

**FITZGERALD BUILDING CERTIFIERS PTY. LTD.**

ABN 63 119 997 590

3/2A Pioneer Ave Thornleigh NSW 2120

ph 9980 2155 fax 9980 2166 E mail admin@fitzcert.com.au

**Council
Copy****CONSTRUCTION CERTIFICATE No. 2008/1177****Signature****Approval Date**

02 10 08

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Council**Pittwater****DEVELOPMENT CONSENT NO**

N0118/08

APPROVAL DATE

20 08 08

Name of Certifying Authority

Fitzgerald Building Certifiers Pty Ltd

Name of Accredited Certifier

Paul Fitzgerald - No BPB0119

Accreditation Body**BUILDING PROFESSIONALS BOARD****Applicant****Morrison Homes Pty Ltd****Address**

PO Box 7484 Baulkham Hills BC 2153

Contact Number

0408 475 023

Owner**San Khun & Sokhary Tan****Address**

C/- Morrison Homes Pty Ltd PO Box 7484 Baulkham Hills 2153

Subject Land Lot

38

DP

114318

No

178

Mona Vale Rd, Ingleside

Description of Development –

New dwelling and swimming pool

Building Code of Australia Classification

1a & 10b

Value of Work \$

900,000 00

Builder Details**Name****Morrison Homes Pty Ltd****Licence Number****151521C****Address**

PO Box 7484, Baulkham Hills BC 2153

Contact Number

0408 475 023

Approved Plans And Documents

Plans Prepared By	Drawing Nos	Dated
Morrison Homes Pty Ltd	1, 2, 3 & 4 of 4	4 2 08
Stormwater Management Plan Prepared By	Drawing Nos	Dated
Martens & Associates Pty Ltd	1, 2, 3, 4 & 5 of 5	30 9 08
BASIX Certificate	Certificate No	Dated
—	180483S	5 2 08
Landscape Plan Prepared By	Sheet Nos	Dated
Michael Dean	1 of 1	5 3 08

R# 247496

7/10/08

MBIS/021985-PermitAuthority

25/09/2008

Morrison Homes Pty Ltd
PO Box 7484
BAULKHAM HILLS NSW 2153



**Master Builders
Queensland
Insurance Services**

A Division of Queensland Master Builders Association
Industrial Organisation of Employers
ABN 96 641 989 386 AFS Licence 246834
18 Central Park Avenue Ashmore Queensland 4214
Phone 1300 13 13 24 FAX 1300 13 13 28

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 and 96A of the Home Building Act 1989 has been issued by
Calliden Limited (ABN 43 110 186 224) (AFSL 284889)

In respect of	Single Dwelling plus a swimming pool
At	178 Mona Vale Road INGLESIDE NSW 2101
Carried out by	Morrison Homes Pty Ltd
Licence Number	151521C
ABN	75 097 342 231
For	San Khun & Sokhary Tan
In the amount of	\$1 049 480 43

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract cover will be provided to

- a beneficiary described in the contract and successors in title to the beneficiary
OR

- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title

Authorisation In Witness Whereof the Insurer issuing this Certificate of Eligibility has caused this Certificate of Eligibility to be signed by Authorised Signatory of the Insurer's Agent

Issued on the 25th day of September 2008

A handwritten signature in black ink, appearing to read 'Ken Jones'.

Master Builders Queensland Insurance Services (ABN 96 641 989 386) (AFS
Licence 246834)

For and on behalf of Calliden Ltd (ABN 43 110 186 224) (AFS Licence 284889) as
their authorised agent

NOTICE To download a copy of your insurance policy wording visit [http //www.policywording.com.au](http://www.policywording.com.au)

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Certificate number 180483S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2006, published by the Department of Planning. This document is available at www.basix.nsw.gov.au

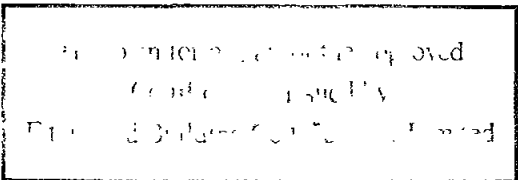
Director-General
Date of issue Tuesday 05 February 2008



NSW GOVERNMENT
Department of Planning

Score

✓	Water 48 (Target 40)
✓	Thermal comfort pass (Target pass)
✓	Energy 40 (Target 40)



