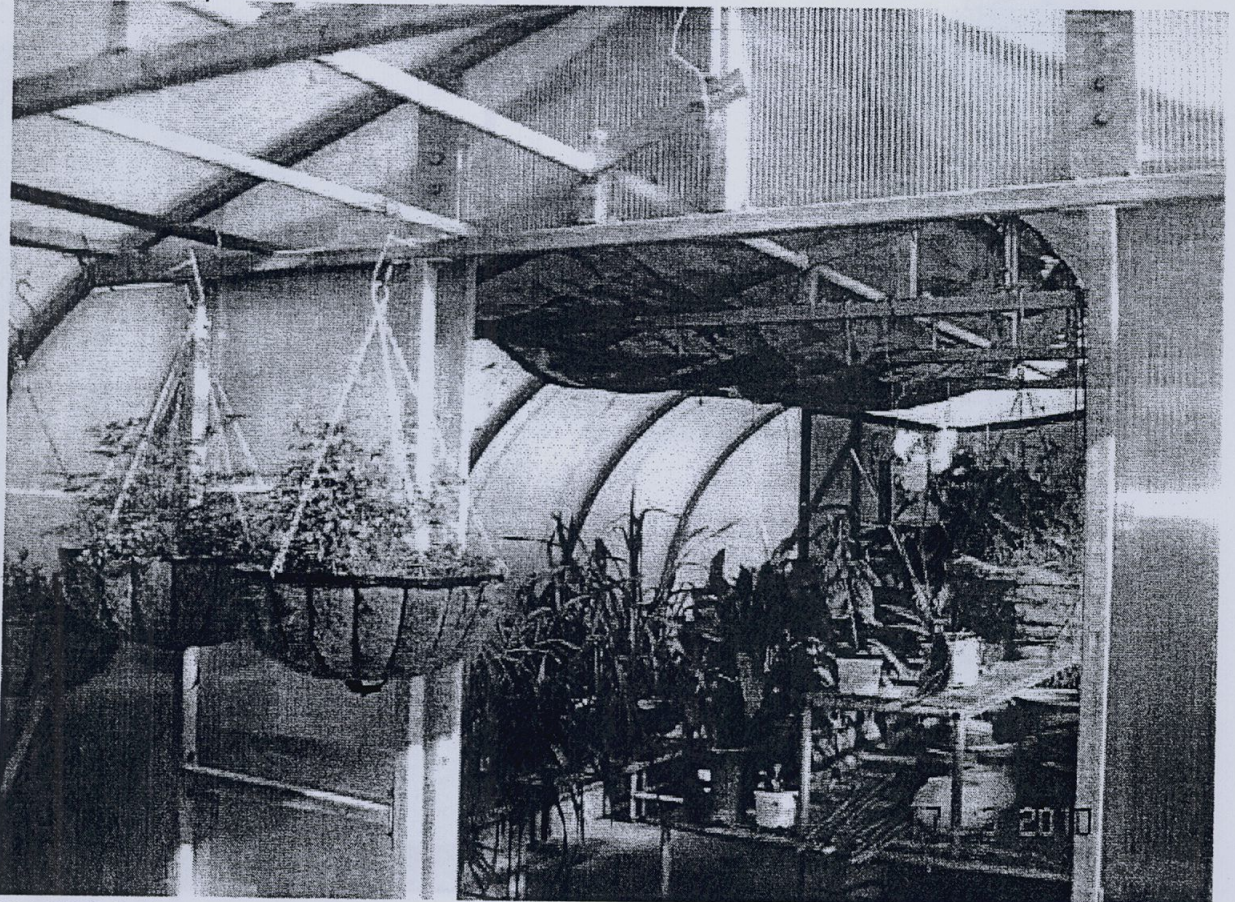


PHOTO 6: As previous.



PHOTO 7: As previous.



PHOTO 8: As previous.



PHOTO 9: As previous.



PHOTO 10: As previous.



PHOTO 11: As previous.

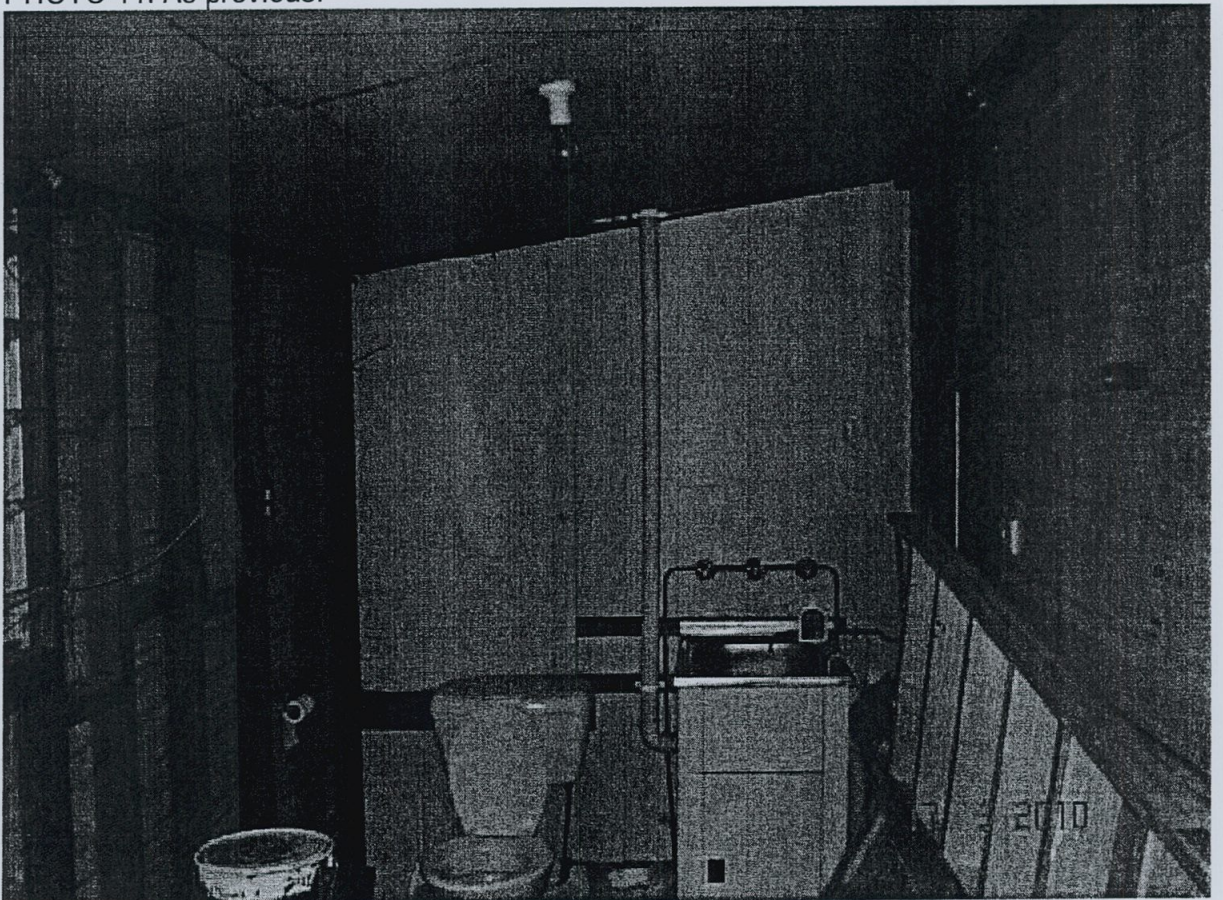


PHOTO 12: As previous.

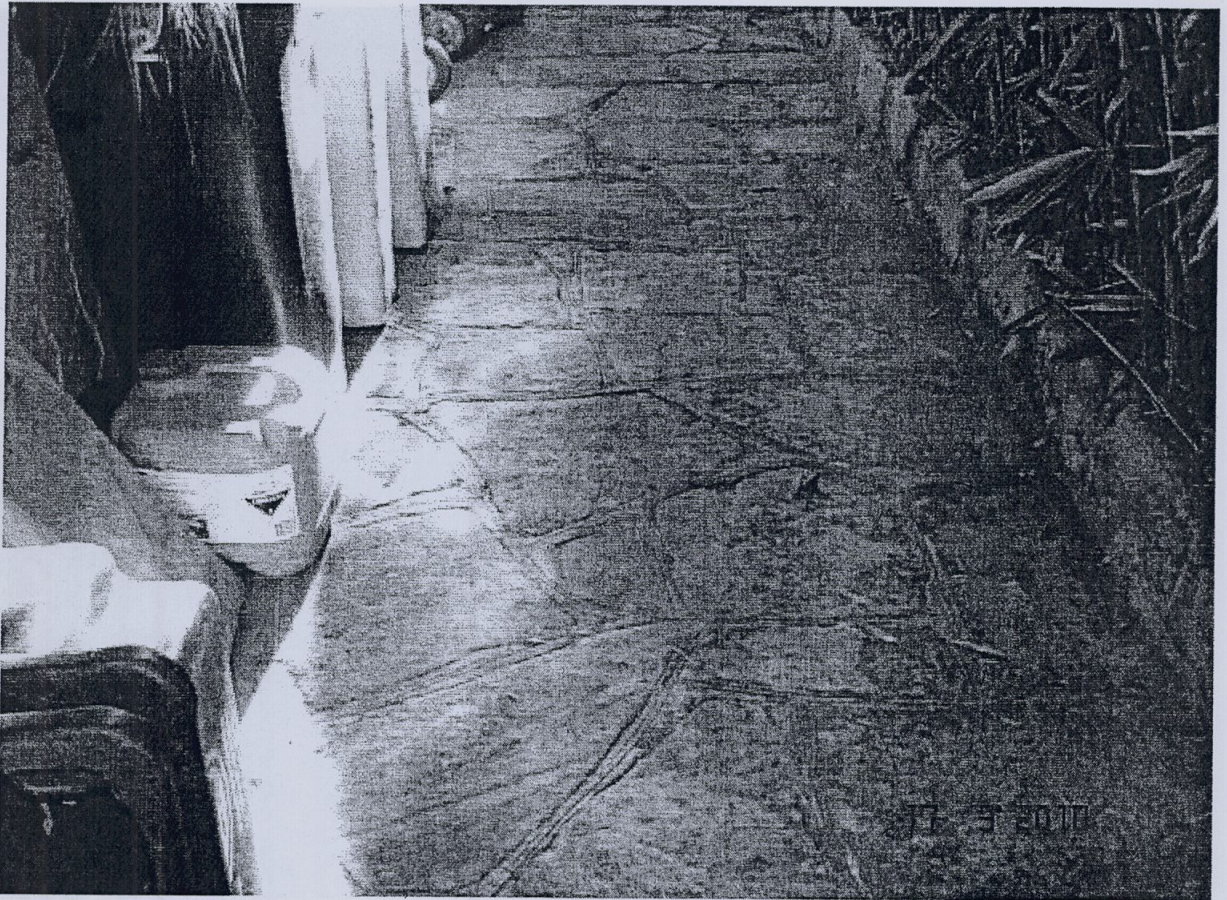


PHOTO 13: As previous.



PHOTO 14: As previous.

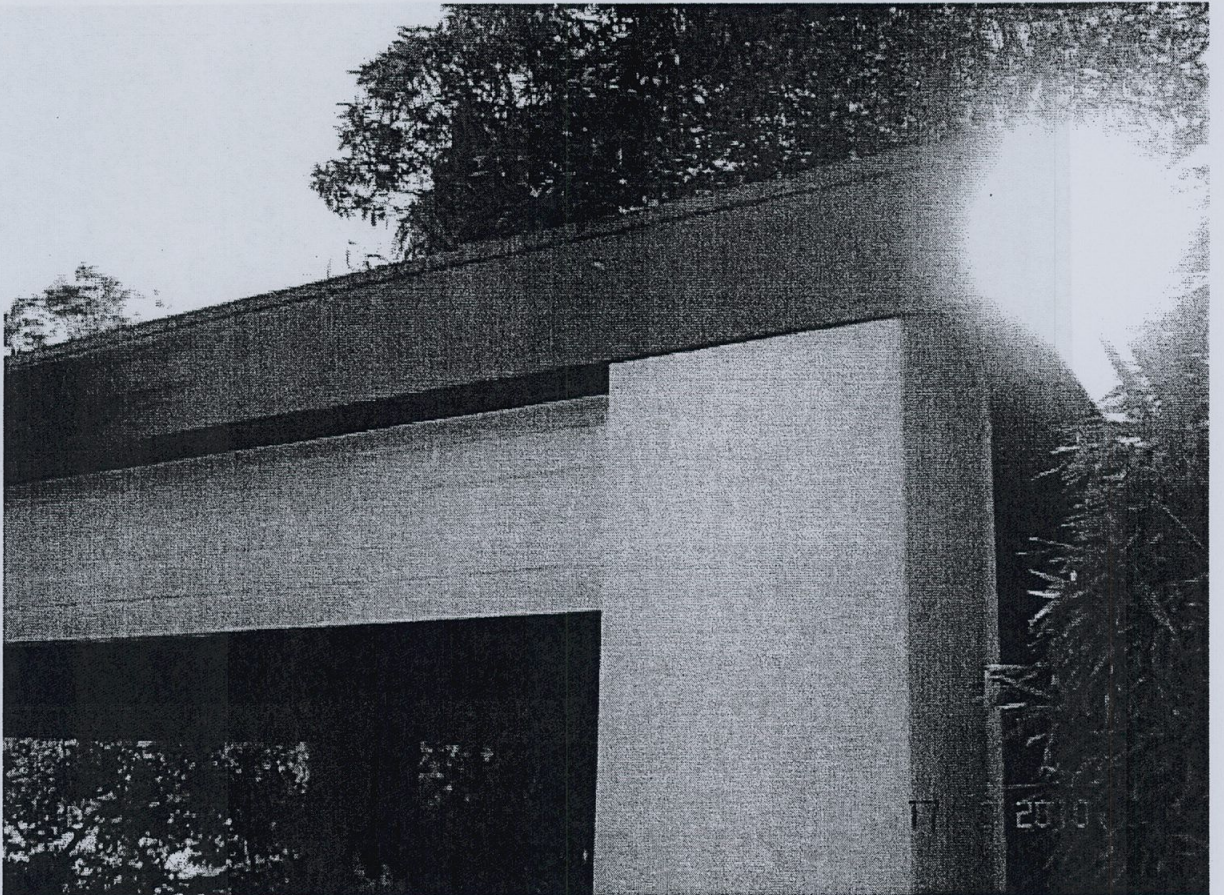


PHOTO 15: As previous.

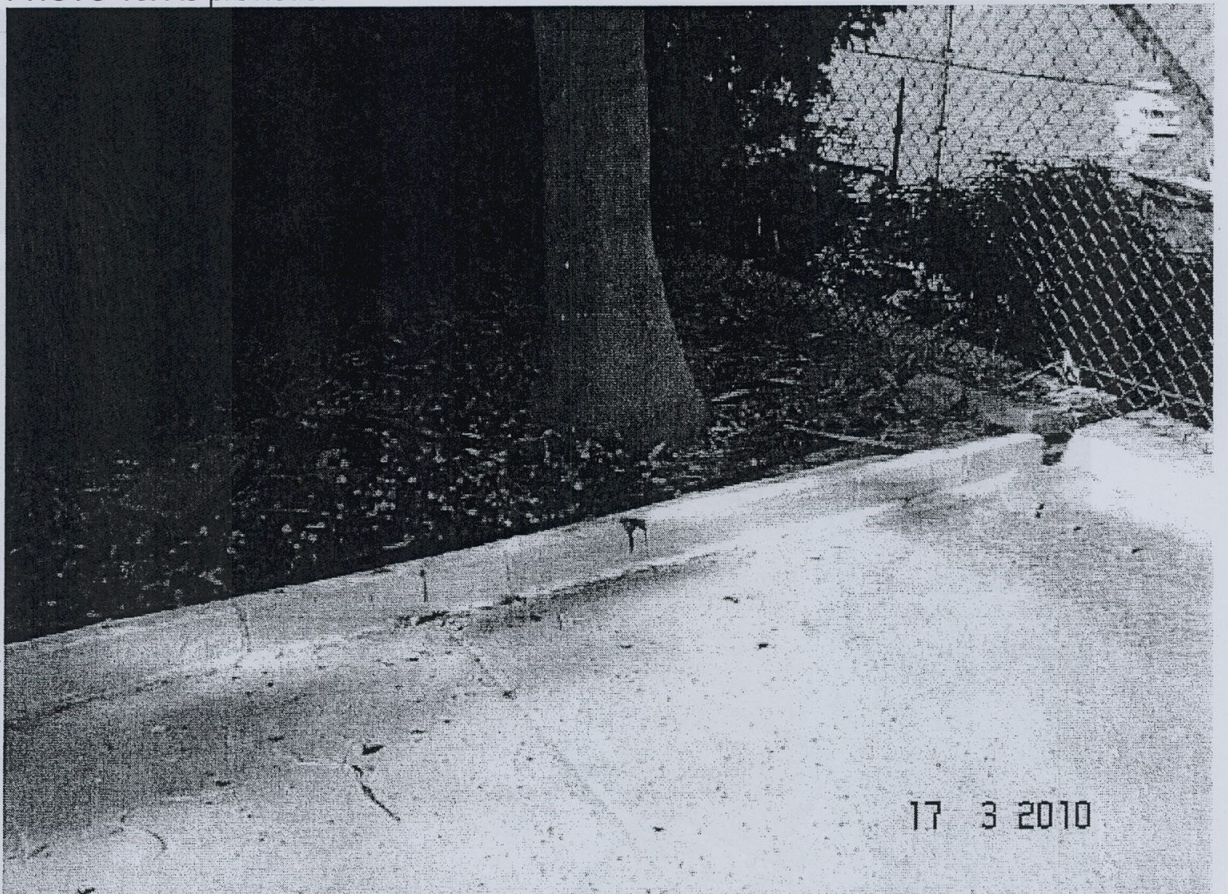


PHOTO 16: As previous.



PHOTO 17: As previous.

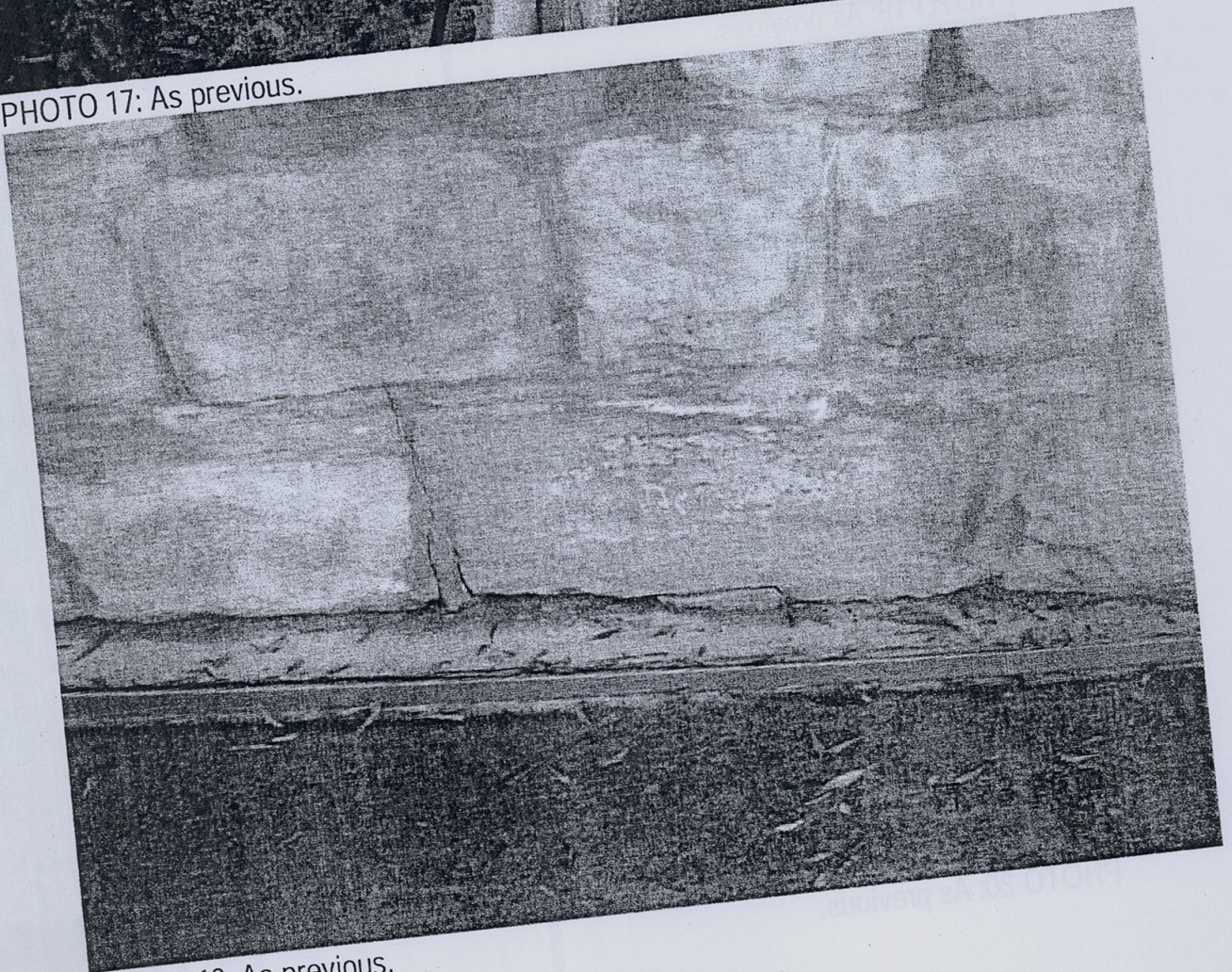


PHOTO 18: As previous.

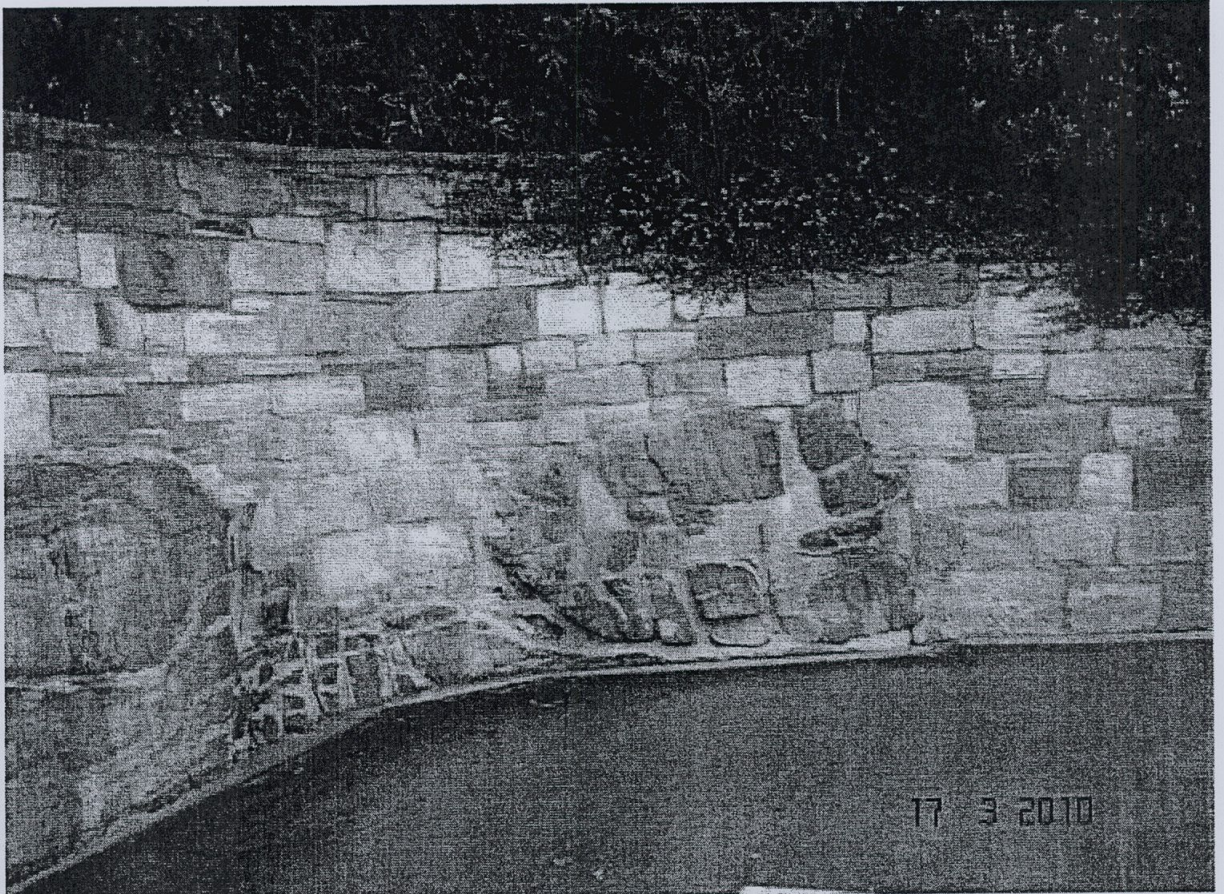


PHOTO 19: As previous.

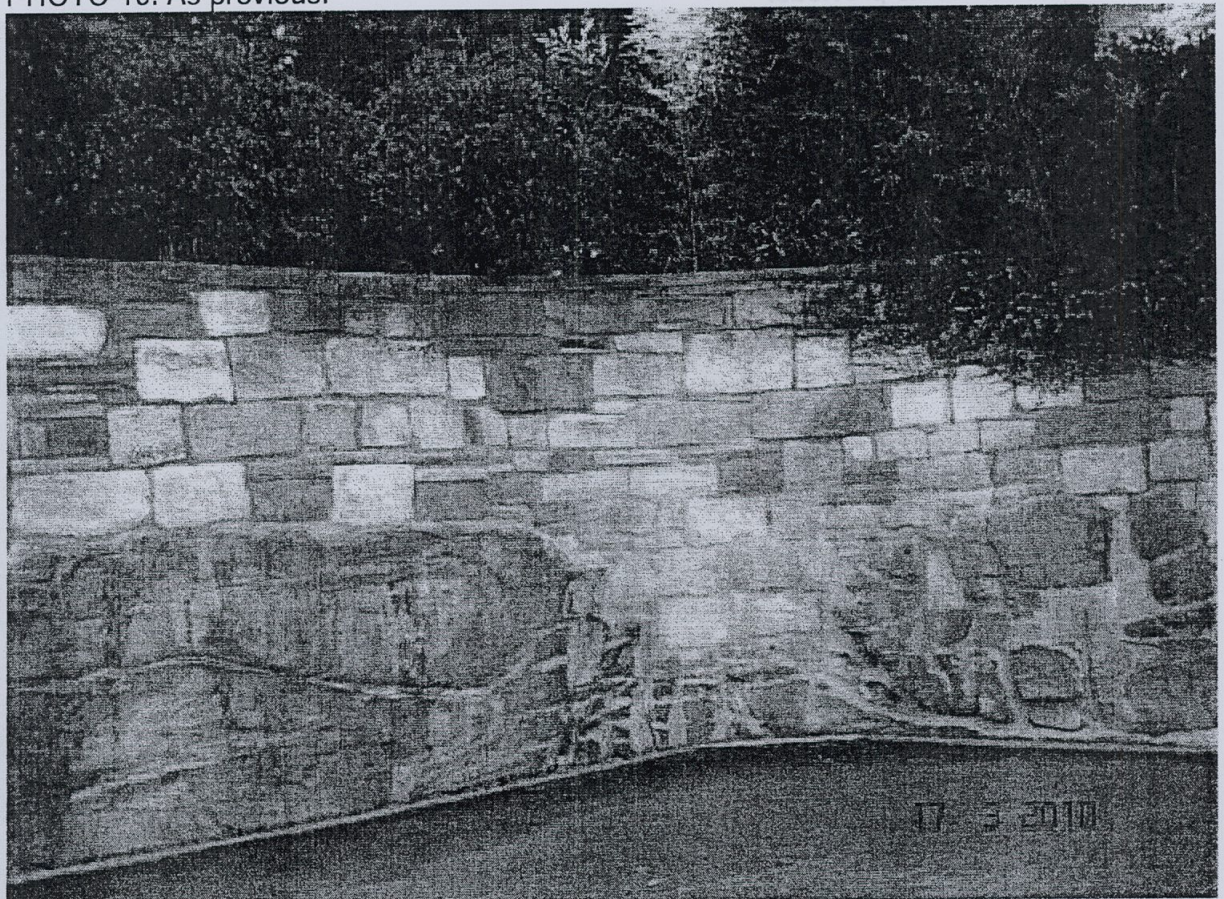


PHOTO 20: As previous.

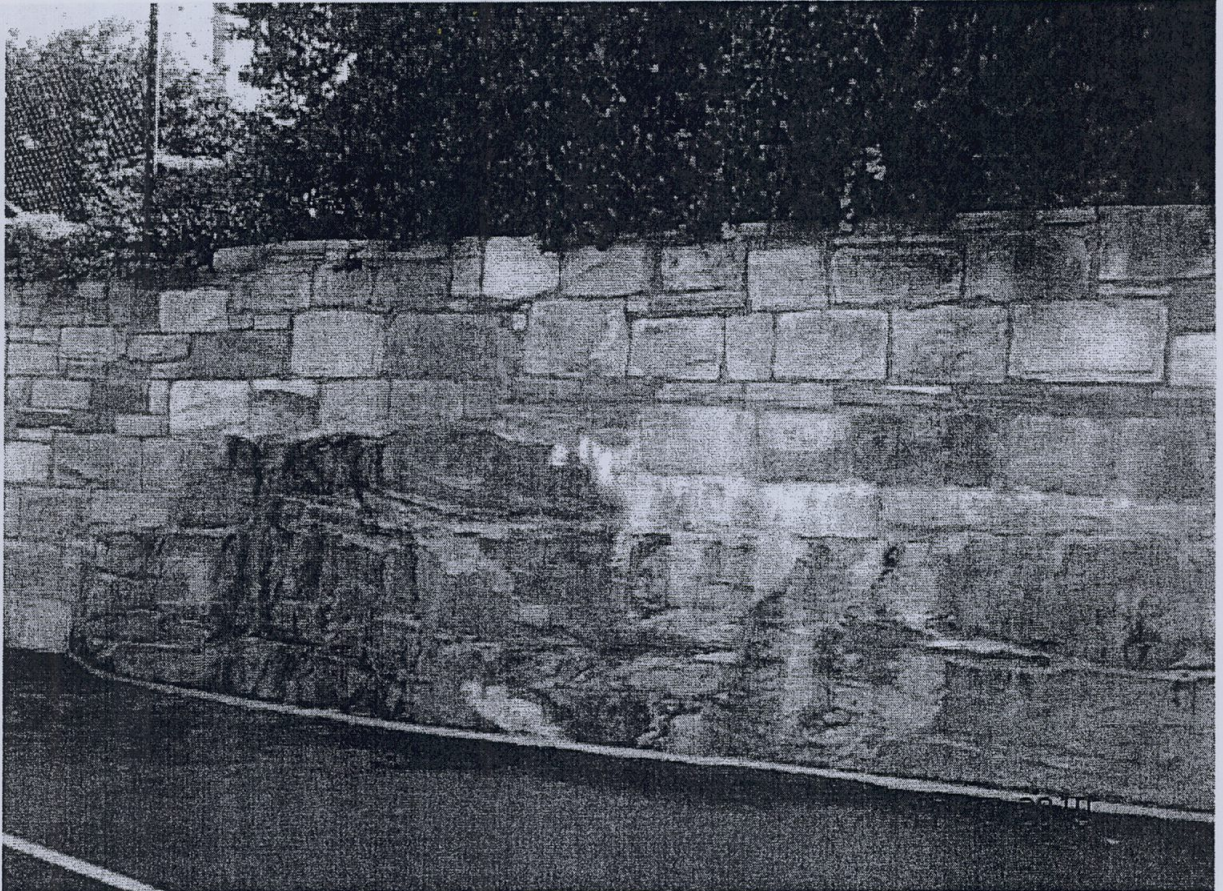


PHOTO 21: As previous.

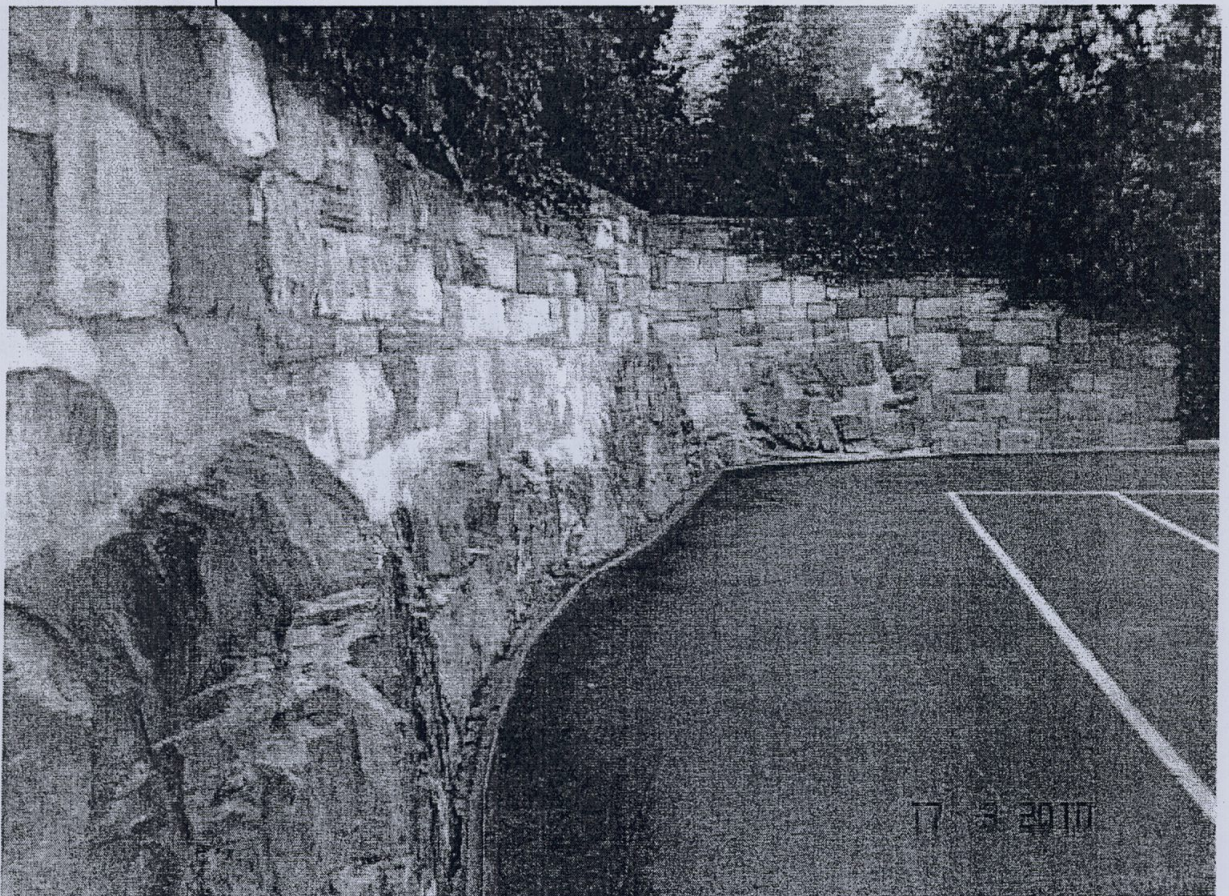


PHOTO 22: As previous.



PHOTO 23: As previous.

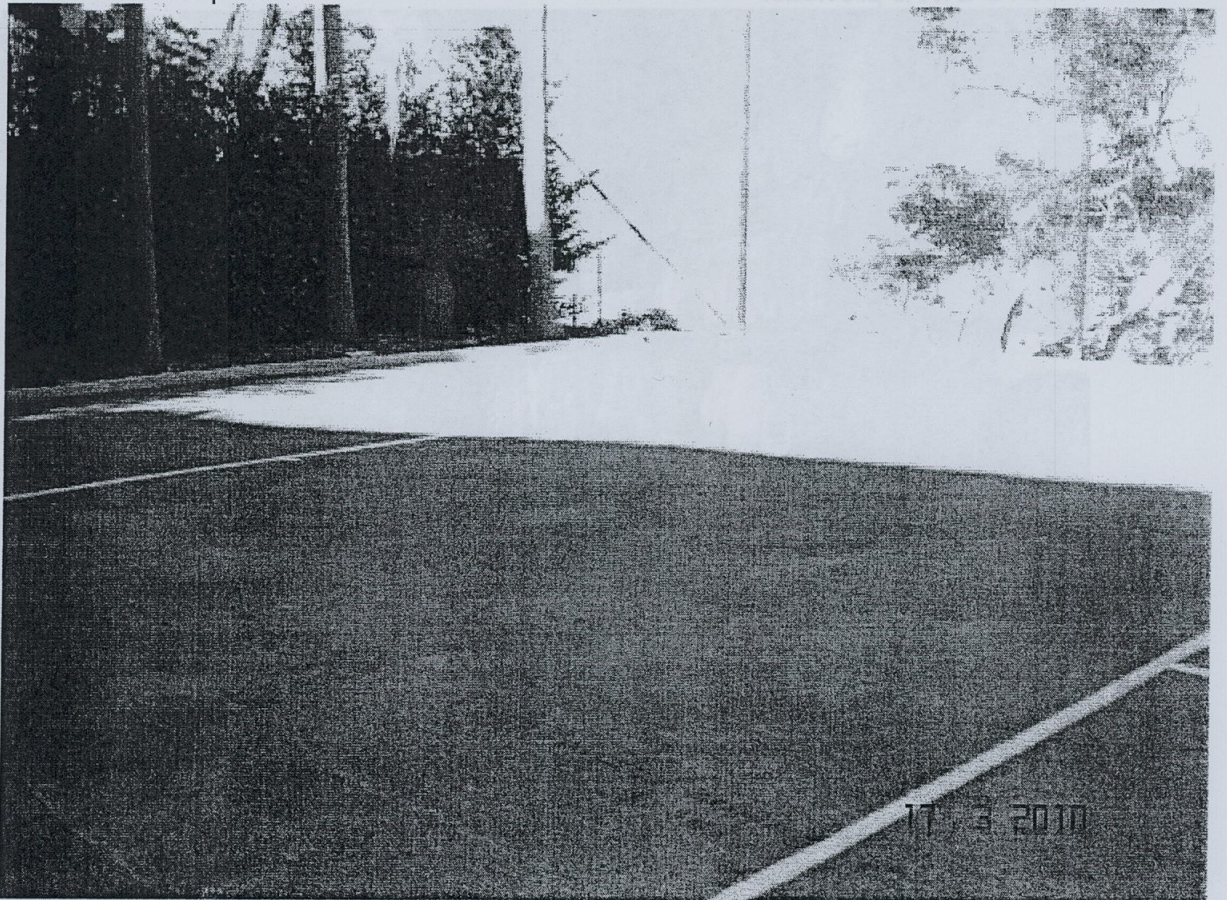


PHOTO 24: As previous.

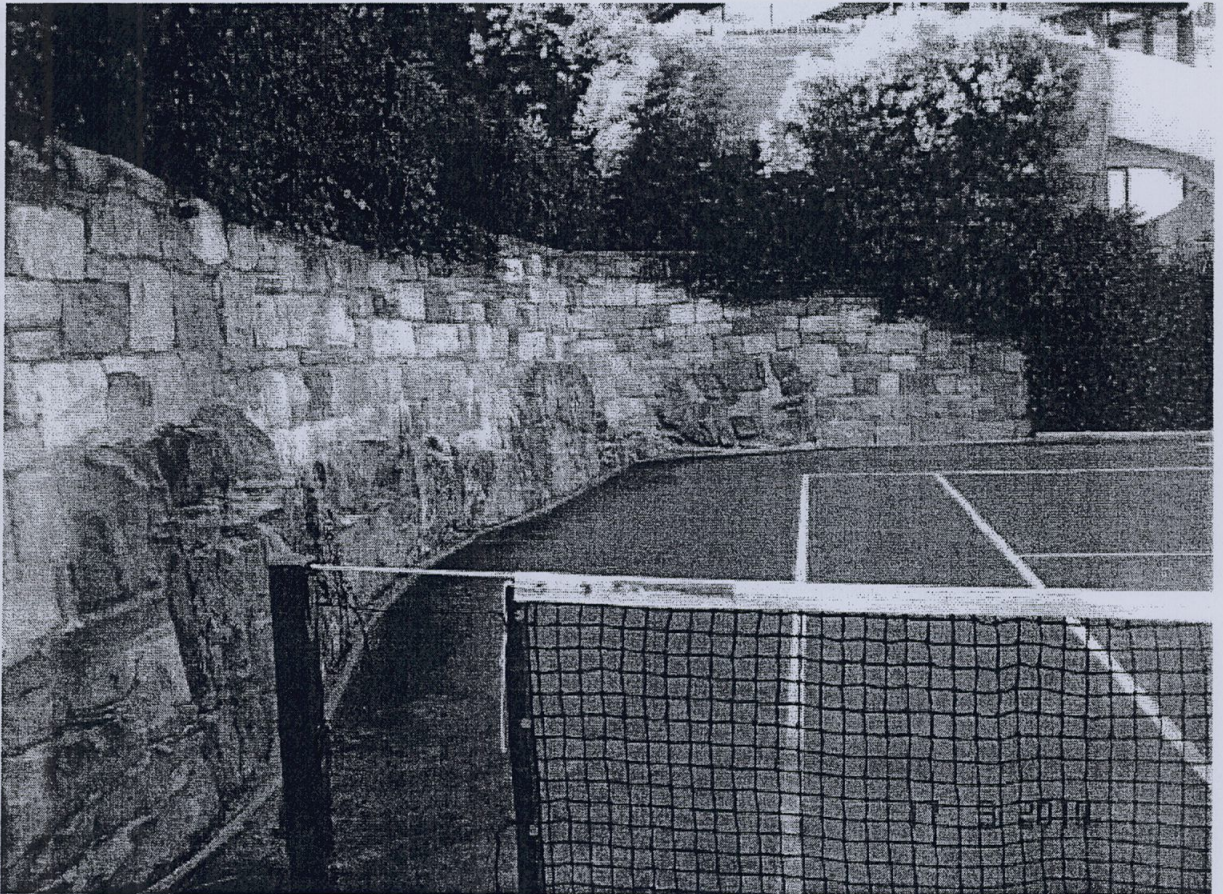


PHOTO 25: As previous.

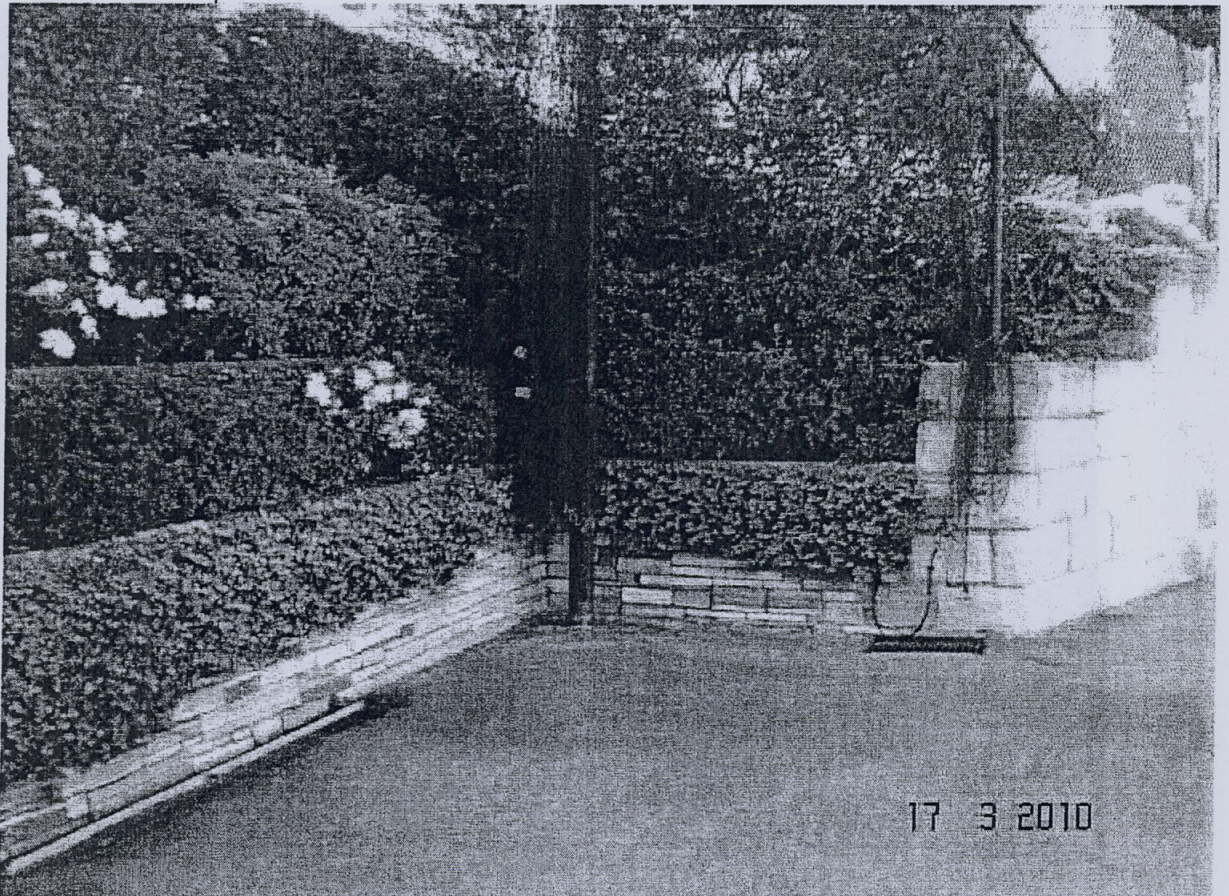


PHOTO 26: As previous.



PHOTO 27: As previous.

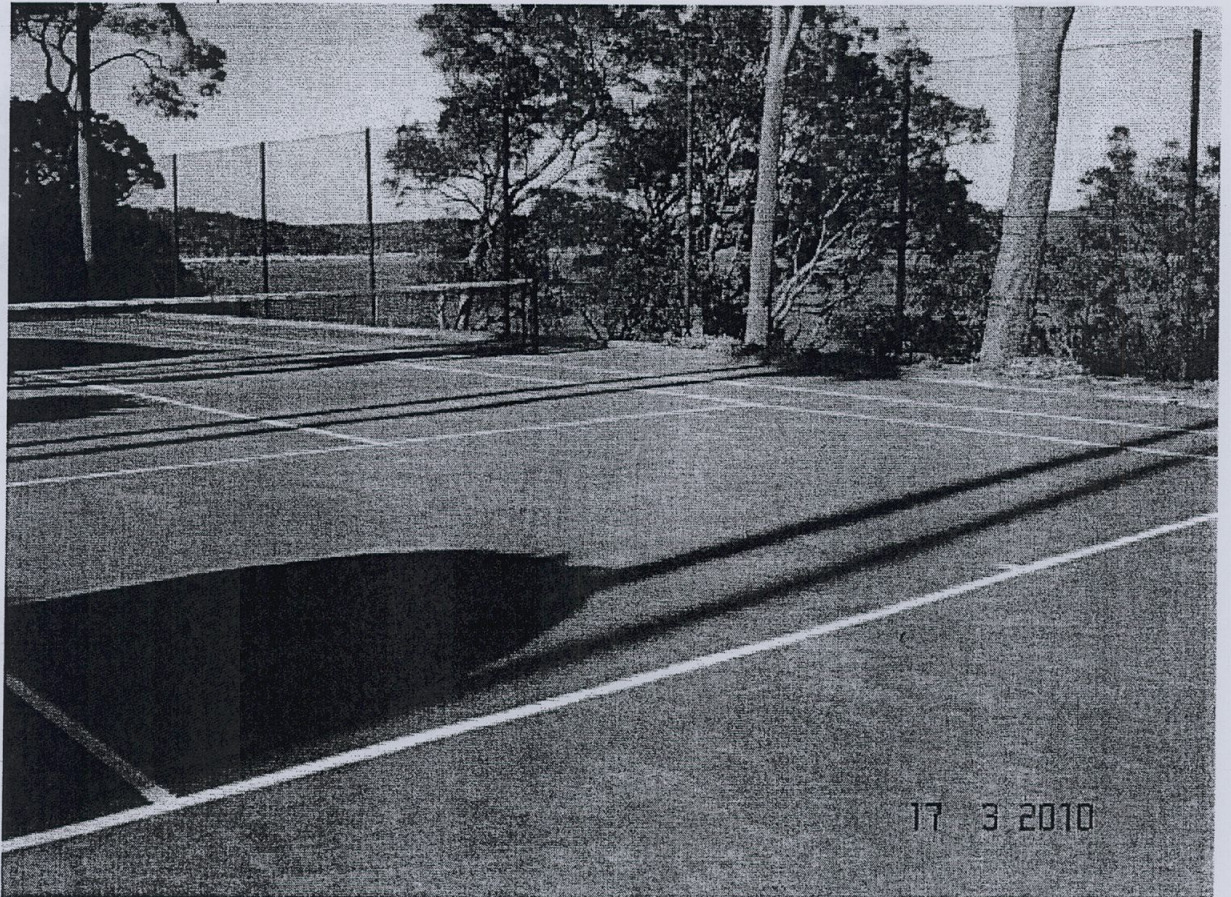


PHOTO 28: As previous.