Project address	
Project name	DEAN/MORRISON/INGLESIDE
Street address	0 MONA VALE Road INGLESIDE 2101
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 114318
Lot no	38
Section no	0 0
Project type	
Project type	separate dwelling house
No. of bedrooms	6
Site details	
Site area (m²)	4848
Roof area (m²)	295
Conditioned floor area (m2)	419
Unconditioned floor area (m2)	11
Total area of garden and lawn (m2)	300
Assessor details and thermal loads	
Assessor number	20350
Certificate number	65736622
Cooling load (MJ/m² year)	55
Heating load (MJ/m² year)	81
Other	
none	n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water commitments		Show on DA plans	Show on CC/CDG plans & specs	Certifier check
Fixtures				
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development			✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development			✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development			✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development			✓	
Alternative water				
Rainwater tank				
The applicant must install a rainwater tank of at least 10000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.		✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 240 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).			✓	✓
The applicant must connect the rainwater tank to				
• all toilets in the development			✓	✓
the cold water tap that supplies each clothes washer in the development			✓	✓
at least one outdoor tap in the development (Note: NSWHealth does not recommend that rainwater be used for human consumption in areas with potable water supply).			✓	✓
Swimming pool				
The swimming pool must not have a volume greater than 46 2 kilolitres		✓	✓	
The swimming pool must have a pool cover			✓	
The swimming pool must be outdoors		✓	✓	

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier Check
Simulation Method				
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the 'Assessor Certificate') to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.				
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.				
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate including the Cooling and Heating loads shown on the front page of this certificate.				
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.				
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.			✓	✓
The applicant must construct the development so that it has a suspended floor, and the following circumstance must apply: site slope > 10% beneath ground floor.		✓	✓	✓
Cross Ventilation				
The commitment below applies to the following rooms or areas of a dwelling which comprise a breeze path for the dwelling:		✓	✓	✓
• Breeze path 1 within main living area				
Breeze path 2 Bedroom1 to other living area				
The applicant must construct the dwelling so that at least 1 ventilation opening is provided in each such room or area (if only 1 room or area of a dwelling is mentioned for a breeze path, then that room or area must have at least 2 ventilation openings).		✓	✓	✓
The 2 ventilation openings must be located as follows:				
Breeze path 1 > 3 m apart and on adjacent external walls		✓	✓	✓
Breeze path 2 opposite external walls		✓	✓	✓
The 2 ventilation openings must meet the following specifications:				
(a) not be more than 15 metres apart,		✓	✓	✓
(b) be at least 1 square metre in size, and		✓	✓	✓

Thermal Comfort Commitments

(c) have only 1 doorway, or opening less than 2 square metres in size, located in the direct path between them

Show on DA plans	Show on CC/CDC plans & specs	Certifier check
✓	✓	✓

Energy Commitments		Show on DA plans	Show on GC/CDD plans & specs	Certifier check
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating (gas boosted) with a performance of 26 to 30 RECs or better		✓	✓	✓
Cooling system				
The applicant must install the following cooling system or a system with a higher energy rating in at least 1 living area 3 phase airconditioning, Energy rating EER 2.5 - 3.0			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom 3-phase airconditioning, Energy rating EER 2.5 - 3.0			✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms			✓	✓
Heating system				
The applicant must install the following heating system or a system with a higher energy rating in at least 1 living area 3 phase airconditioning, Energy rating EER 3.0 - 3.5			✓	✓
The applicant must install the following heating system, or a system with a higher energy rating in at least 1 bedroom 3-phase airconditioning, Energy rating EER 3.0 - 3.5			✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development				
At least 1 Bathroom Individual fan, ducted to facade or roof, Operation control interlocked to light			✓	✓
Kitchen individual fan, ducted to facade or roof, Operation control manual switch on/off			✓	✓
Laundry natural ventilation only or no laundry, Operation control n/a			✓	✓
Artificial lighting				
The applicant must ensure that the 'primary type of artificial lighting' is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word 'dedicated' appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps				
at least 6 of the bedrooms / study;			✓	✓
• at least 4 of the living / dining rooms,			✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• the kitchen, all bathrooms/toilets, • the laundry, • all hallways			✓	✓
			✓	✓
			✓	✓
			✓	✓
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting		✓	✓	✓
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting		✓	✓	✓
Swimming pool				
The development must not incorporate any heating system for the swimming pool			✓	
The applicant must install a timer for the swimming pool pump in the development			✓	
Other				
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling			✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions			✓	
The applicant must install a fixed outdoor clothes drying line as part of the development			✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development			✓	