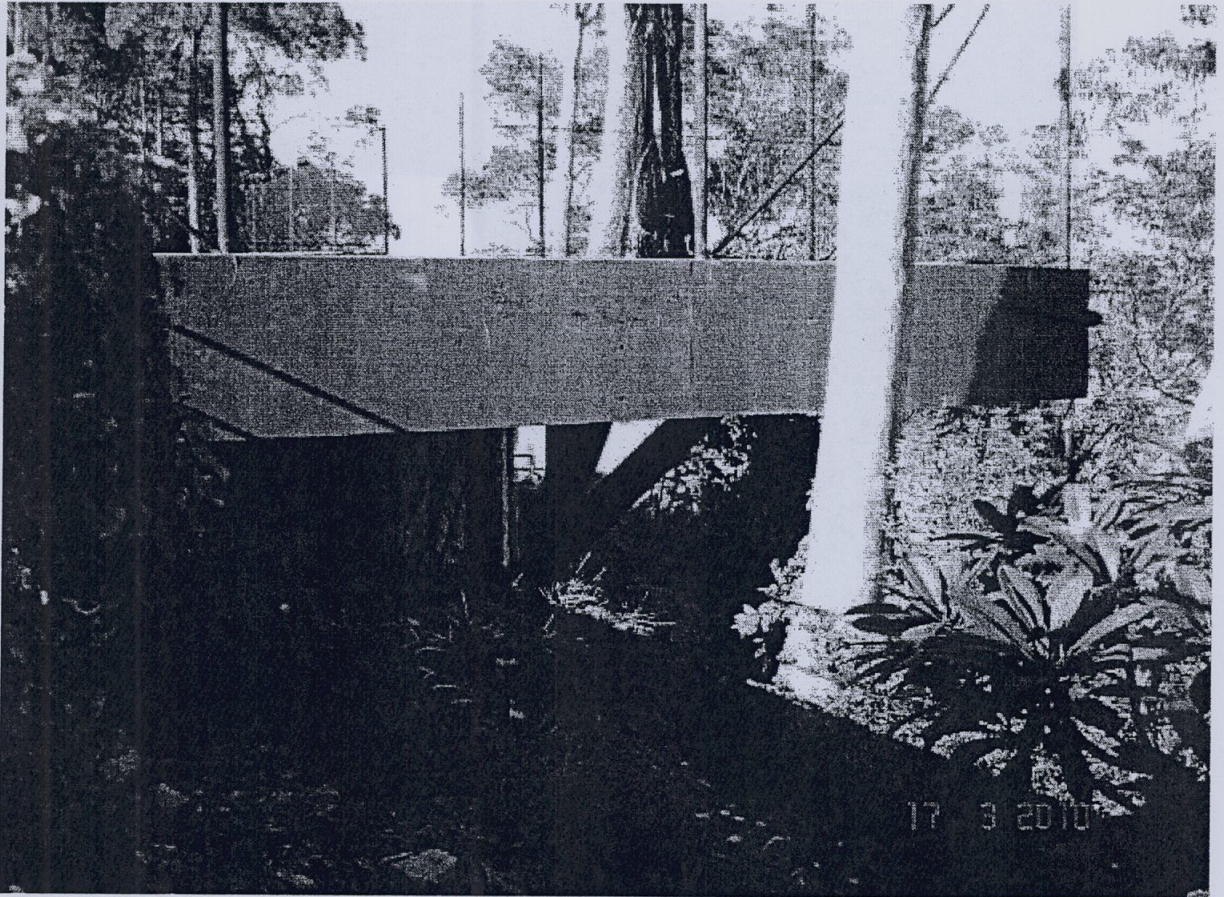


PHOTO 29: As previous.

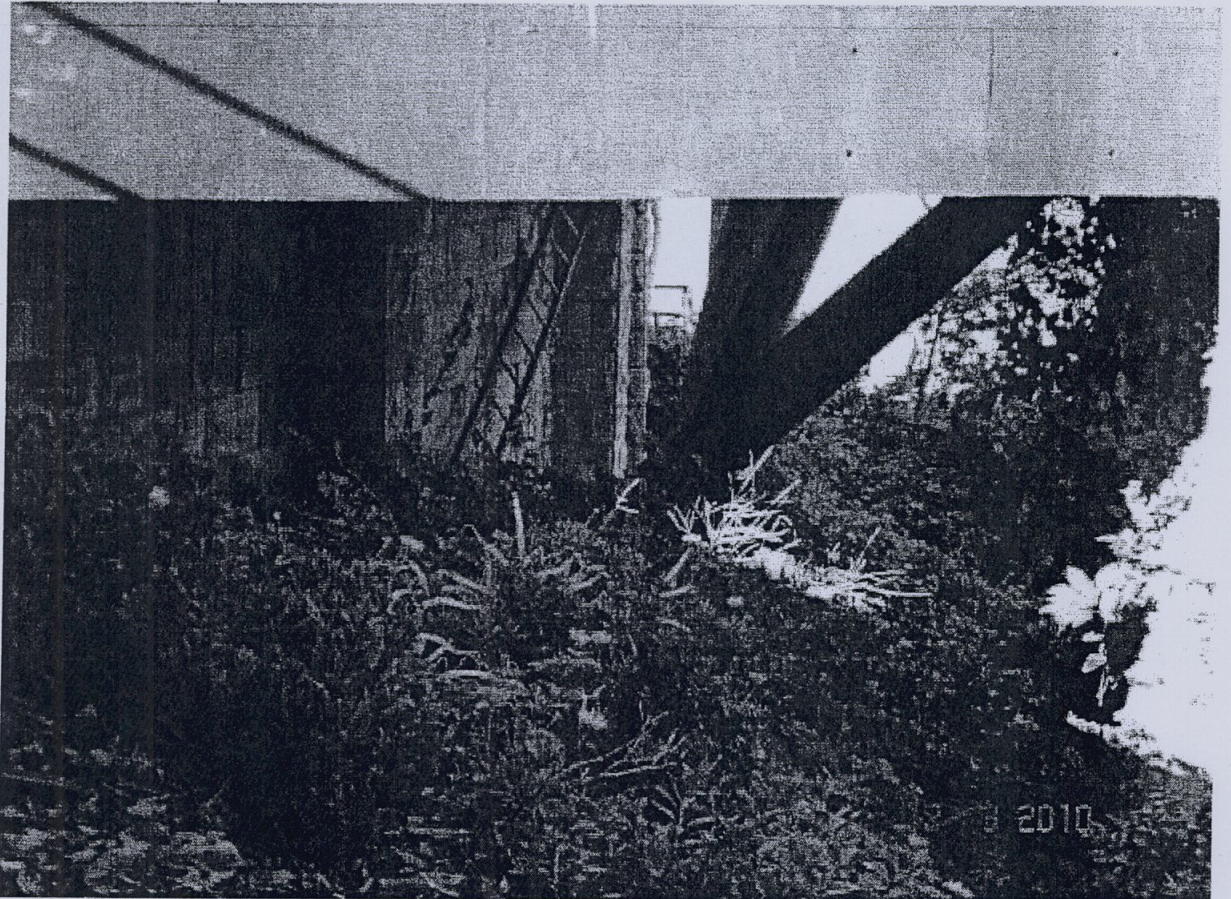


PHOTO 30: As previous.

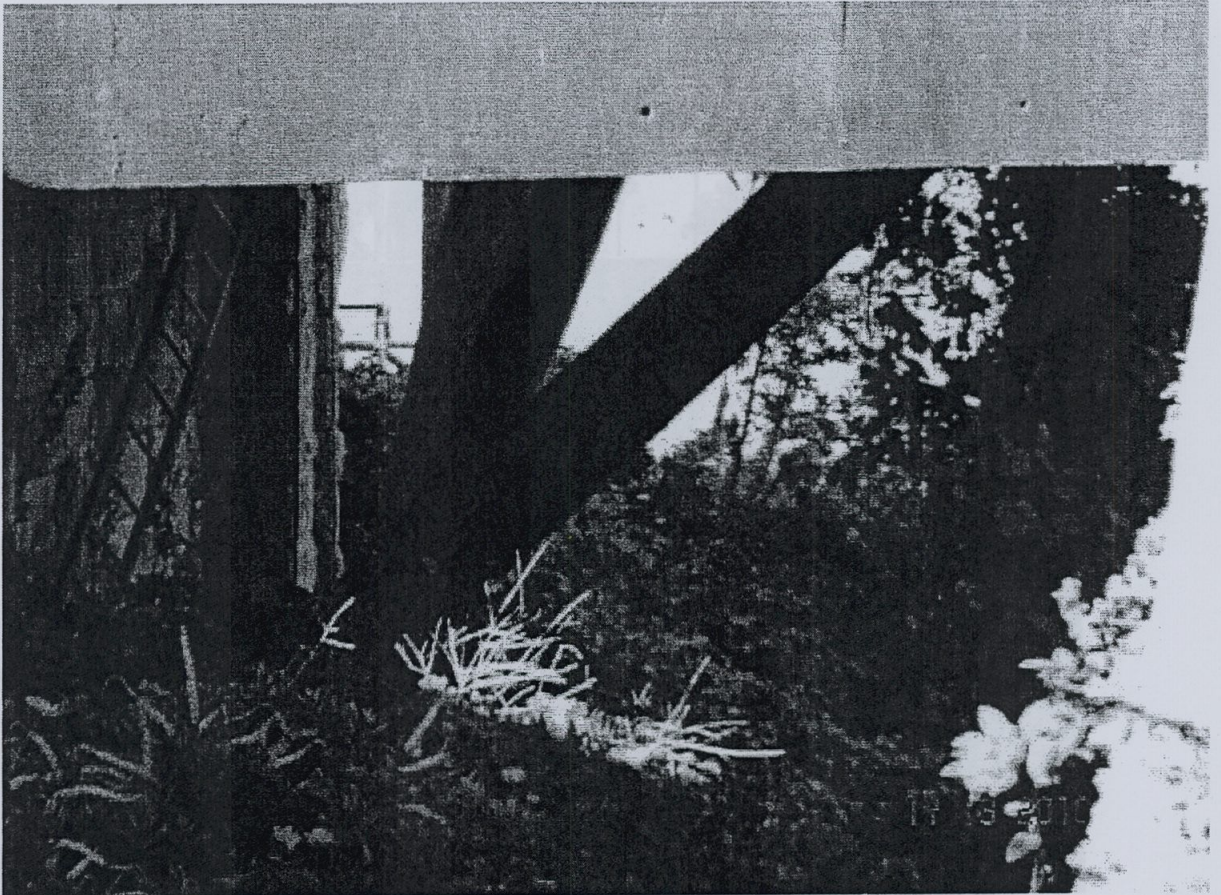


PHOTO 31: As previous.



PHOTO 32: As previous.

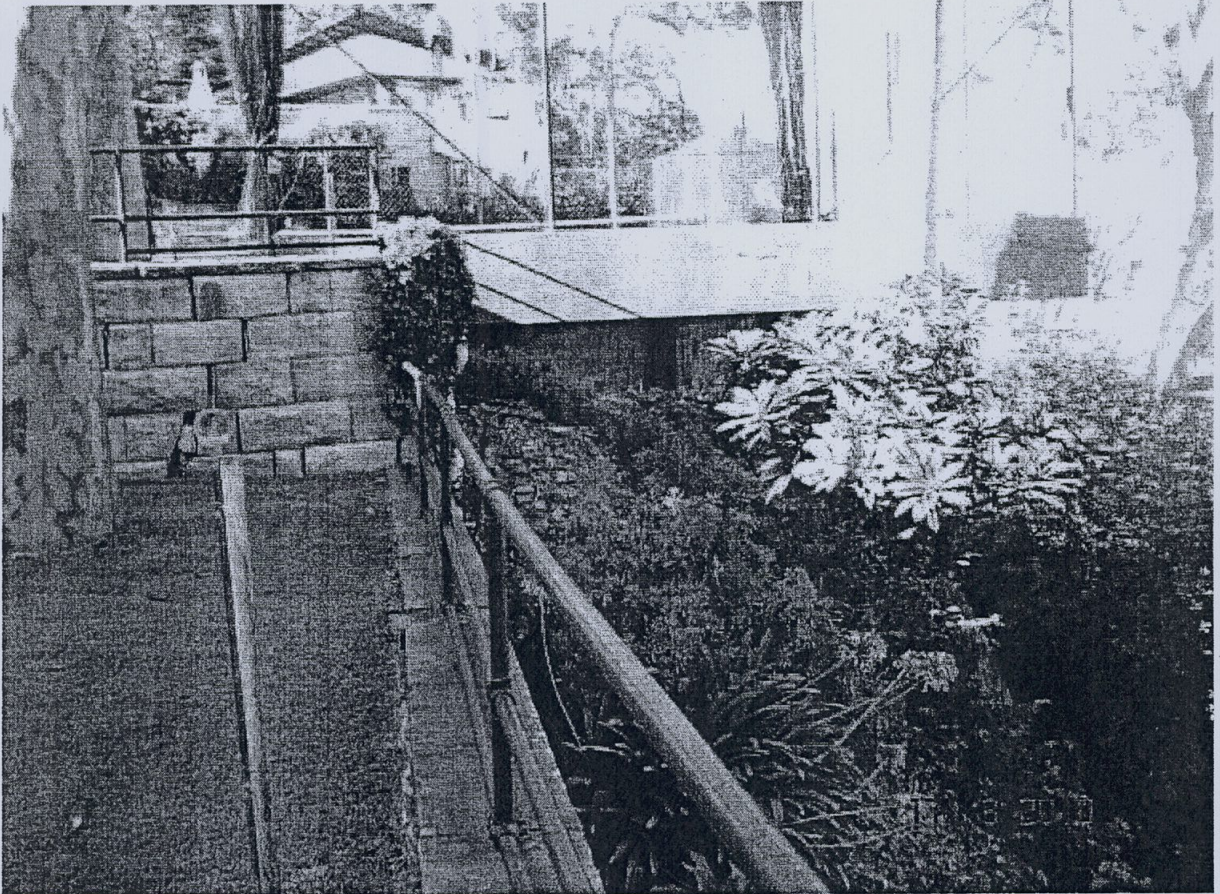


PHOTO 33: As previous.

NOT AVAILABLE

PHOTO 34: Not available – access gate locked.

NOT AVAILABLE

PHOTO 35: Not available – access gate locked.

NOT AVAILABLE

PHOTO 36: Not available – access gate locked.

NOT AVAILABLE

PHOTO 37: Not available – access gate locked.



PHOTO 38: As previous.



PHOTO 39: As previous.

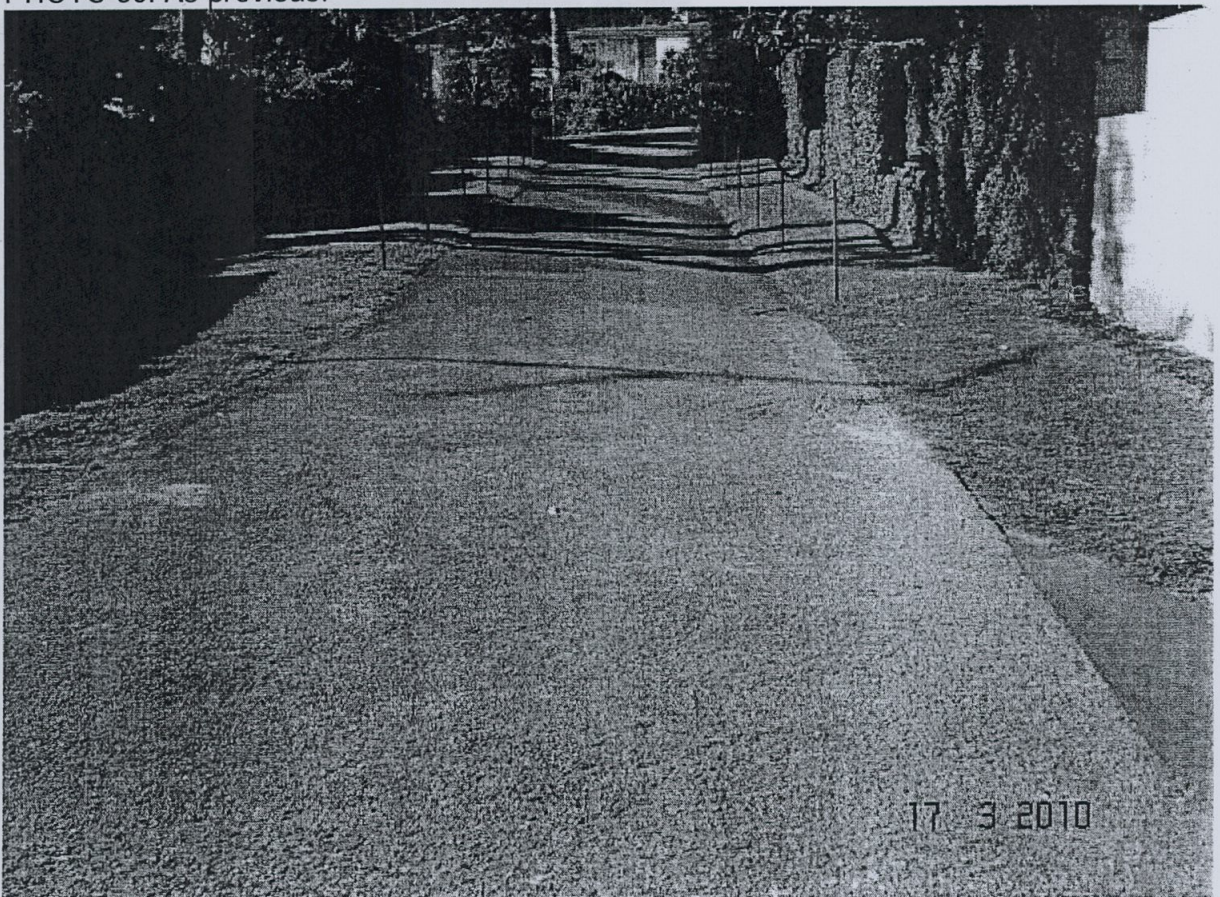


PHOTO 40: As previous.

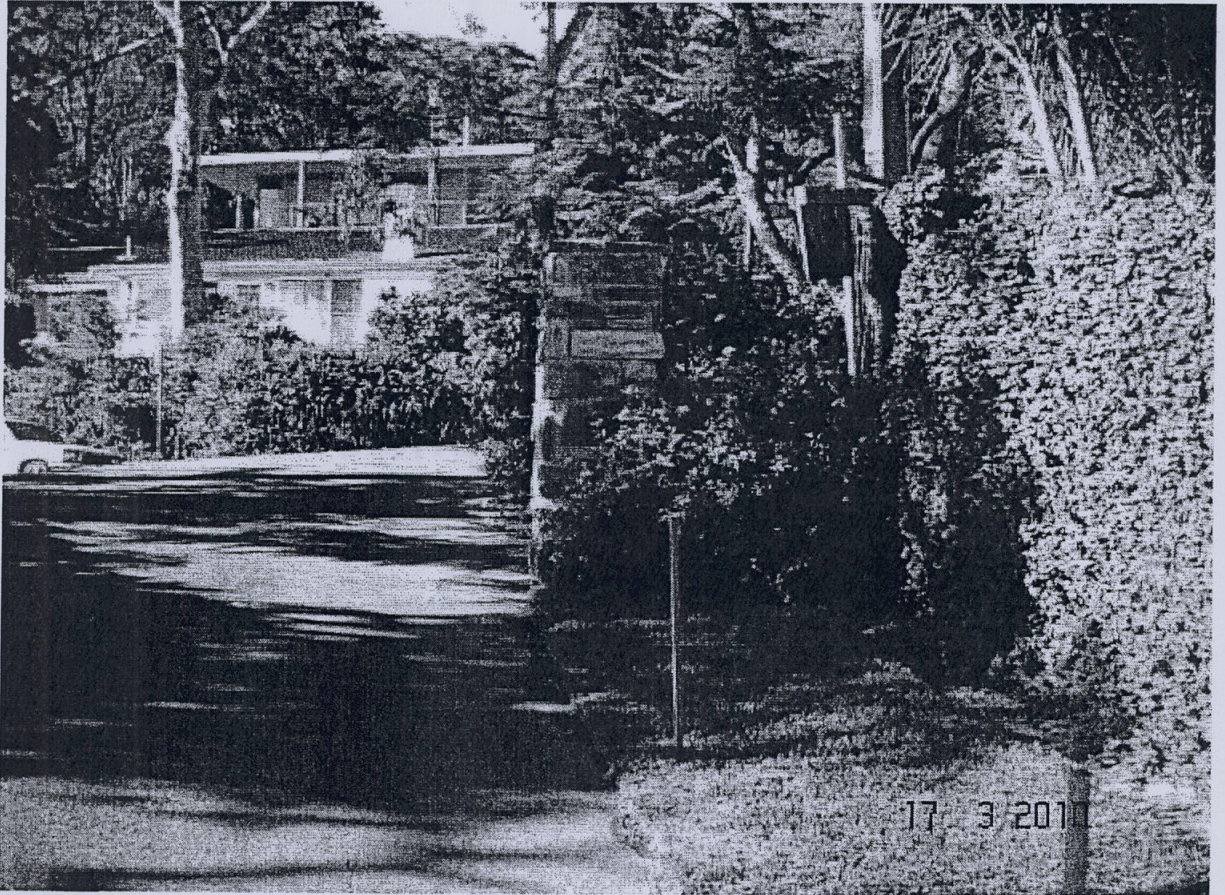


PHOTO 41: As previous.



PHOTO 42: As previous.



DIRECTORS

Stewart McGeady Rick Wray

**POST CONSTRUCTION
DILAPIDATION REPORT
AT
211 RIVERVIEW ROAD,
CLAREVILLE**
Job No. 070954

IN RESPECT OF
PROJECT DEVELOPMENT
AT
213-215 RIVERVIEW ROAD, CLAREVILLE

Prepared by Northern Beaches Consulting Engineers Pty Ltd
MARCH 2010

INTRODUCTION

This Post Construction Dilapidation Report details the property at 211 Riverview Road, Clareville in its present condition.

The report will consist of a brief description of the property and a photographic survey of visible structural defects such as cracking to brickwork and concrete. The photographs taken coincide (where possible) with the photographs taken in October 2007 when the pre-construction dilapidation report was undertaken. This report should be read in conjunction with the pre-construction report. Where there is no change in the condition of the property from the photographs that were originally taken, "as previous" will be used in the description. If an area was not accessible it will be noted as "not available".

This non-invasive survey was conducted on the 10th March 2010.