Legend

In these commitments, "applicant" means the person carrying out the development

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development)

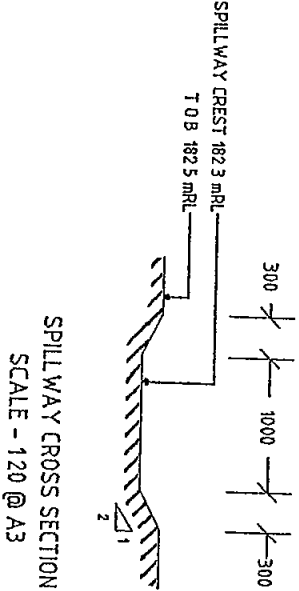
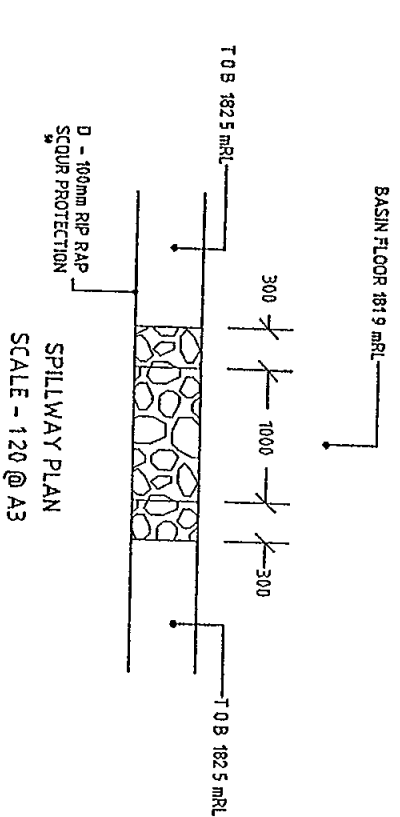
Commitments identified with a ✓ in the 'Show on CC/CDC plans and specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development

Commitments identified with a ✓ in the 'Certifier check' column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued

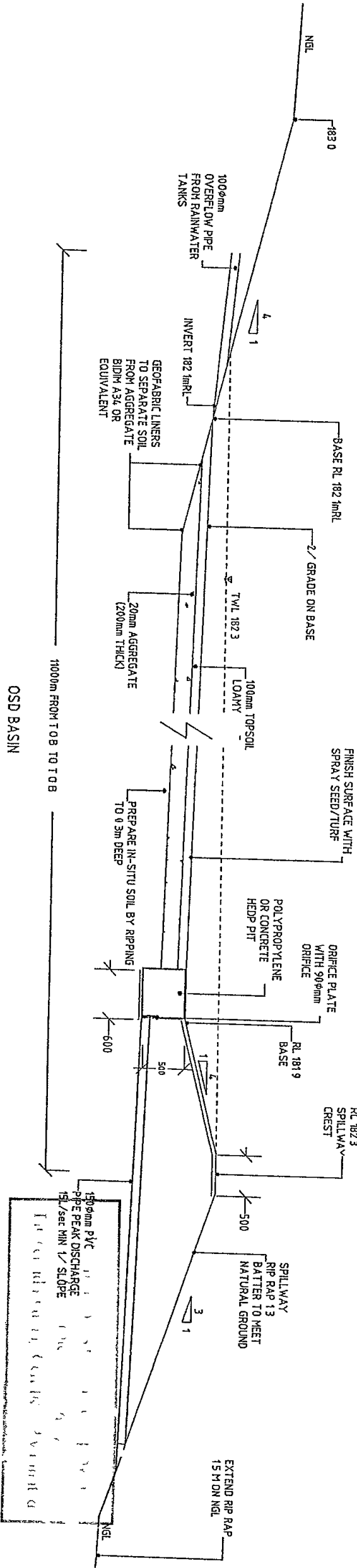
- 1 COVER SHEET
- 2 SITE PLAN
- 3 STORMWATER SYSTEM
- 4 WASTEWATER LAYOUT PLAN
- 5 WASTEWATER DESIGN NOTES

This is the plant/spec referred to in
 The Gerald Cultivars Certificate
 Cert No 2008/1177 2.10.08
 Paul Fitzgerald Accreditation No BPB 0119