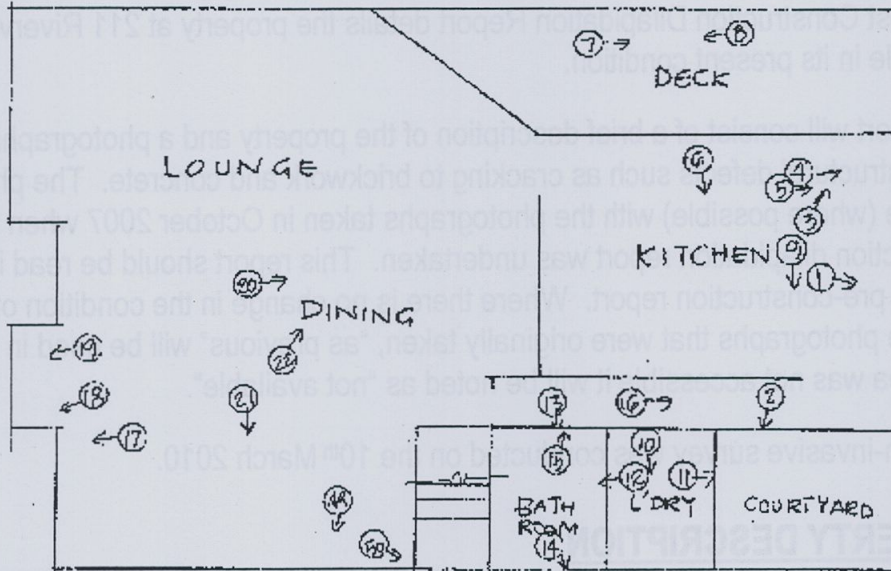
PROPERTY DESCRIPTION

The property consists of a brick / timber clad 2-storey residence. The site slopes steeply away from the road down to Pittwater. The property is currently undergoing renovation. The carport and entry stairs have since been demolished. Decks at both levels at the rear of the property are being extended, and some internal areas are being refurbished.

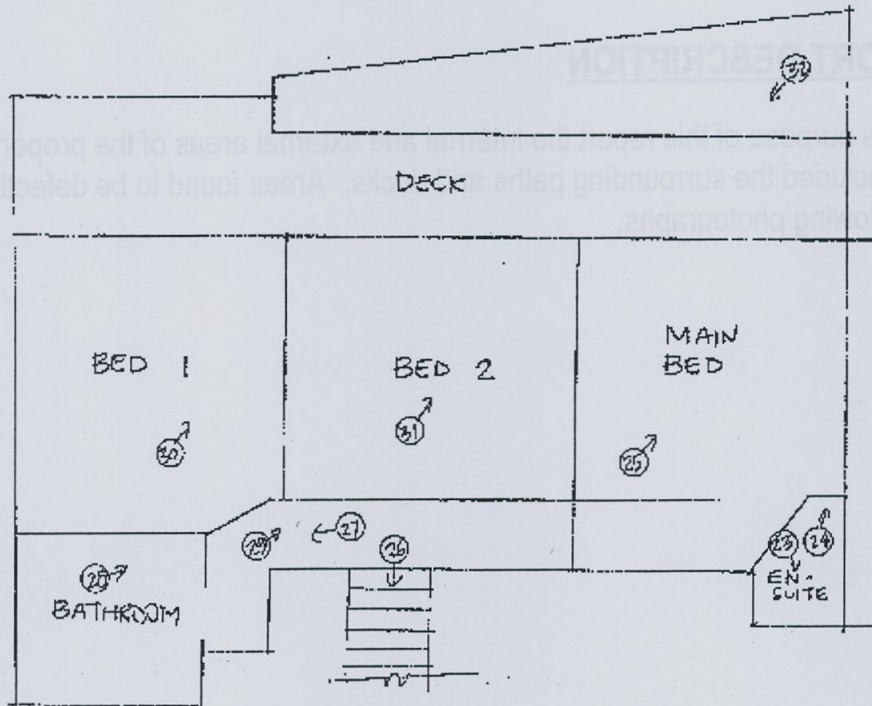
REPORT DESCRIPTION

For the purpose of this report the internal and external areas of the property were inspected. This included the surrounding paths and decks. Areas found to be defective are detailed in the following photographs.

APPROX. NORTH →



UPPER FLOOR PLAN



LOWER FLOOR PLAN

NOT TO SCALE
(DIAGRAMATICAL ONLY)

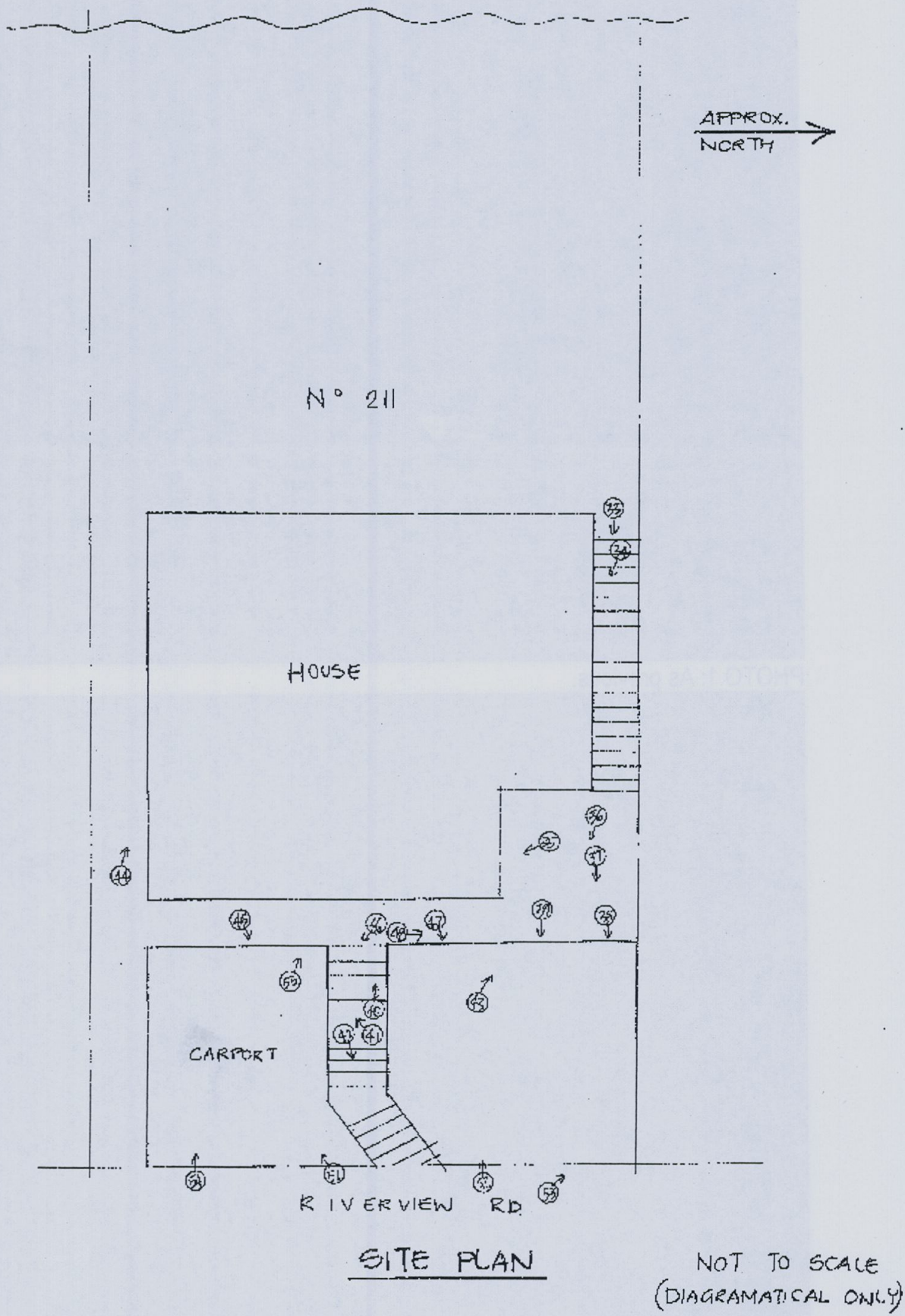




PHOTO 1: As previous.

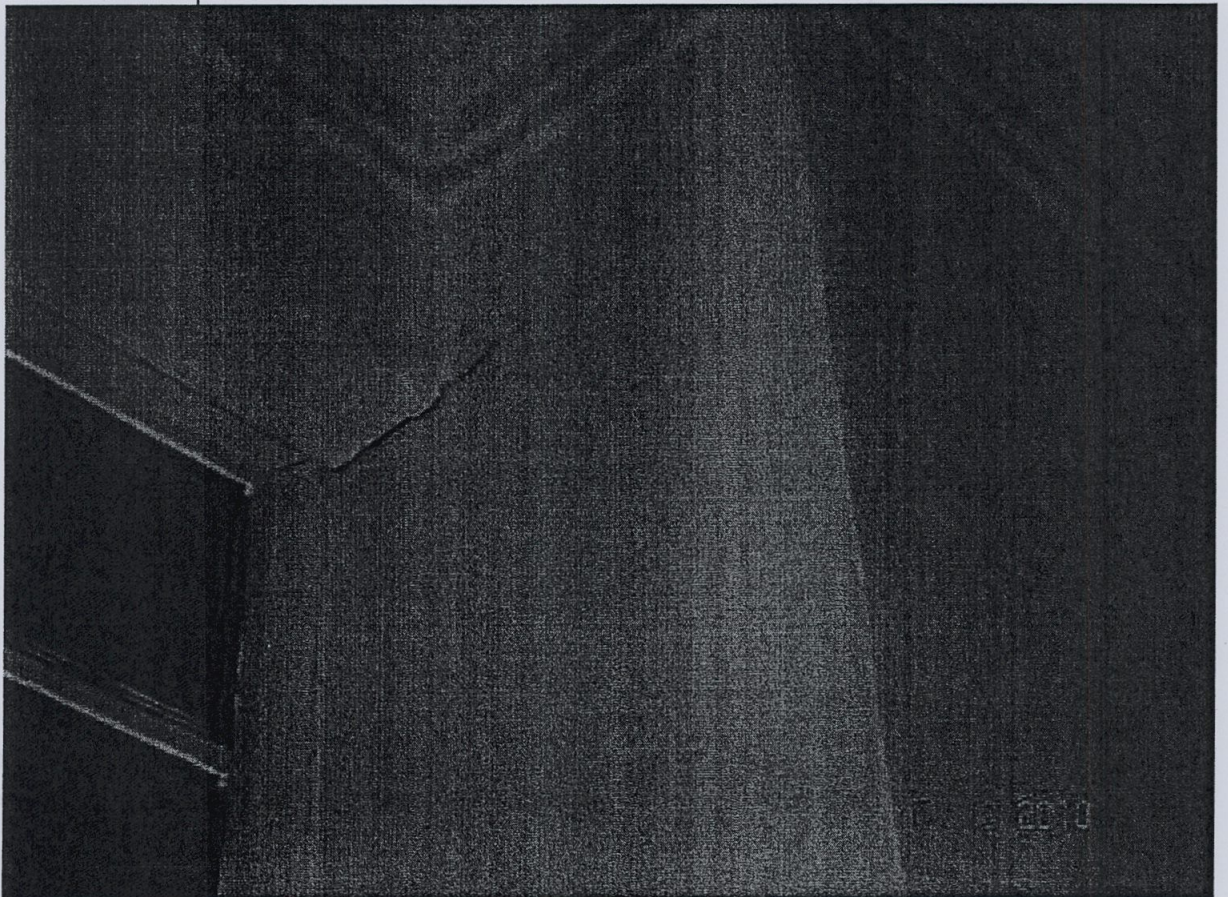


PHOTO 2: As previous.

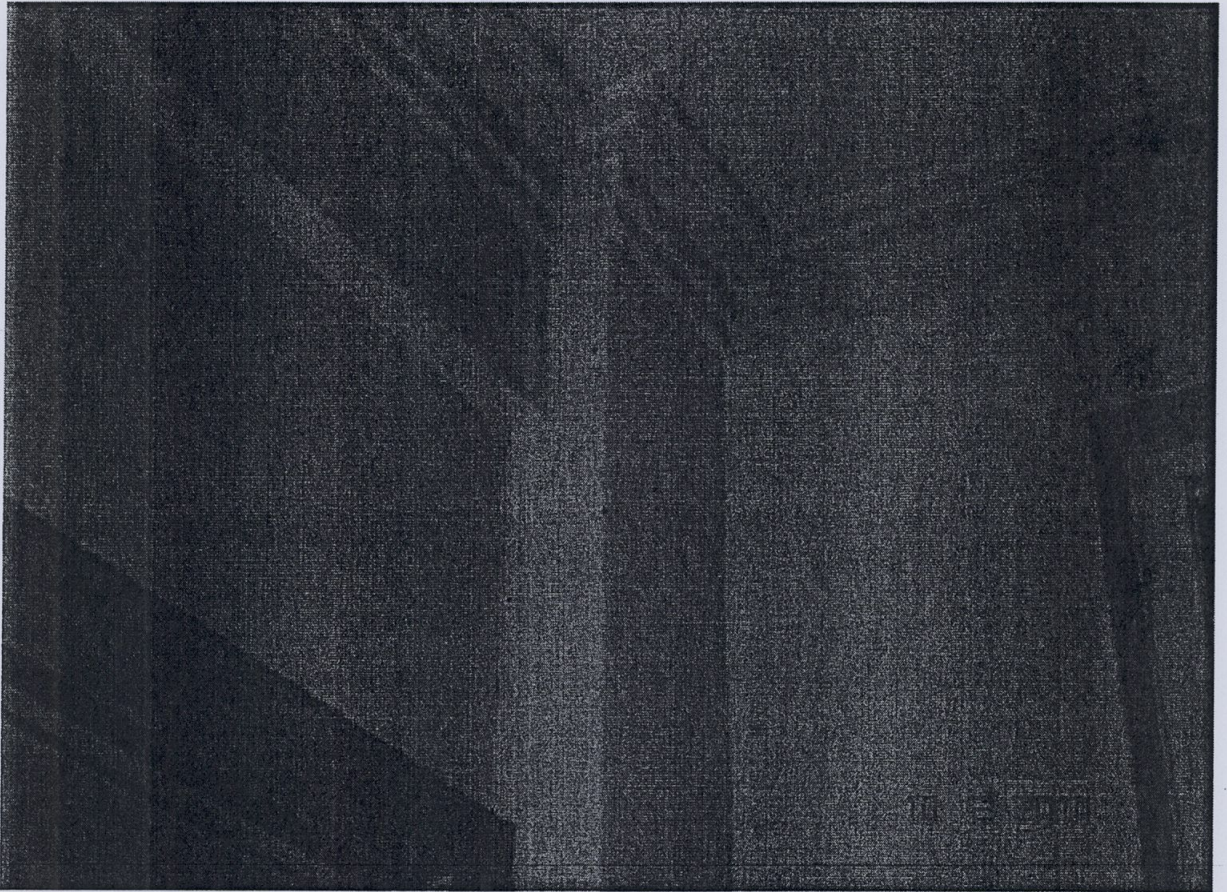


PHOTO 3: As previous.

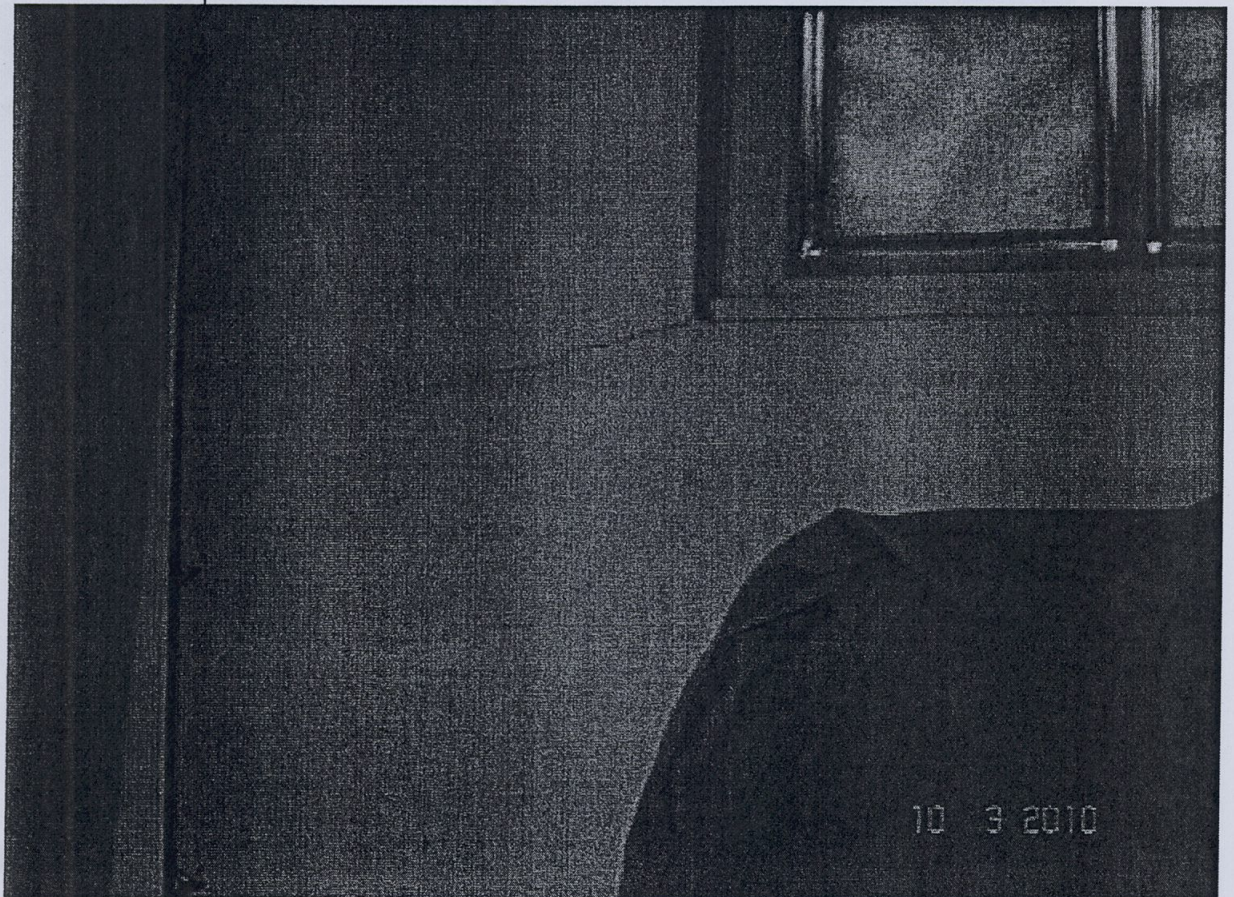


PHOTO 4: As previous.

NOT AVAILABLE

PHOTO 5: Not available.

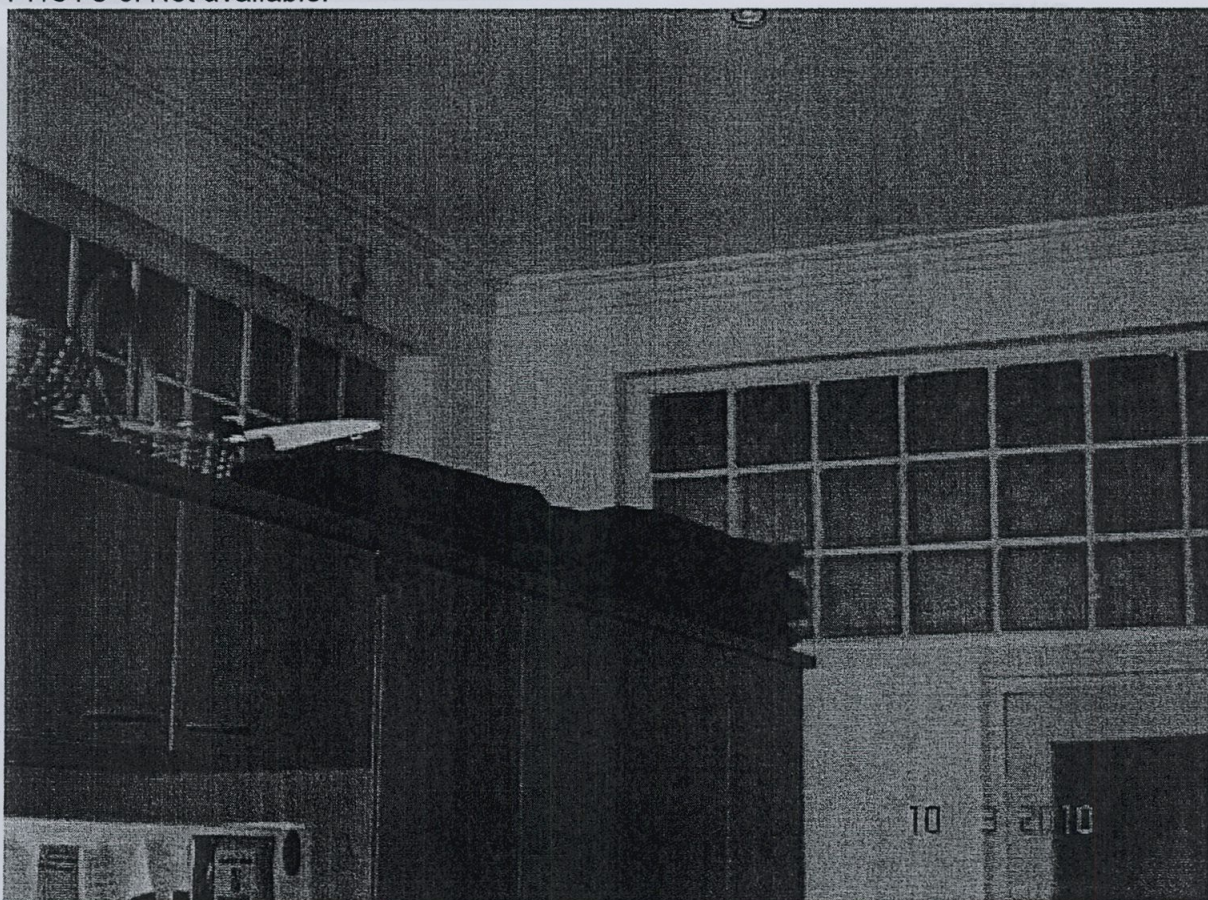


PHOTO 6: As previous.

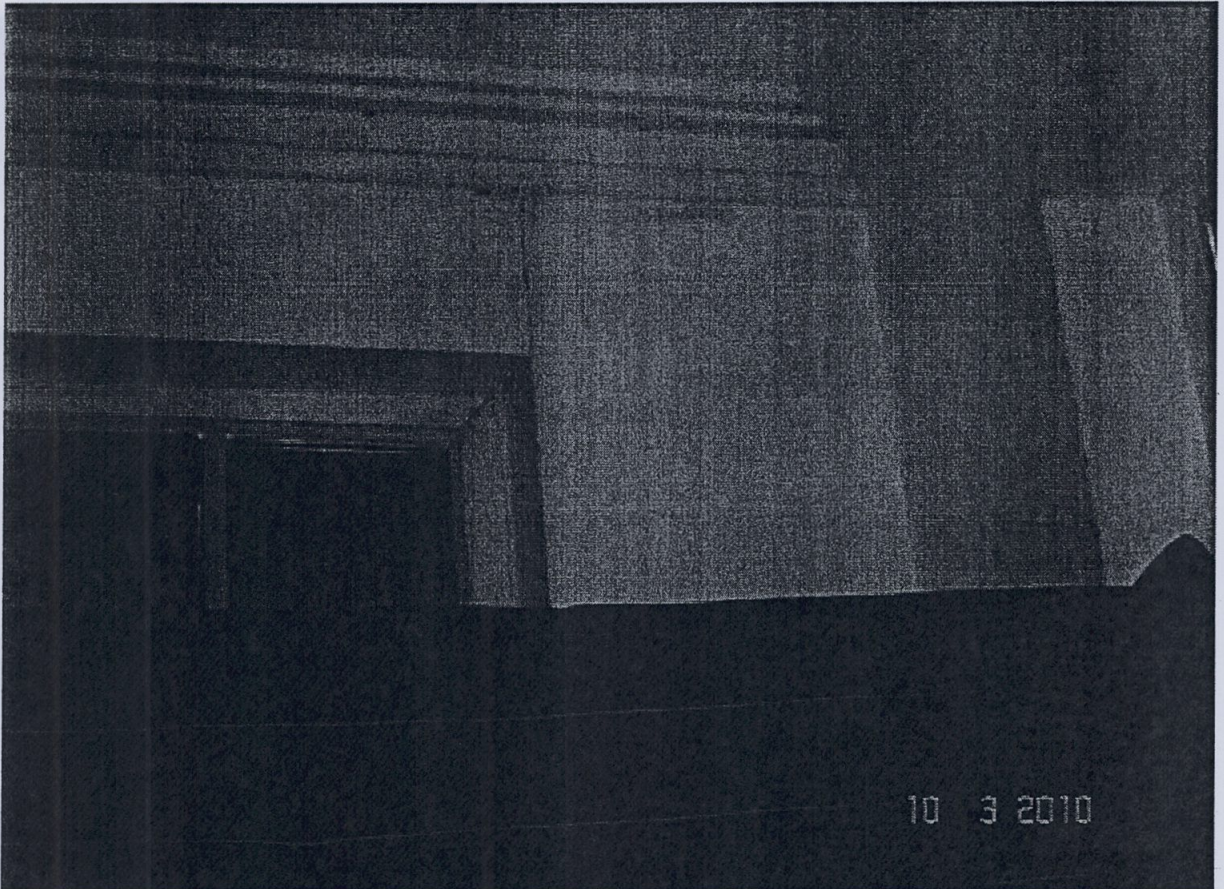


PHOTO 6a: Previously patched crack in wall.



PHOTO 7: Deck being extended.



PHOTO 8: As previous and deck being extended.

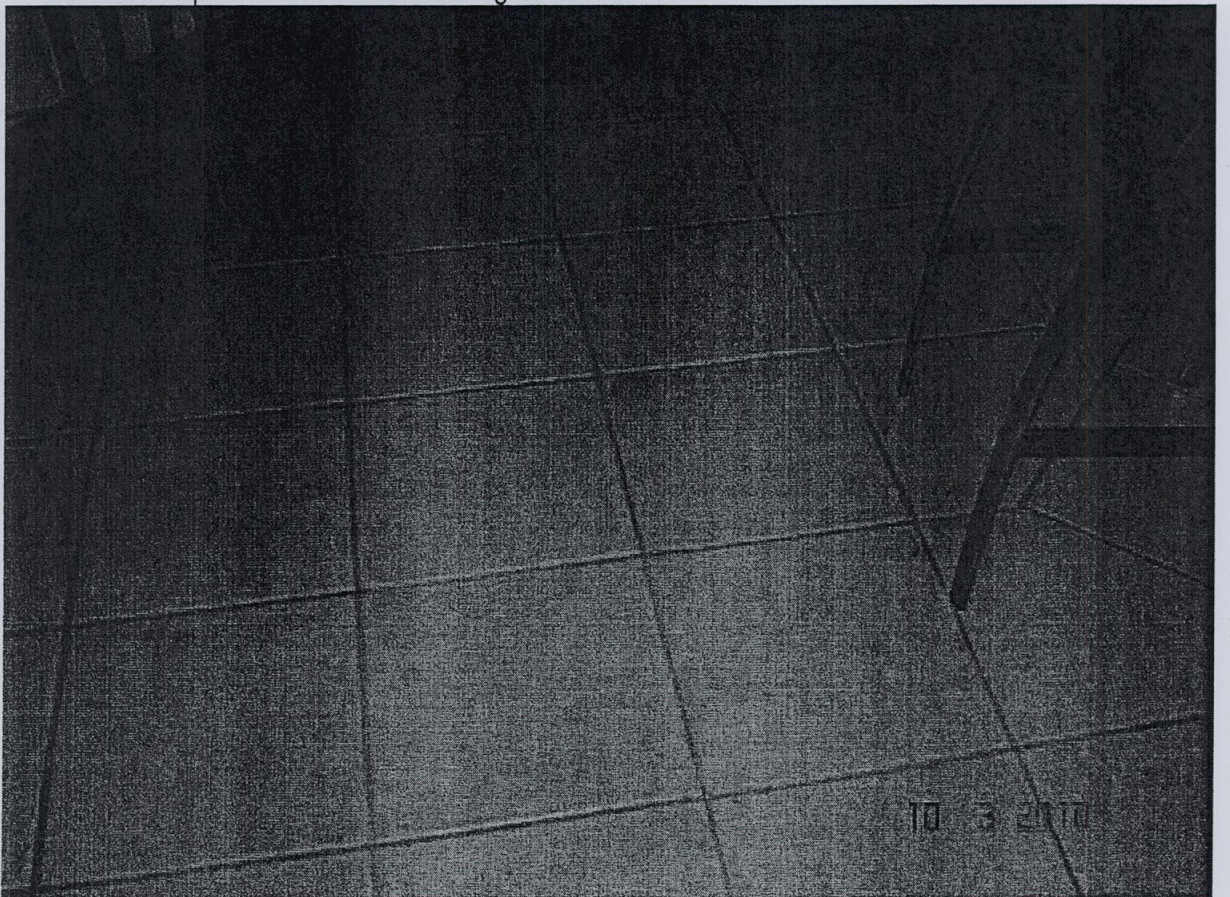


PHOTO 9: As previous.

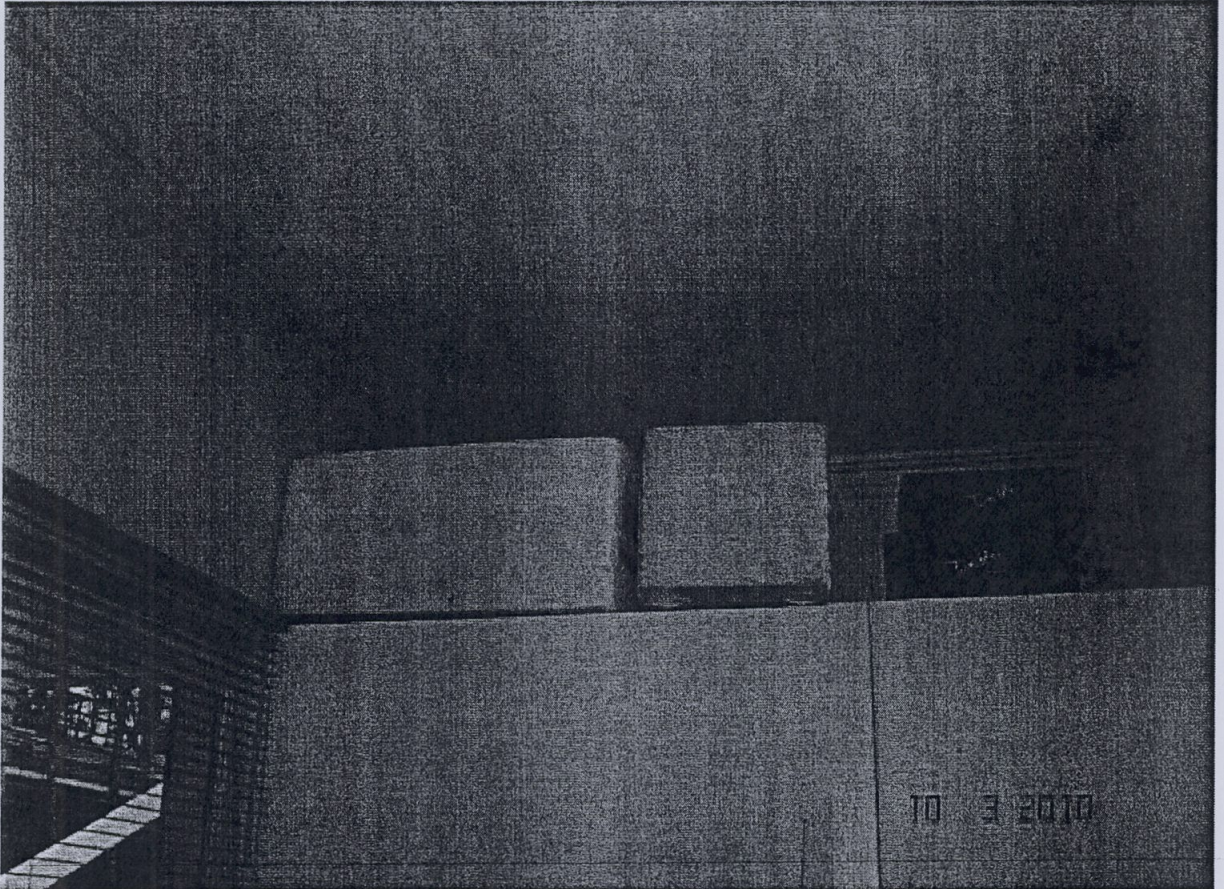


PHOTO 10: As previous.

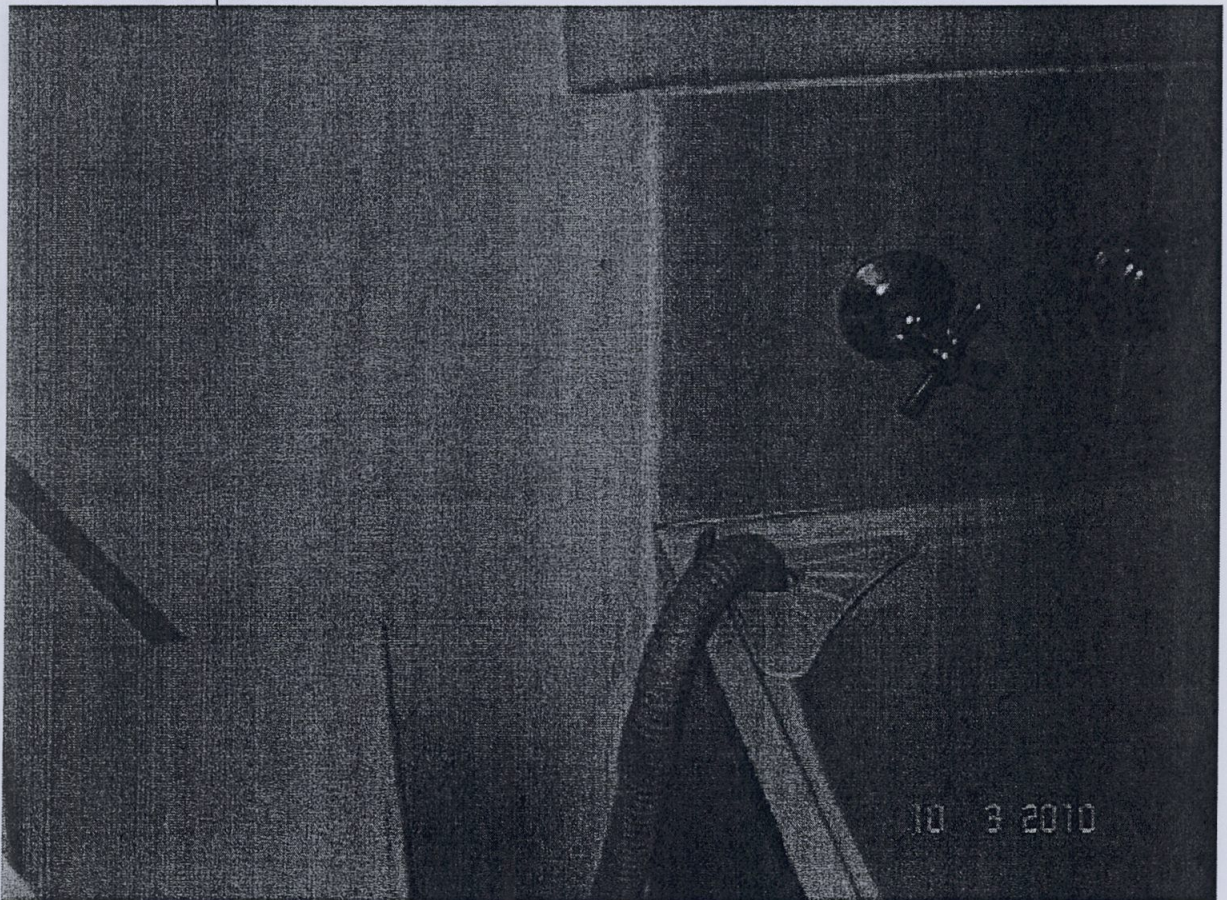


PHOTO 11: As previous.

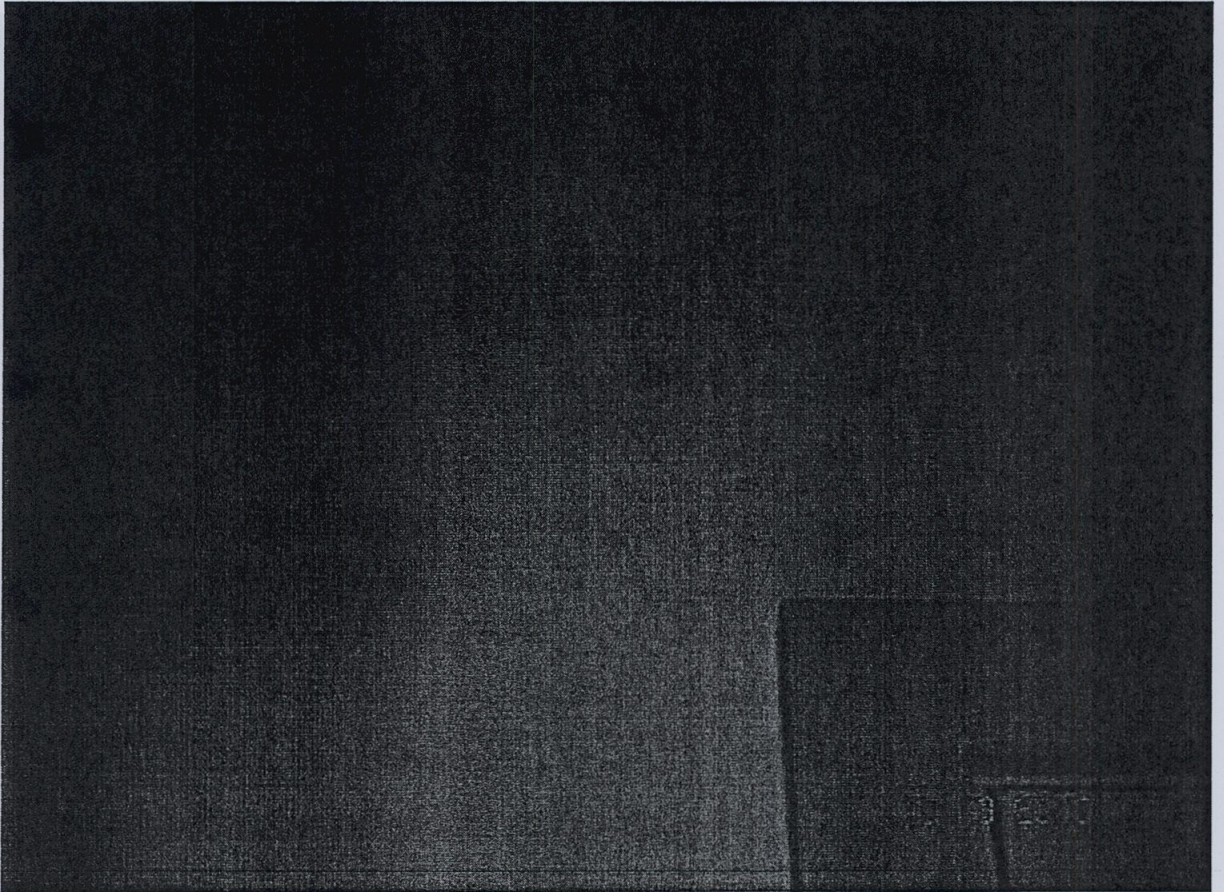


PHOTO 12: As previous.

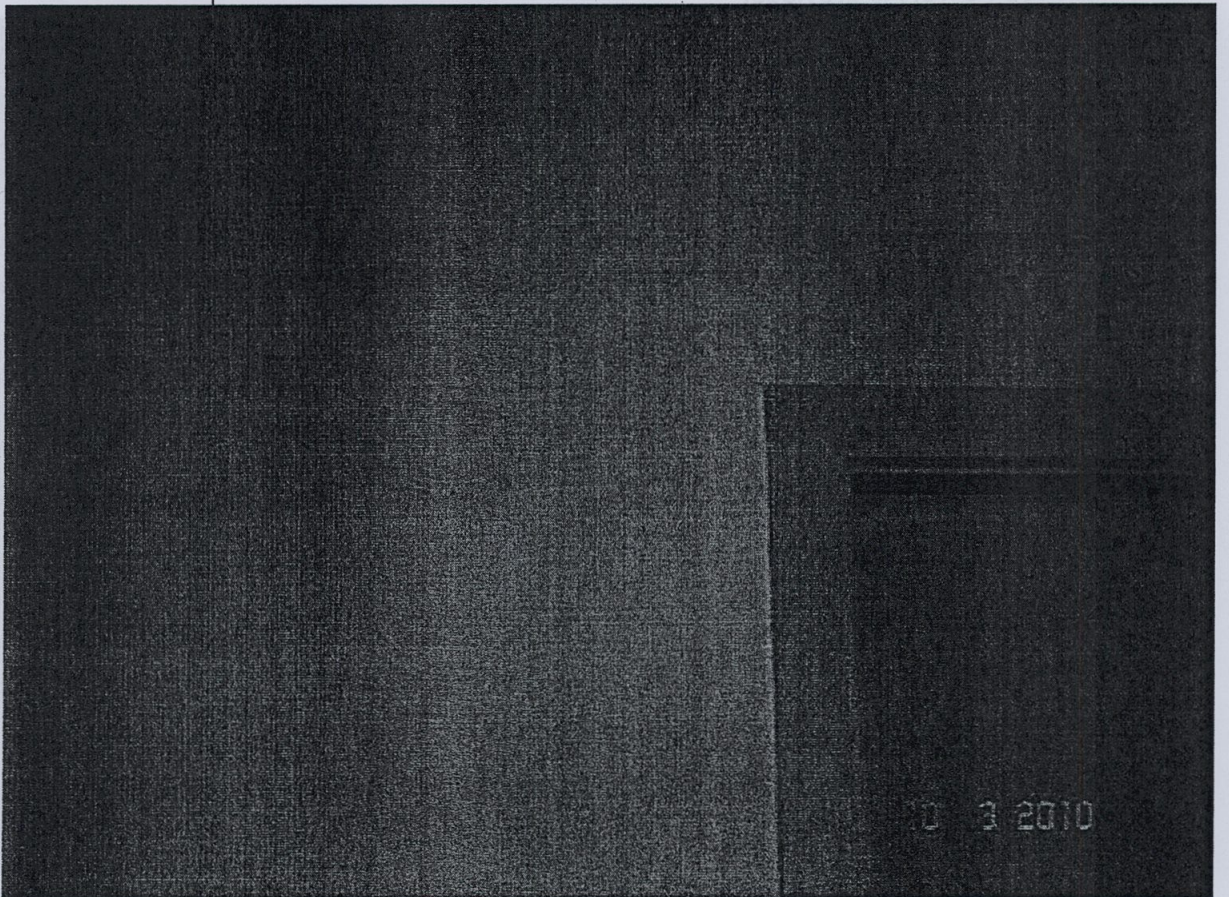


PHOTO 13: As previous.



PHOTO 14: As previous.

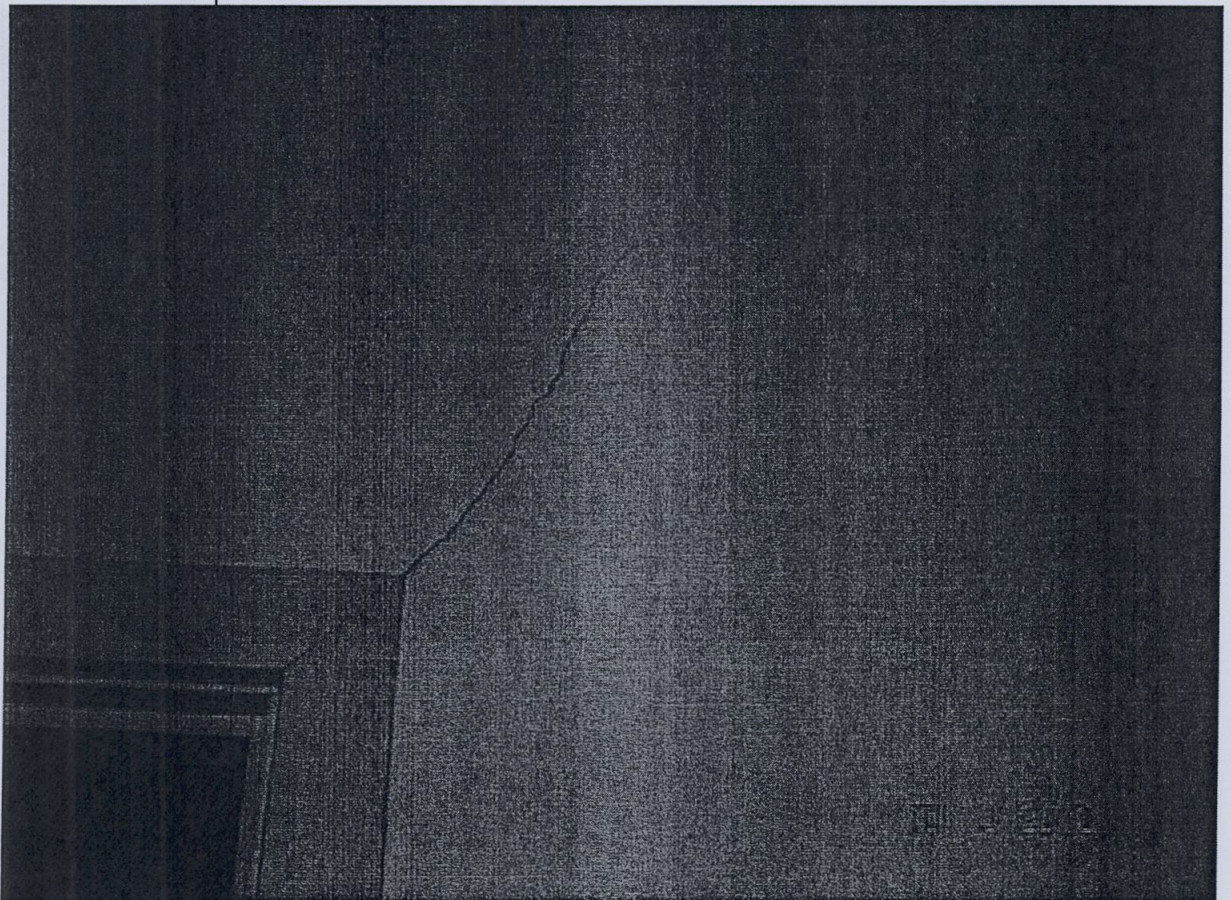


PHOTO 15: As previous.

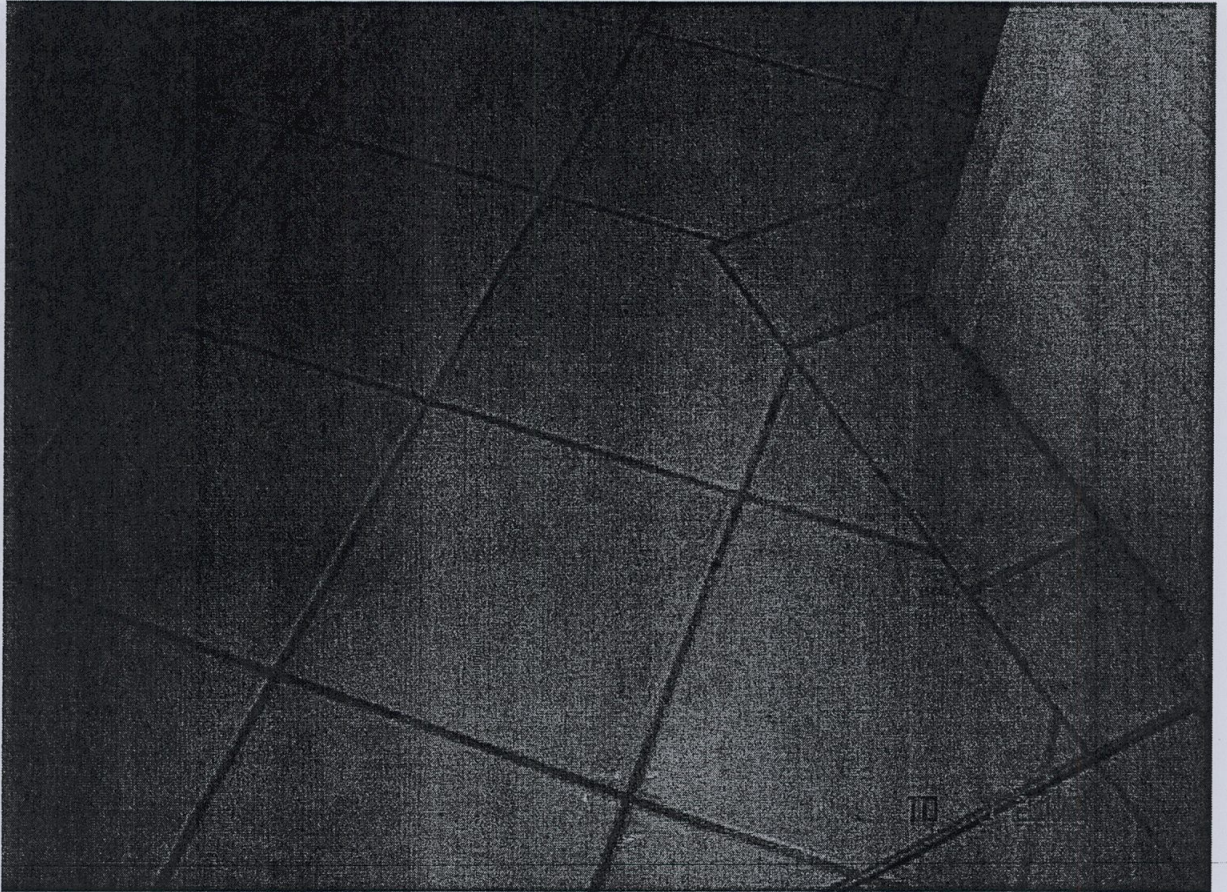


PHOTO 16: As previous.

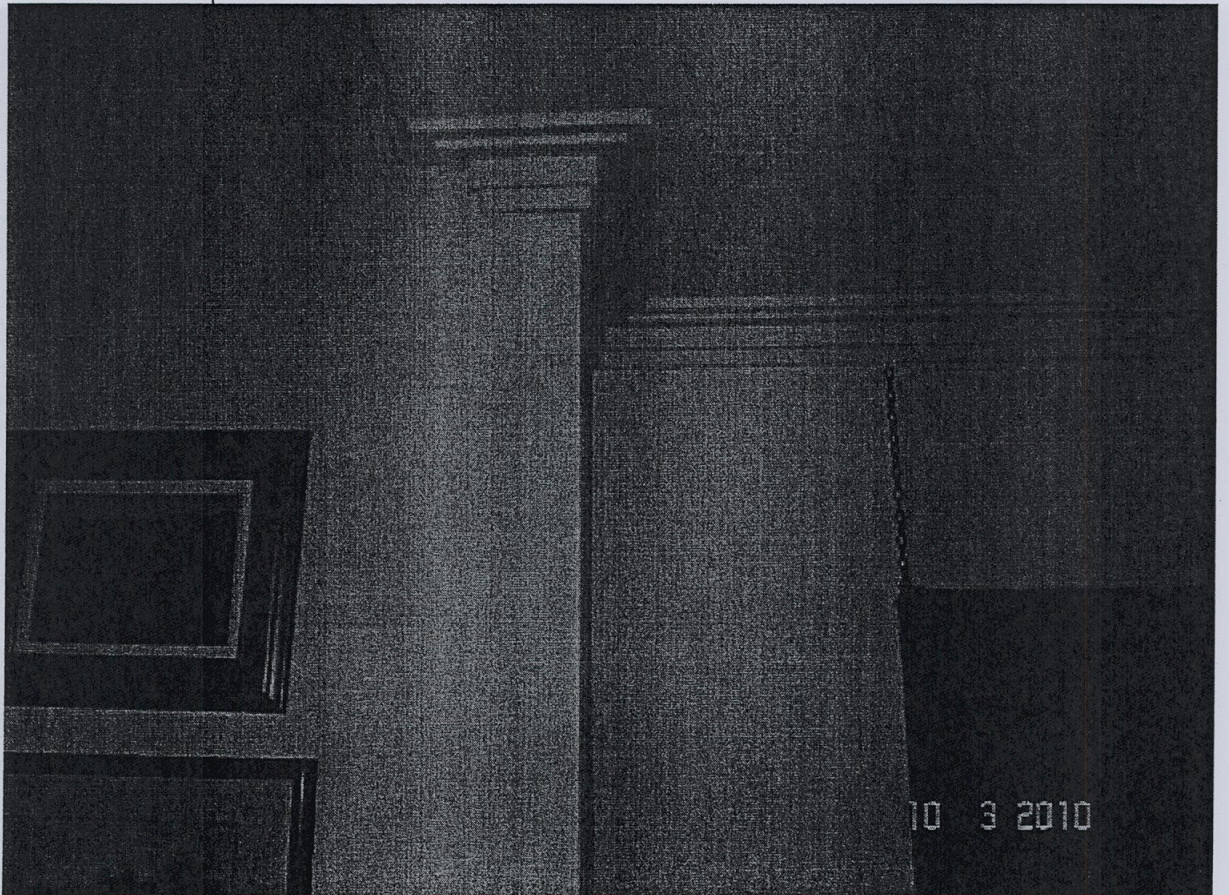


PHOTO 17: As previous.

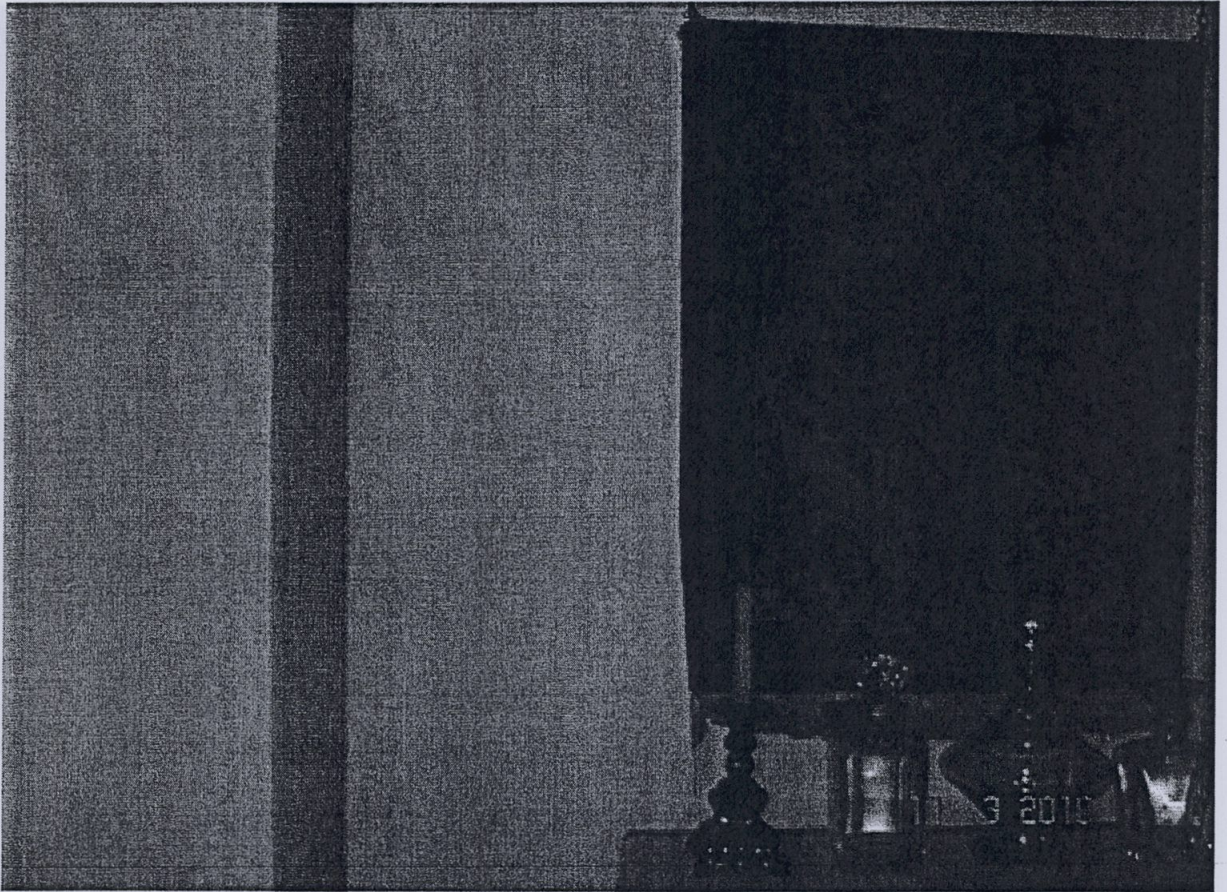


PHOTO 18: As previous.



PHOTO 19: As previous.

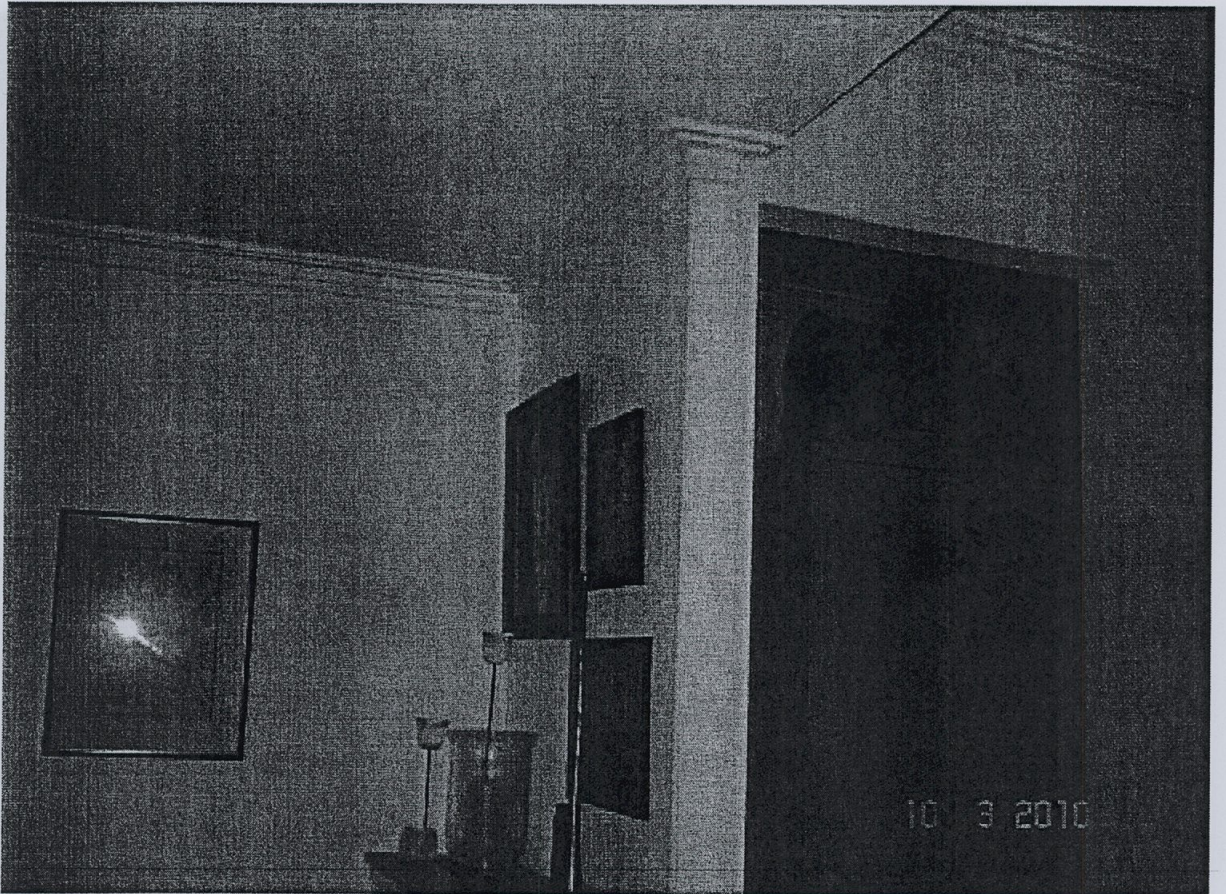


PHOTO 20: As previous.

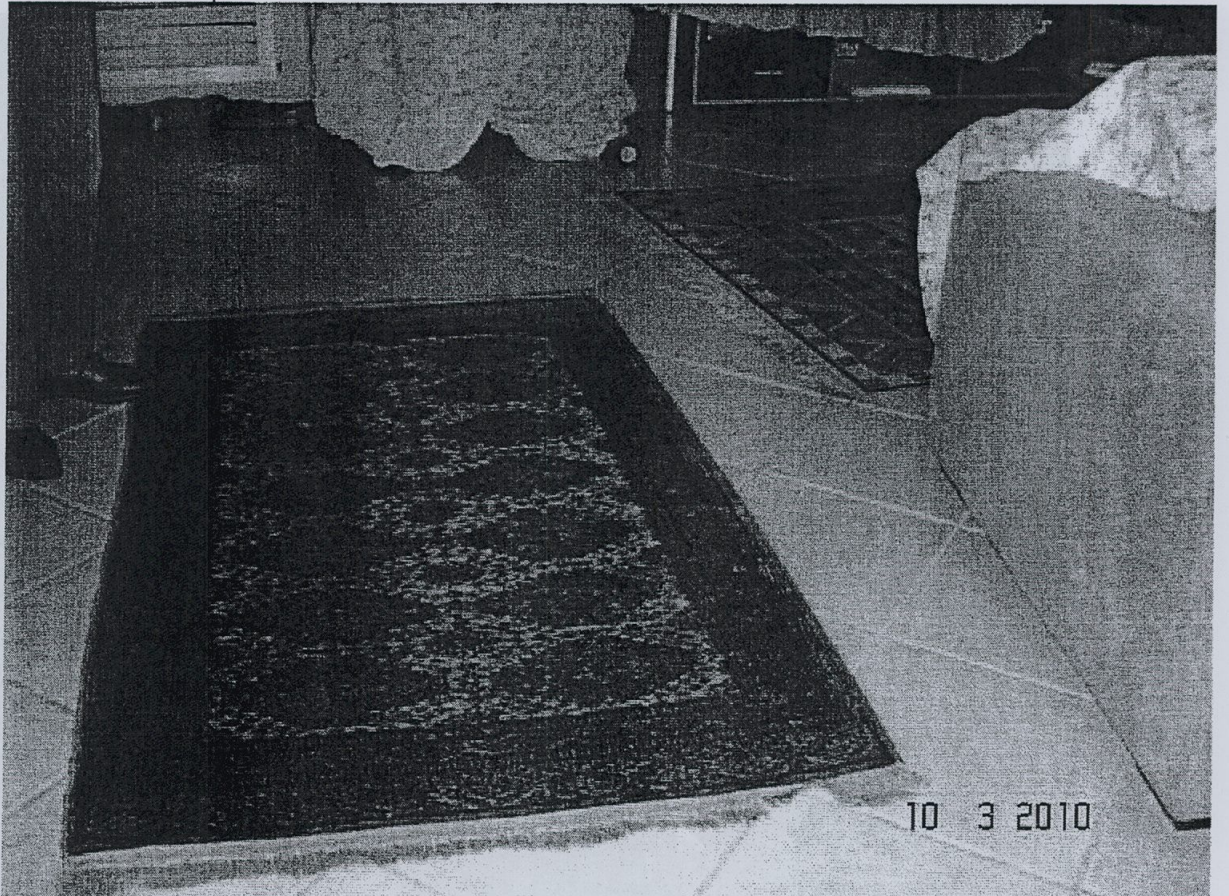


PHOTO 21: As previous.



PHOTO 22: As previous.

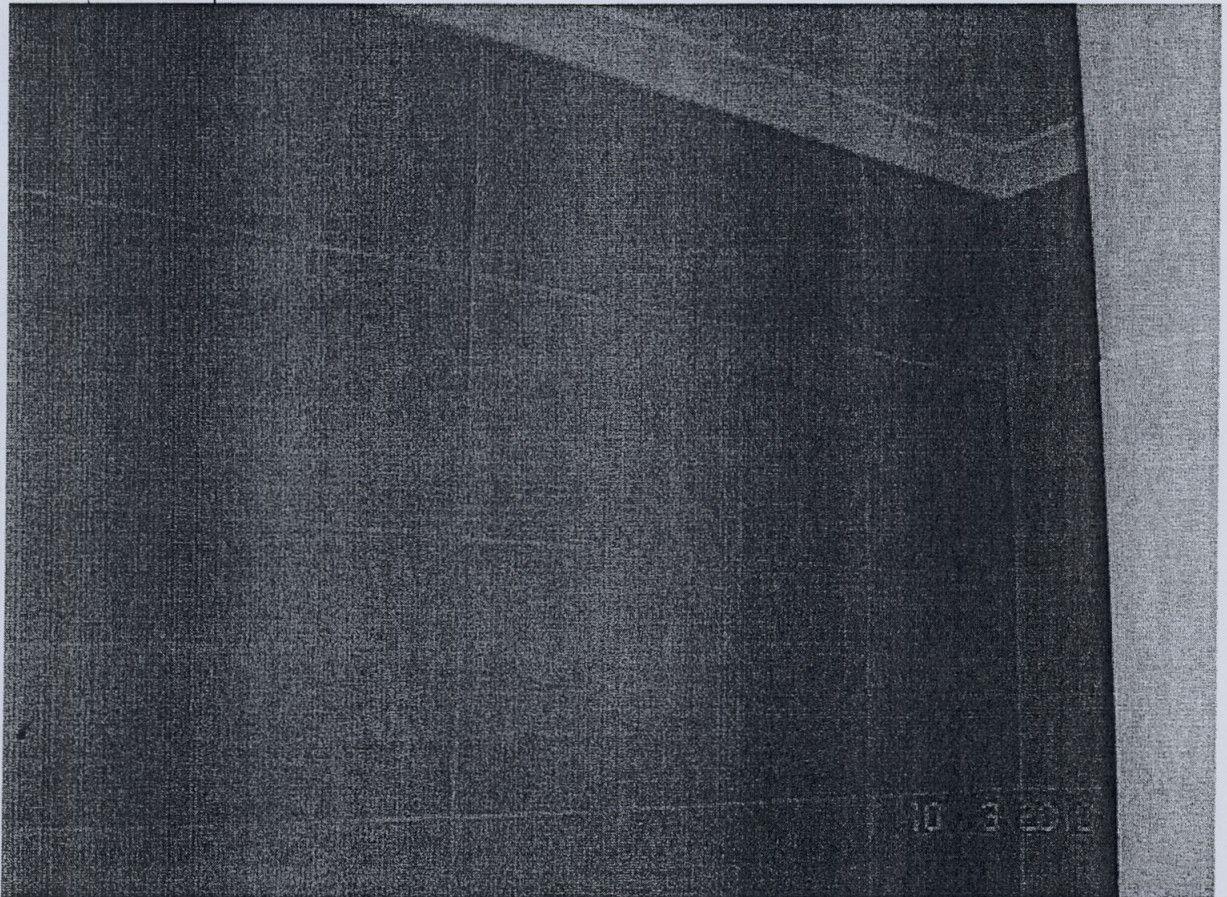


PHOTO 23: Ensuite undergoing renovations.

NOT AVAILABLE

PHOTO 24: Not available – ensuite undergoing renovations.

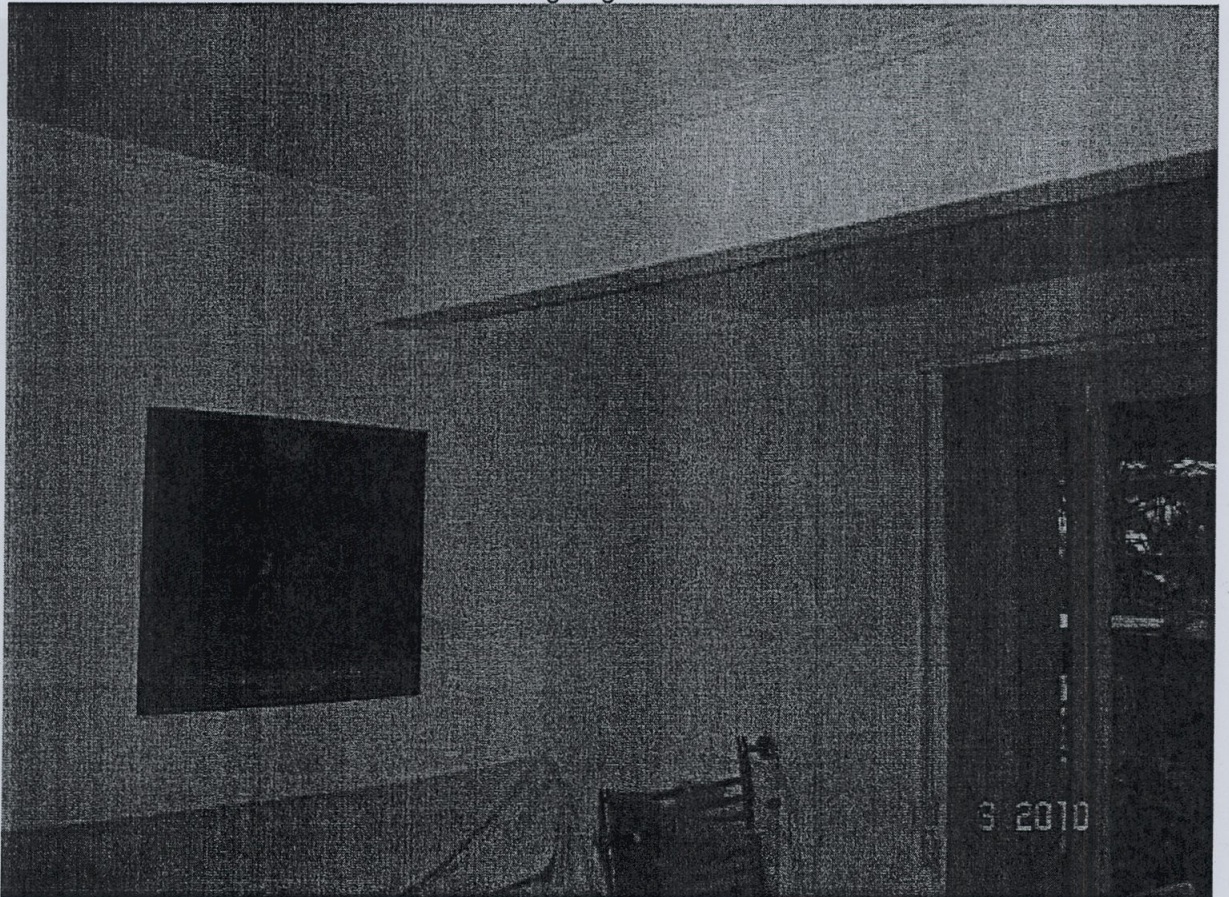


PHOTO 25: As previous.

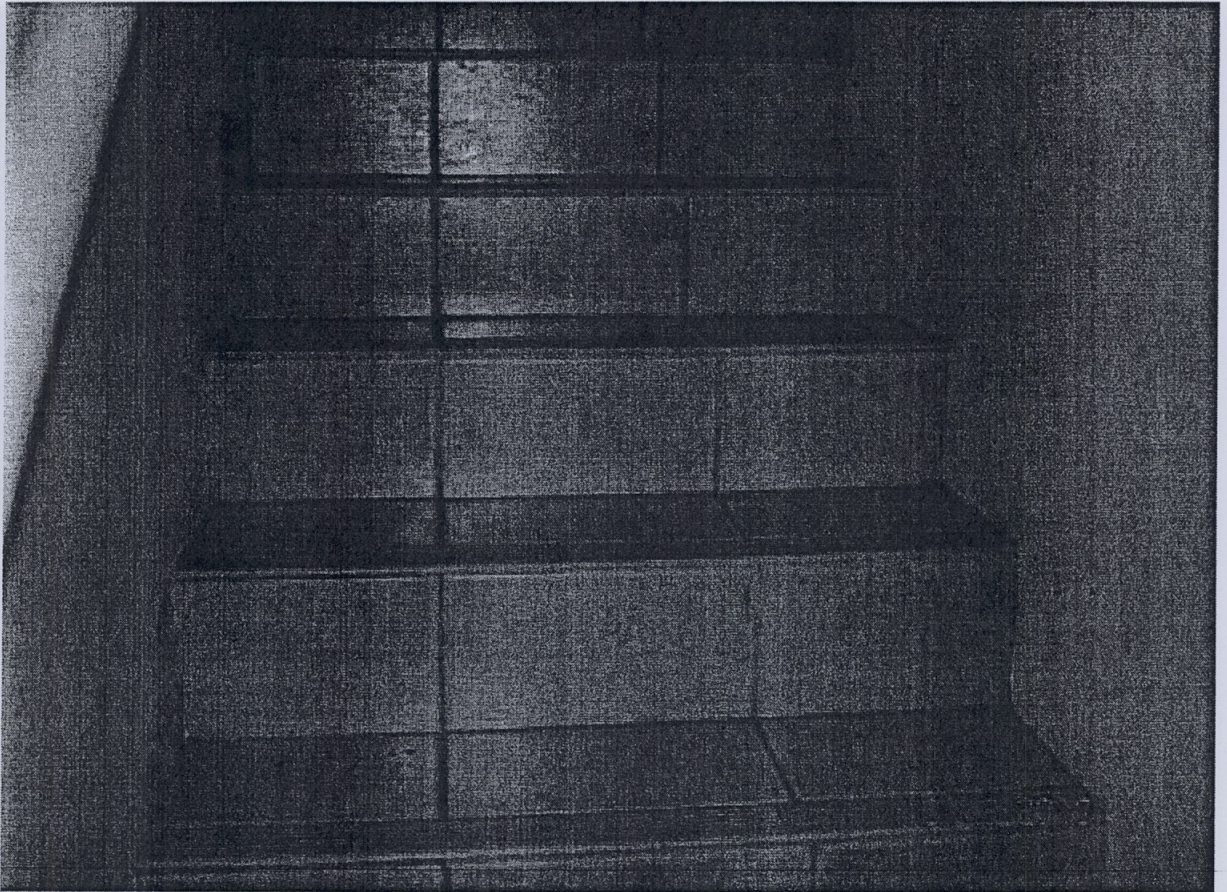


PHOTO 26: As previous.



PHOTO 27: As previous.



PHOTO 28: As previous.



PHOTO 29: As previous.



PHOTO 30: As previous.

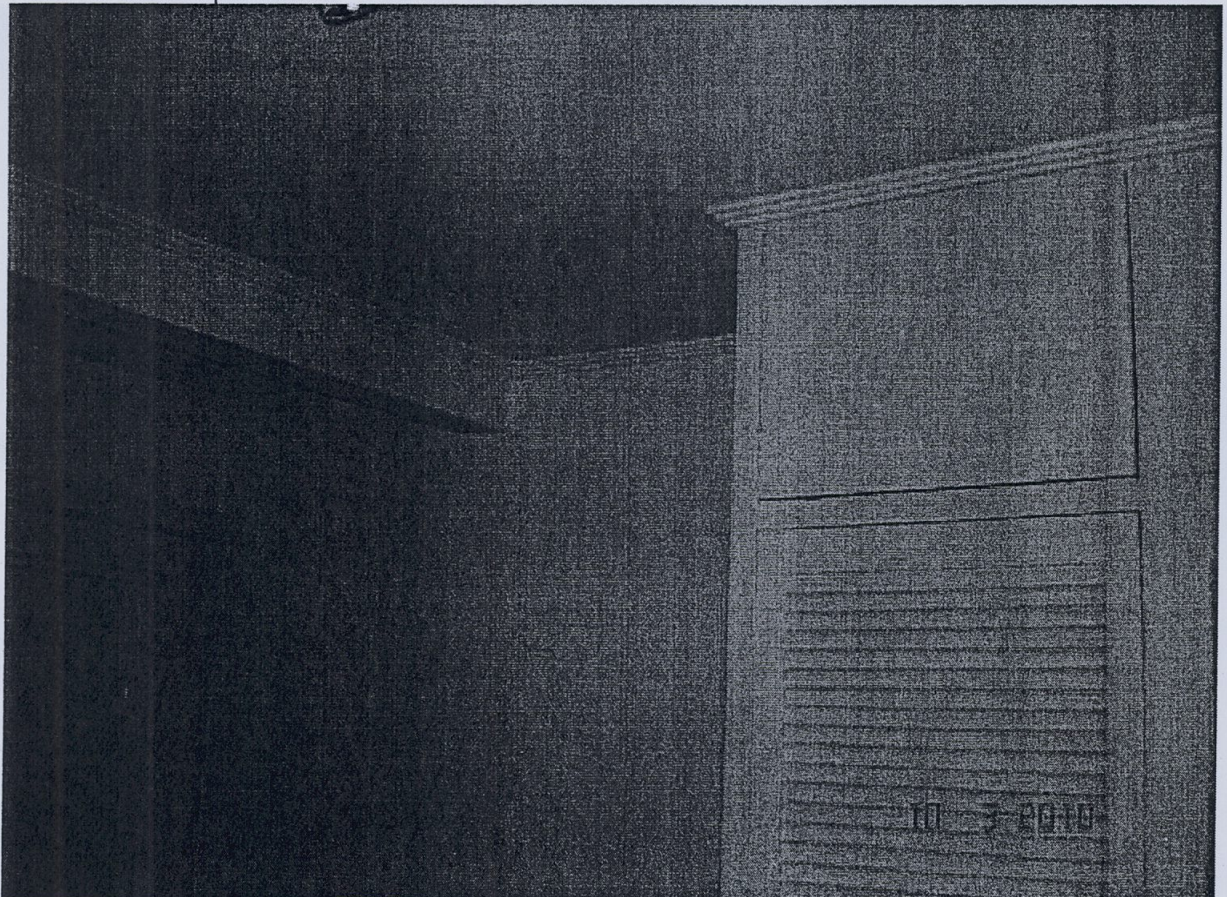


PHOTO 31: As previous.



PHOTO 32: Decks being extended.

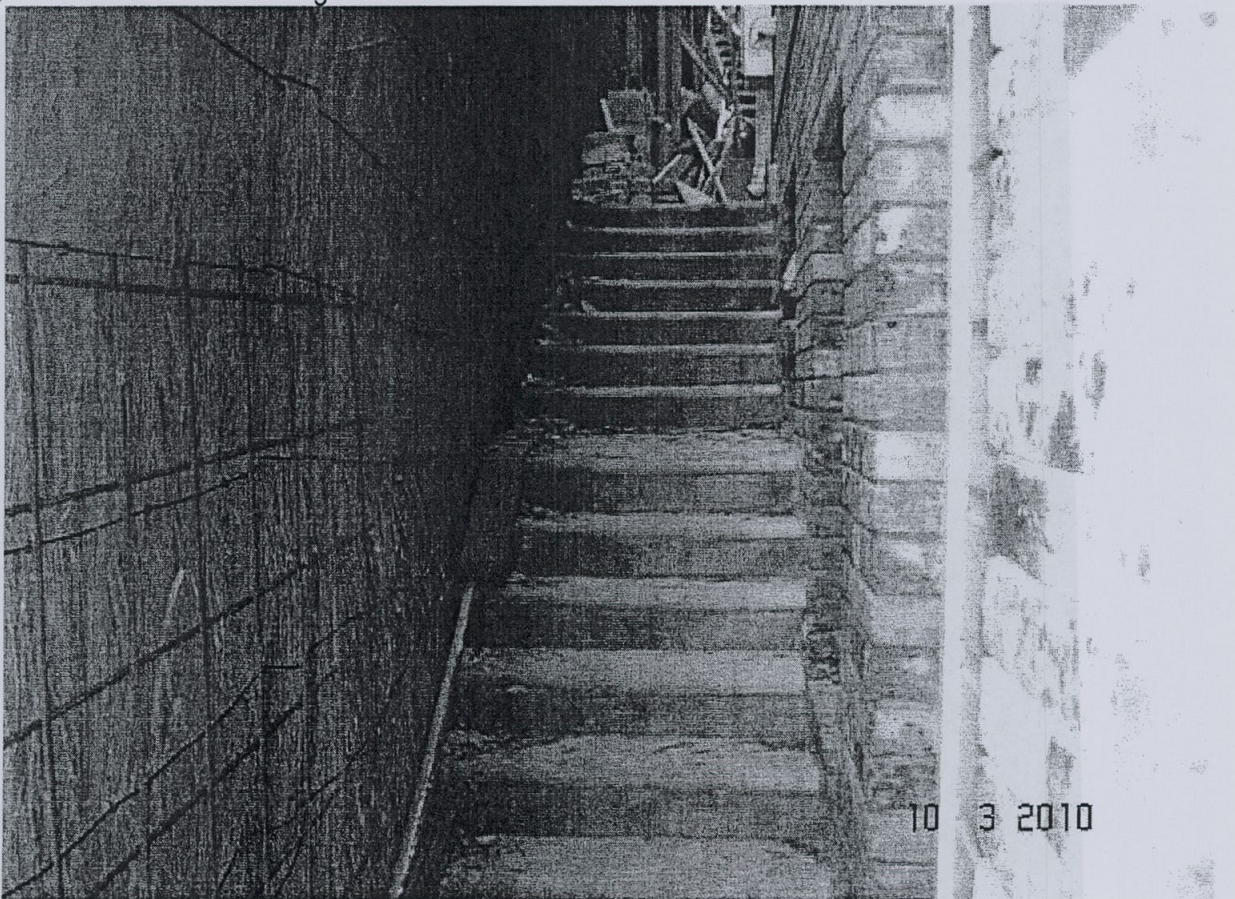


PHOTO 33: As previous.

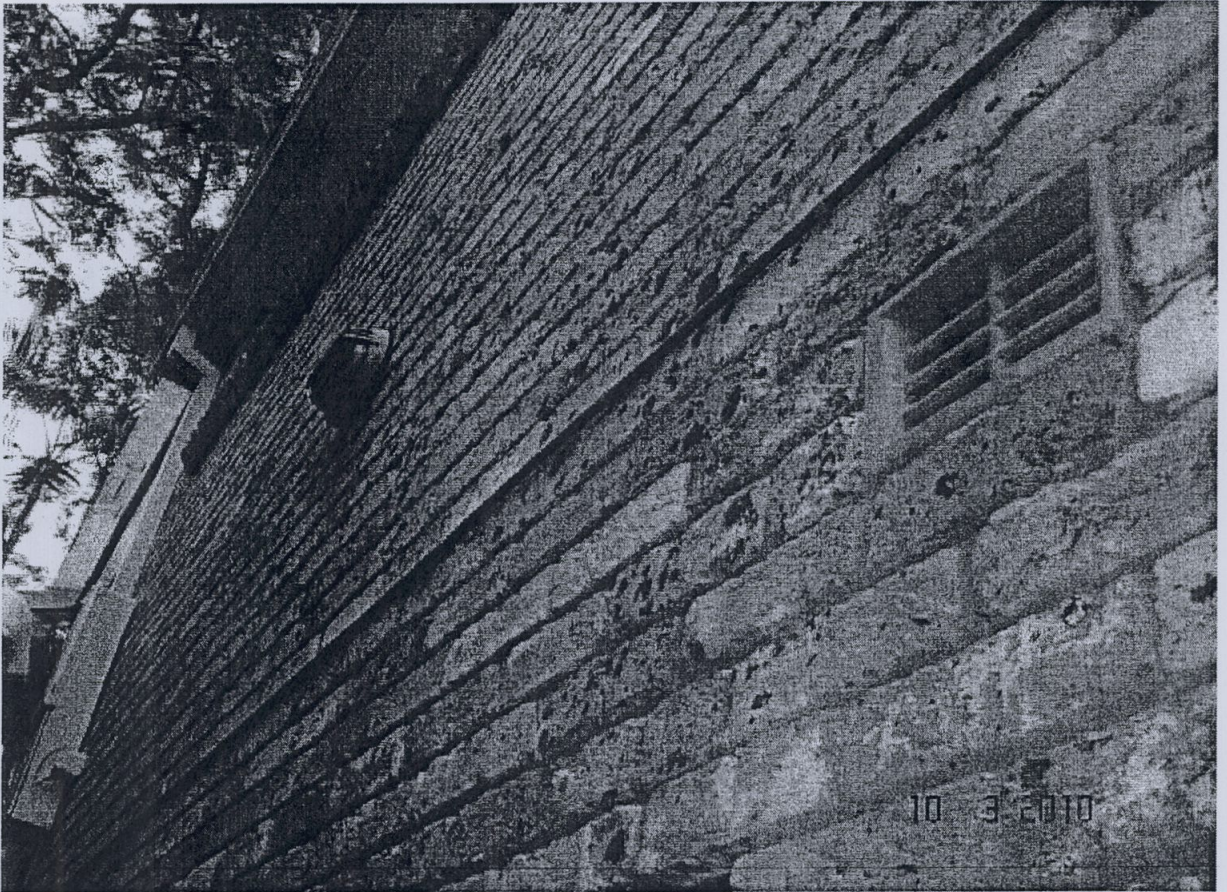


PHOTO 34: As previous.

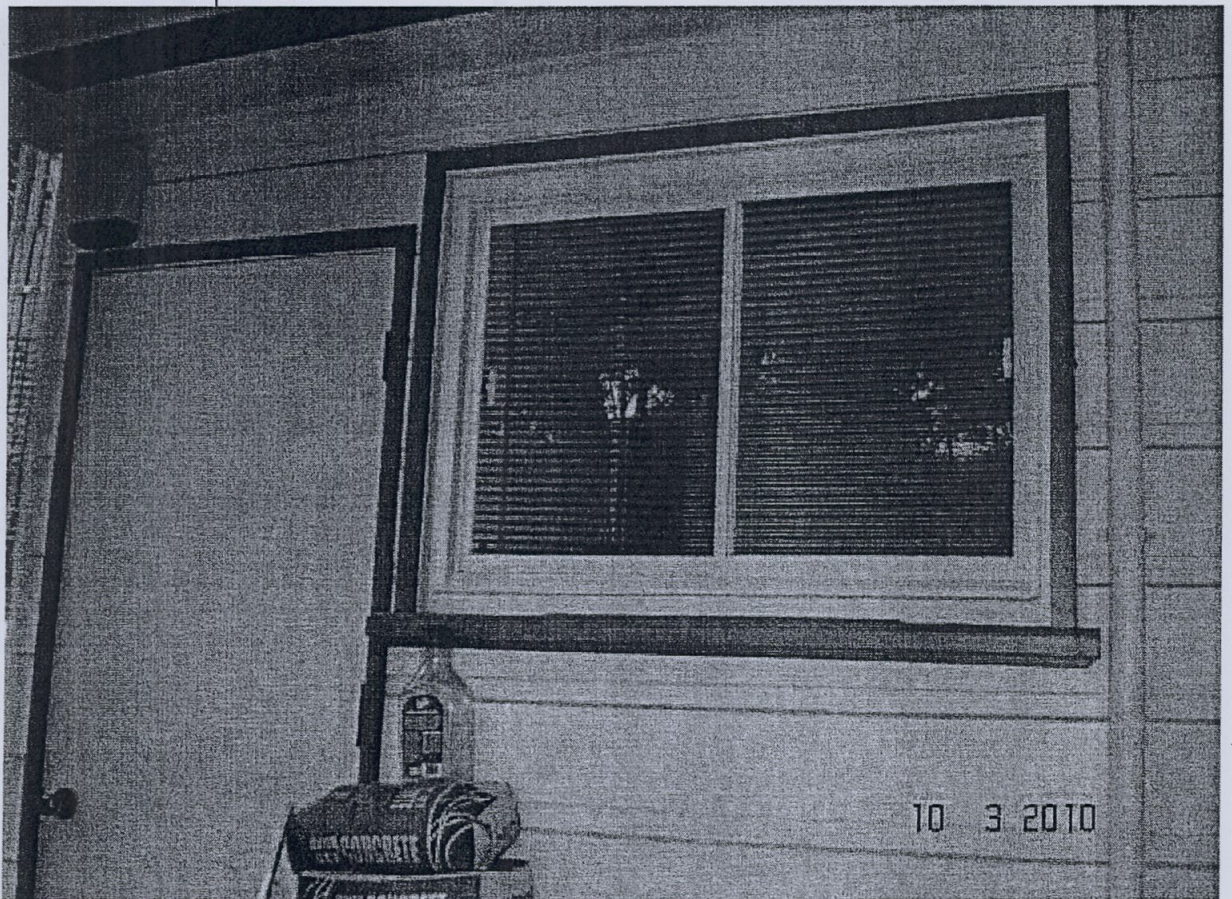


PHOTO 35: As previous.



PHOTO 36: As previous.

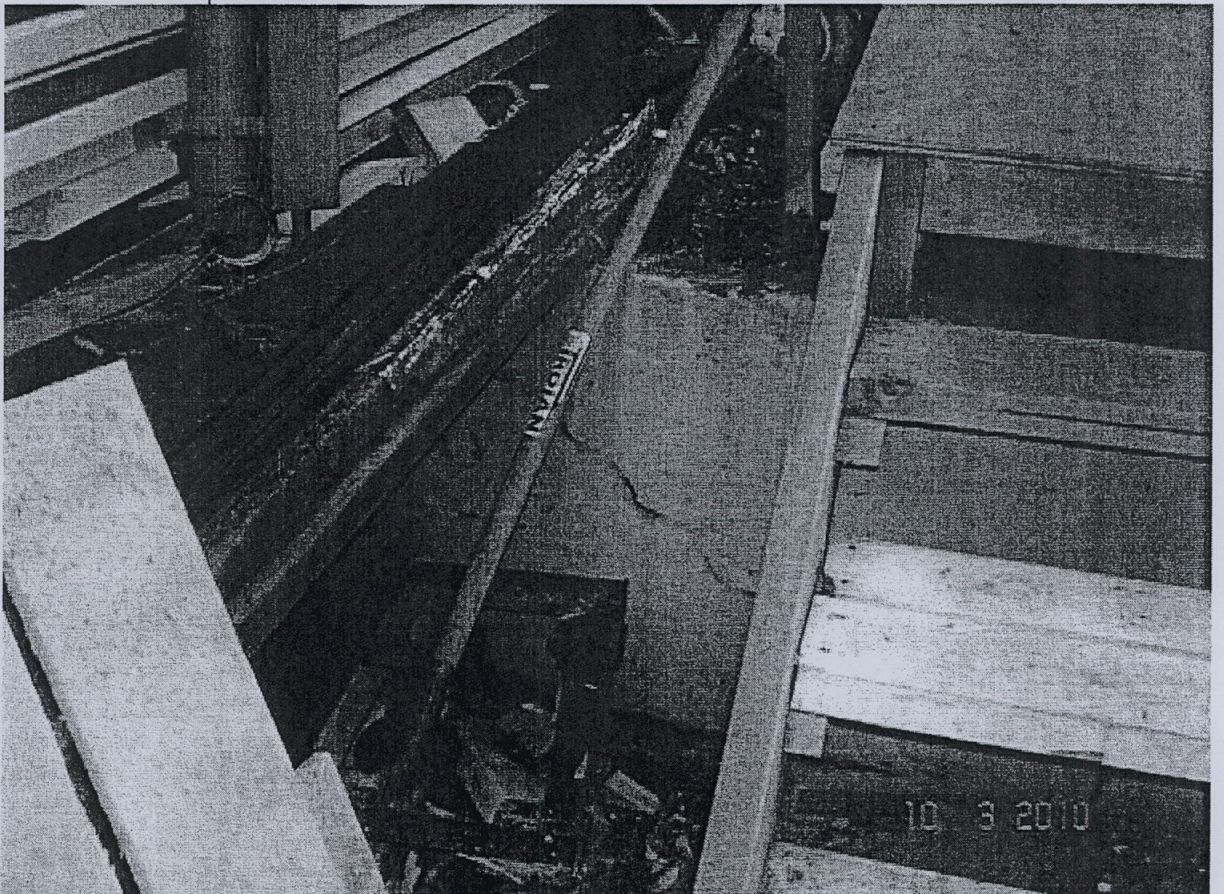


PHOTO 37: Stepped crack as previous - courtyard undergoing renovations.

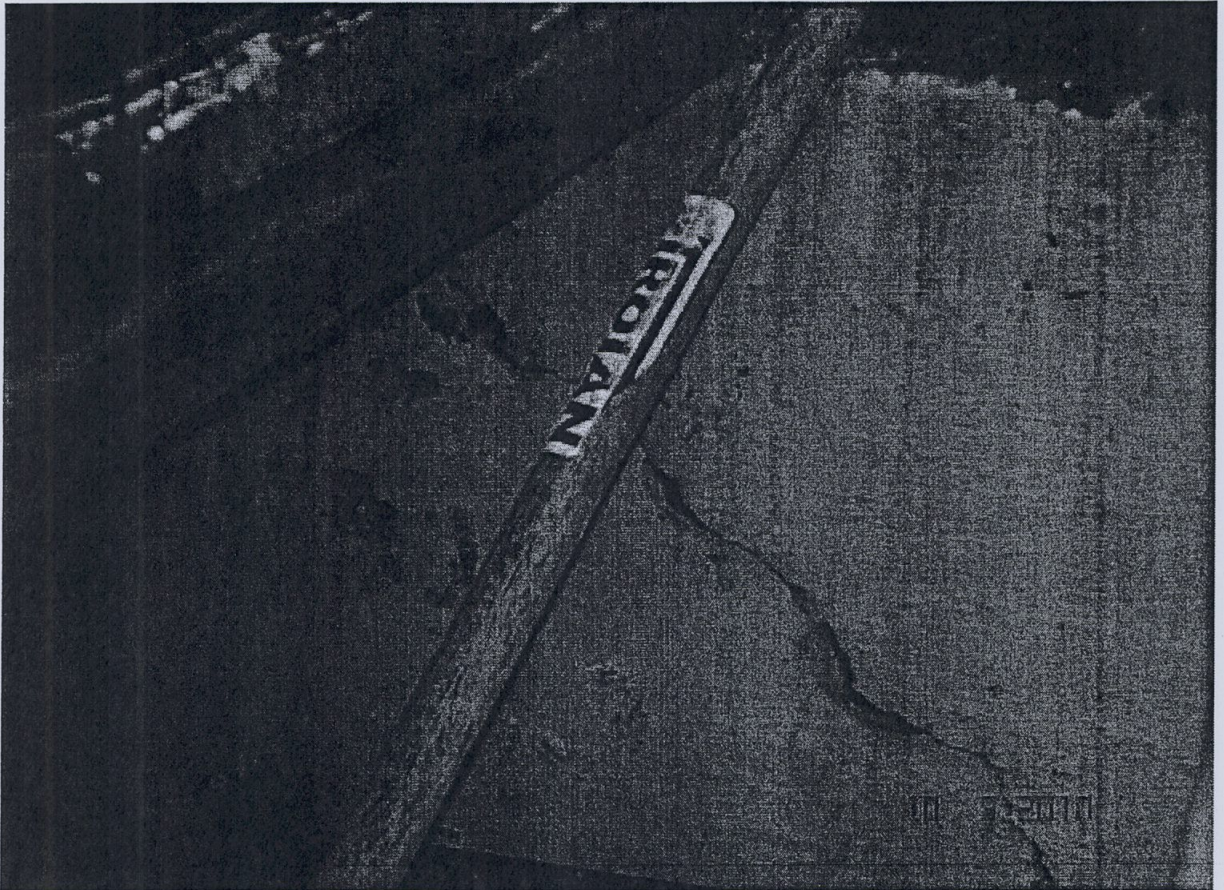


PHOTO 38: As above.

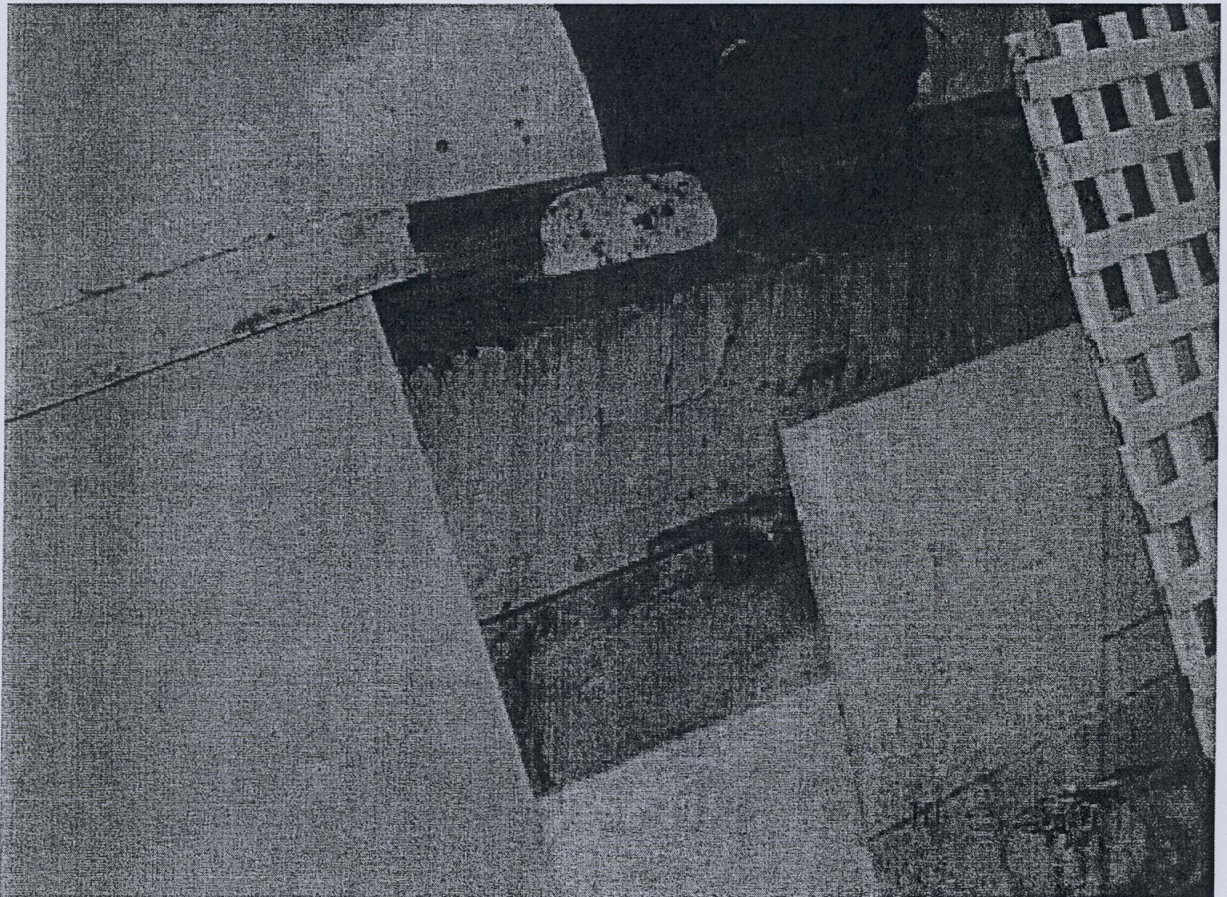


PHOTO 39: Courtyard undergoing renovations.

NOT AVAILABLE

PHOTO 40: Area undergoing renovations.

NOT AVAILABLE

PHOTO 41: Area undergoing renovations.



PHOTO 42: Temporary site stairs.



PHOTO 43: As previous.

PHOTO 42: Area undergoing renovations

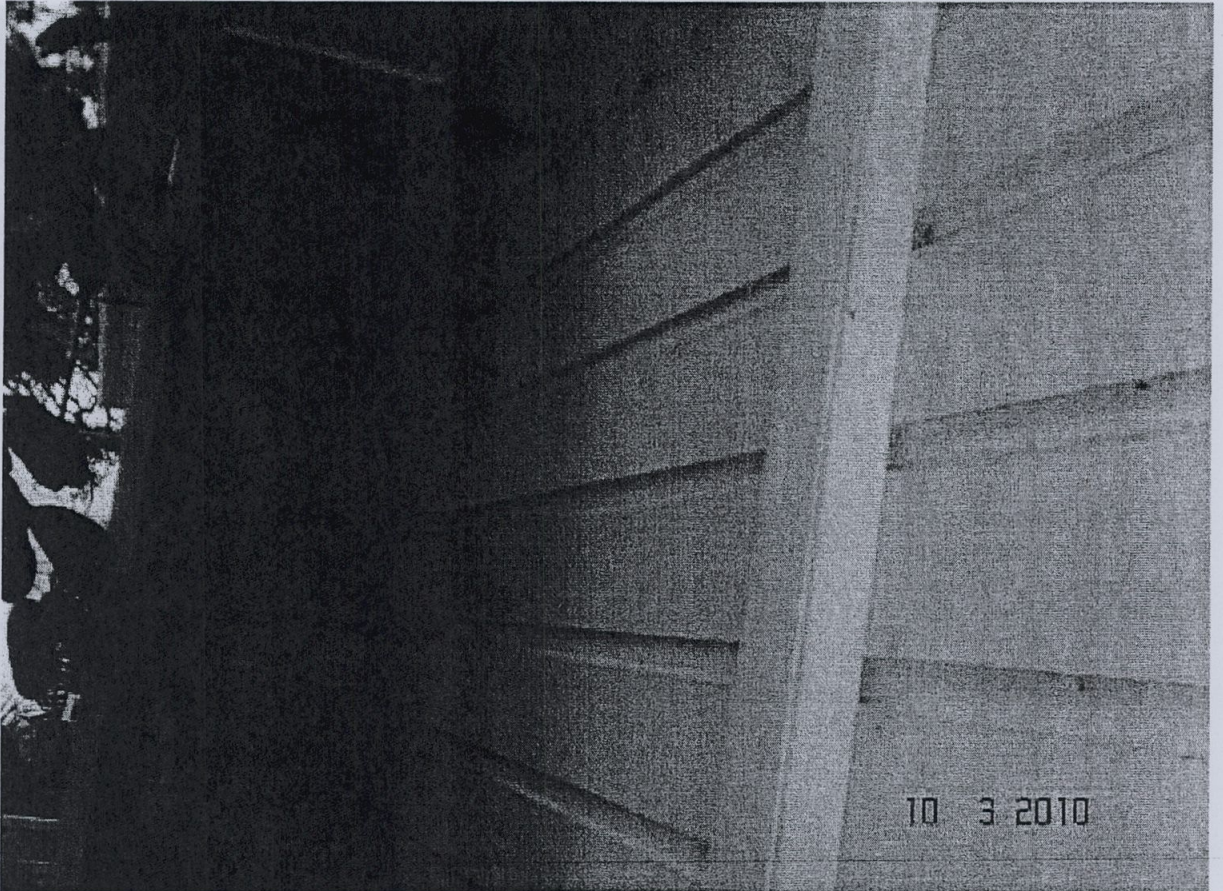


PHOTO 44: As previous.

NOT AVAILABLE

PHOTO 45: Area undergoing renovations.

NOT AVAILABLE

PHOTO 46: Area undergoing renovations.

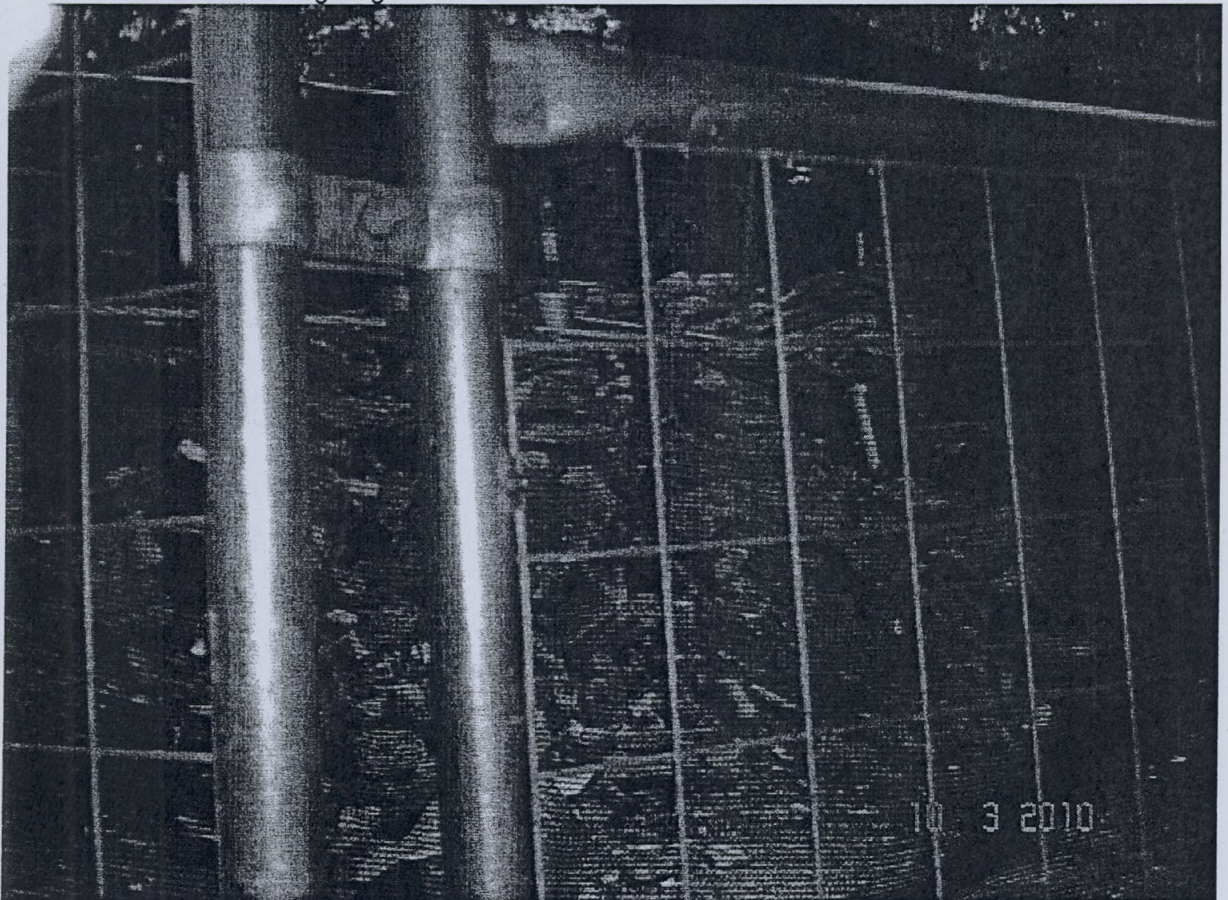


PHOTO 47: Area undergoing renovations.



PHOTO 48: Garden retaining wall undergoing renovation.



PHOTO 49: As previous.

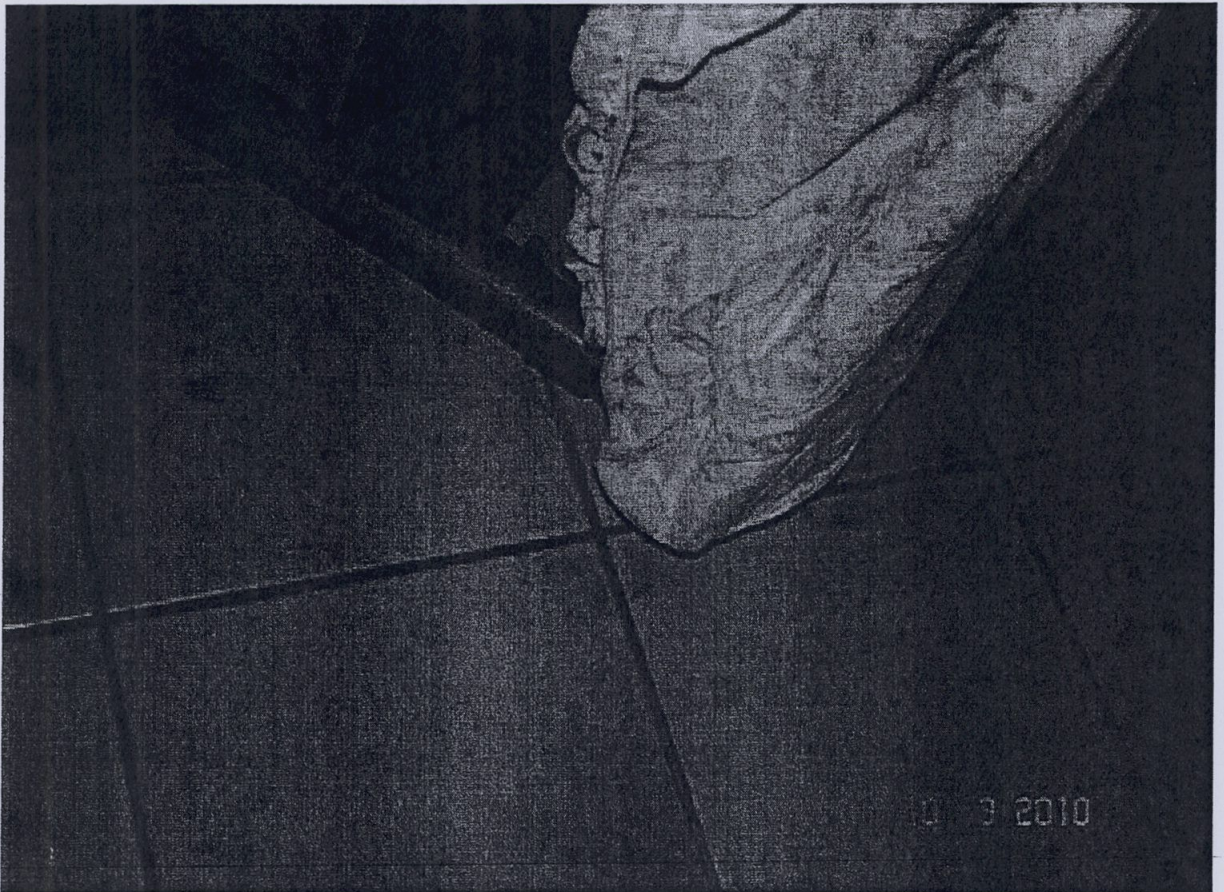


PHOTO 50: As previous.

NOT AVAILABLE

PHOTO 51: Area undergoing renovations.

NOT AVAILABLE

PHOTO 52: Area undergoing renovations.

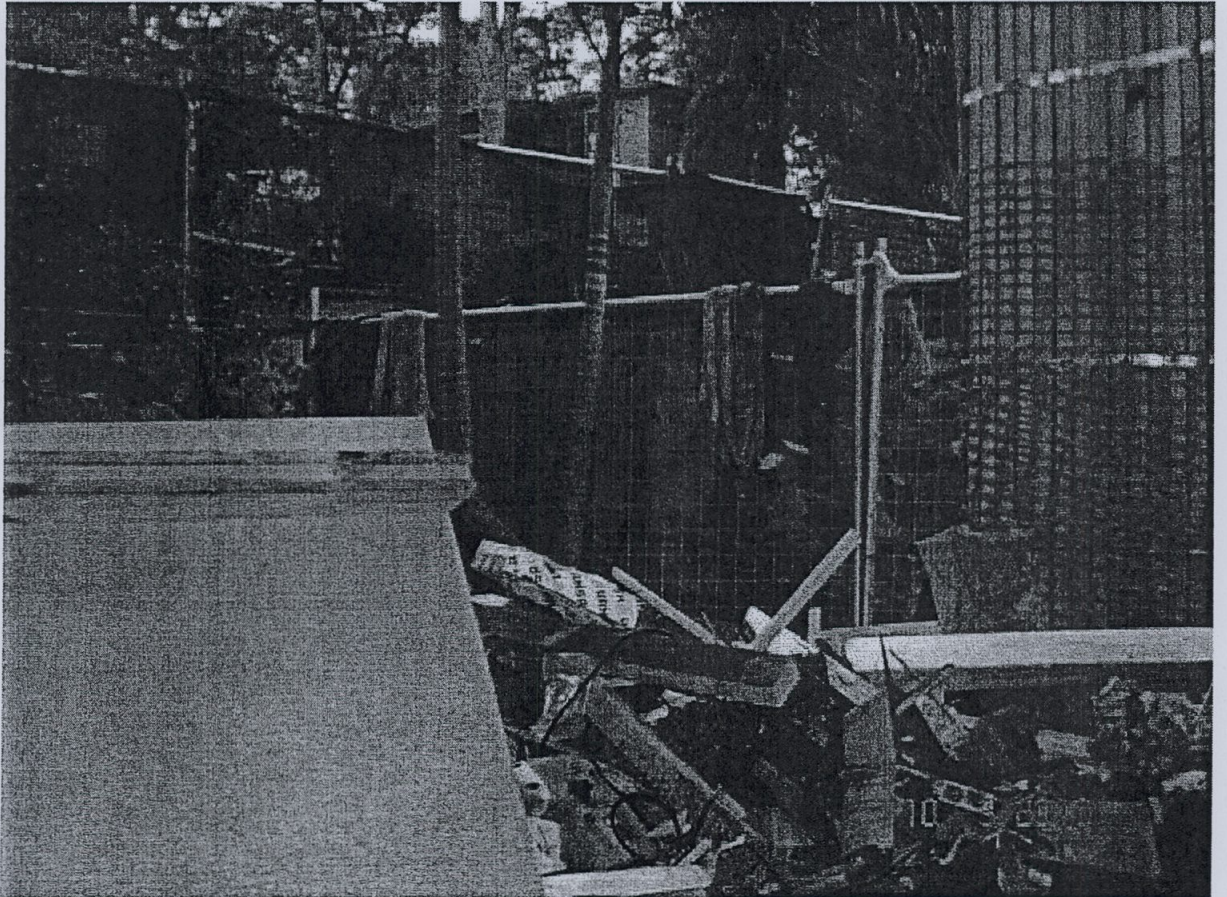


PHOTO 53: Carport demolished and front yard undergoing renovations.

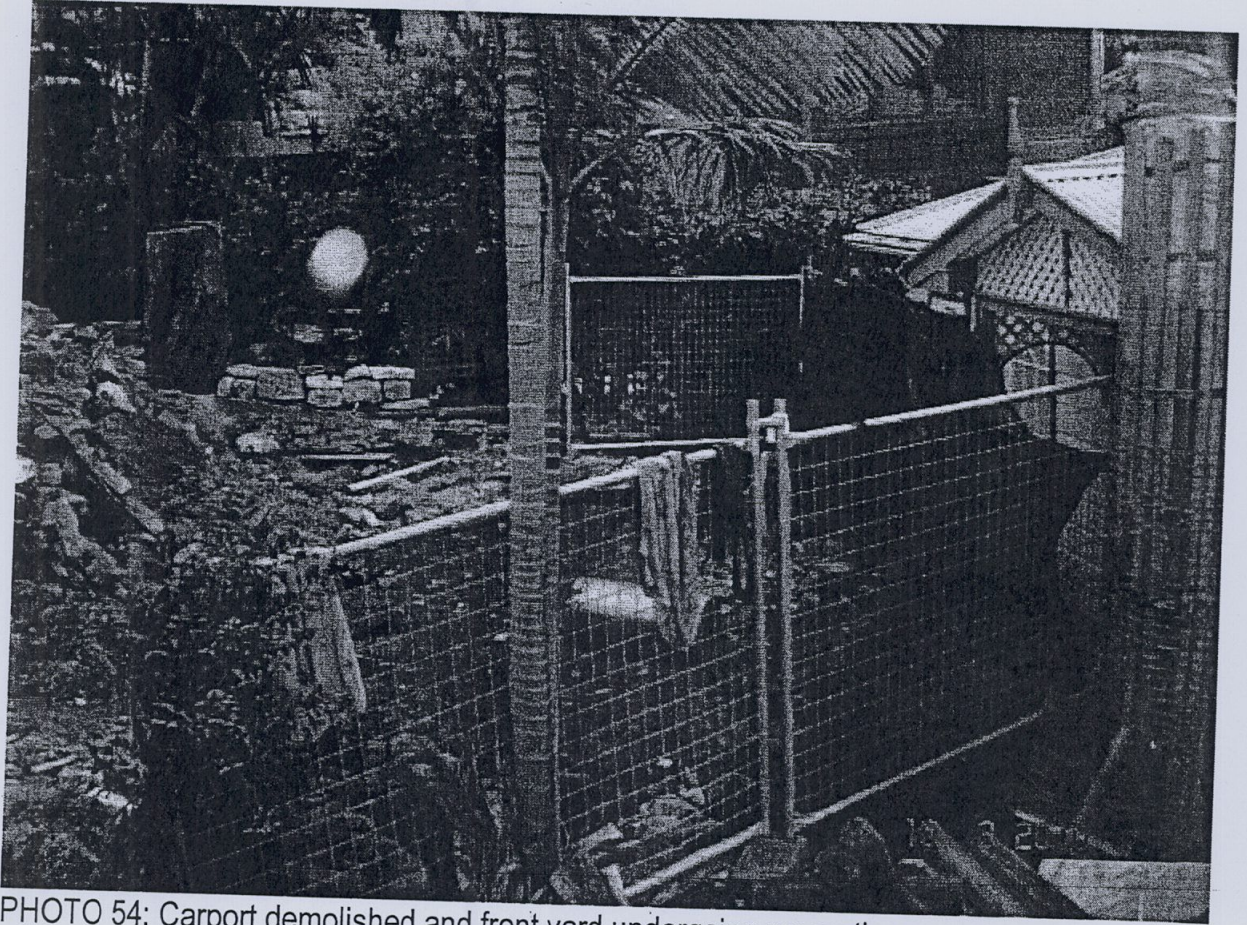


PHOTO 54: Carport demolished and front yard undergoing renovations.

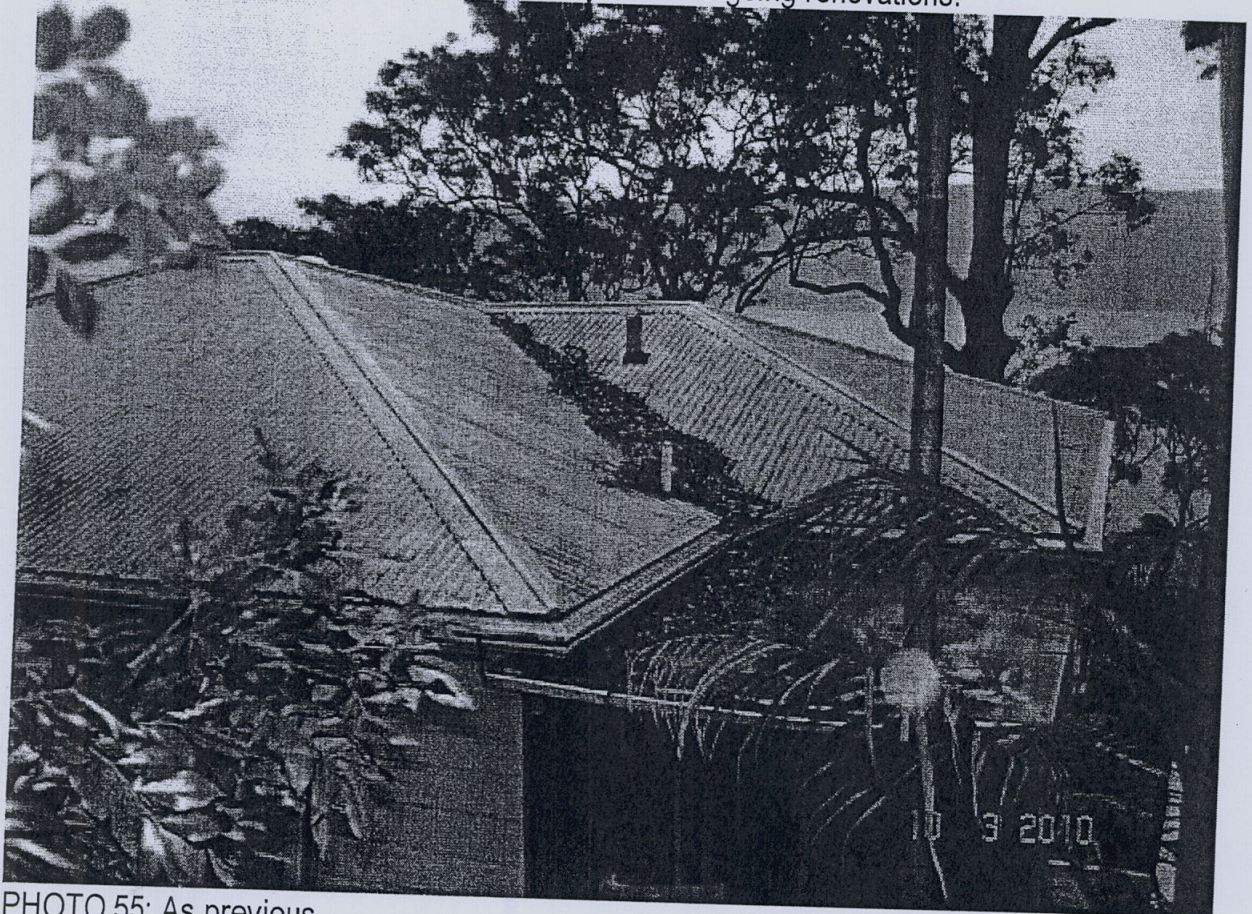


PHOTO 55: As previous.