 Martens ASSOCIATES PTY LTD MARTENS & ASSOCIATES PTY LTD Sustainable Solutions Environmental - Geotechnical - Civil Hydraulic - Waterwaster Engineers 6271, 9th, Pk Hurstley NSW 2077 Australia Phone 02 947 4088 Fax 02 947 4089 Email info@martens.com.au http://www.martens.com.au									
CLIENT/PROJECT RYAN MORRISON INGLESIDE			TITLE		COVER SHEET				
THIS PLAN WAS NOT PREPARED BY OR FOR CONSTRUCTION PURPOSES AND IS NOT VALID FOR CONSTRUCTION PURPOSES After stamp 1 in accordance with 20 of 2014			PROJECT MANAGER MR ANDREW MORRIS		DRAWING NUMBER P4082972D01_v1/P1				
			D-SUBORD		DATA/UM		SHEET		
RMB		NA		1		REV		DESCRIPTION	
DRAWN		HORIZONTAL/PLAN/PAID		OF 5		1		CONSTRUCTION CERTIFICATE	
RMB		NA		SHEET'S		30/03/2008		RMB	
REVIEWED		VERTICAL/PAID		PAPER SIZE					
AN		NA		A1/A3					



- NOTES
- ALL WORKS IN ACCORDANCE WITH DEVELOPMENT CONSENT COUNCIL POLICES /DCP & RELEVANT AUSTRALIAN STANDARDS
 - ALL HARD SURFACES TO BE DRAINED TO OSD FACILITY
 - EMBANKMENTS TO BE FORMED FROM SITE SOURCED MATERIAL OR IMPORTED CLAY/ CLAYEY SAND/ RIPPED ROCK COMPACT TO 95/ STANDARD MOD NO UNSUITABLE MATERIAL (AS 3798) TO BE USED IN EMBANKMENT
 - EMBANKMENTS TO BE FINISHED WITH 100MM OF SITE SOURCED TOPSOIL AND SPRAY GRASSES OR TURFED
 - BATTER SLOPES TO BE BATTERED TO MATCH EXISTING SURFACE AT 1:4 GRADE OR AS REQUIRED FOR LIMITED
 - SPILLWAY RIP RAP TO BE EXTENDED 1.5m ON THE EXISTING GROUND AS SCOUR PROTECTION
 - ALL DRAINAGE WORK IN ACCORDANCE WITH AS 3500
 - EARTHWORKS IN ACCORDANCE WITH AS 3798
- HEDP HIGH EARLY DISCHARGE PIT



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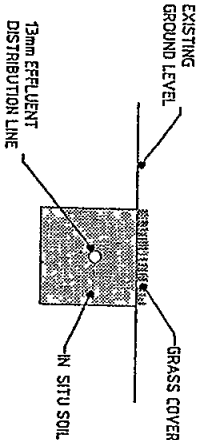
MARTENS & ASSOCIATES PTY LTD Sustainable Solutions Environmental Geotechnical - Civil Hydraulic Wastewater Engineers 6/271, Winton Pk Hwy 96, Winton 5007, Australia Tel: (08) 8478 8377 Email: info@martens.com.au Website: www.martens.com.au		CLIENT/PRODUCT RYAN MORRISON INGLESIDE		TITLE STORMWATER AND WASTEWATER SYSTEMS FOR LOT 38 D P 114318		PROJECT MANAGER MR ANDREW MORRIS		DRAWING NUMBER PWS272018_V1		DESIGNED MJC		DATE A/D		SHEET 3		REV 1		DATE 25/12/2018		ISSUED 188	
THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SPECIALLY APPROVED BY PRINCIPAL CERTIFYING AUTHORITY K. J. MORRIS, ENGINEER, CIVIL, M. J. MORRIS, M. J. MORRIS		DRAWING NUMBER PWS272018_V1		DESIGNED MJC		DATE A/D		SHEET 3		REV 1		DATE 25/12/2018		ISSUED 188		DESCRIPTION CONSTRUCTION CERTIFICATE		DATE 25/12/2018		ISSUED 188	
THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SPECIALLY APPROVED BY PRINCIPAL CERTIFYING AUTHORITY K. J. MORRIS, ENGINEER, CIVIL, M. J. MORRIS, M. J. MORRIS		DRAWING NUMBER PWS272018_V1		DESIGNED MJC		DATE A/D		SHEET 3		REV 1		DATE 25/12/2018		ISSUED 188		DESCRIPTION CONSTRUCTION CERTIFICATE		DATE 25/12/2018		ISSUED 188	

EFFLUENT IRRIGATION SYSTEM

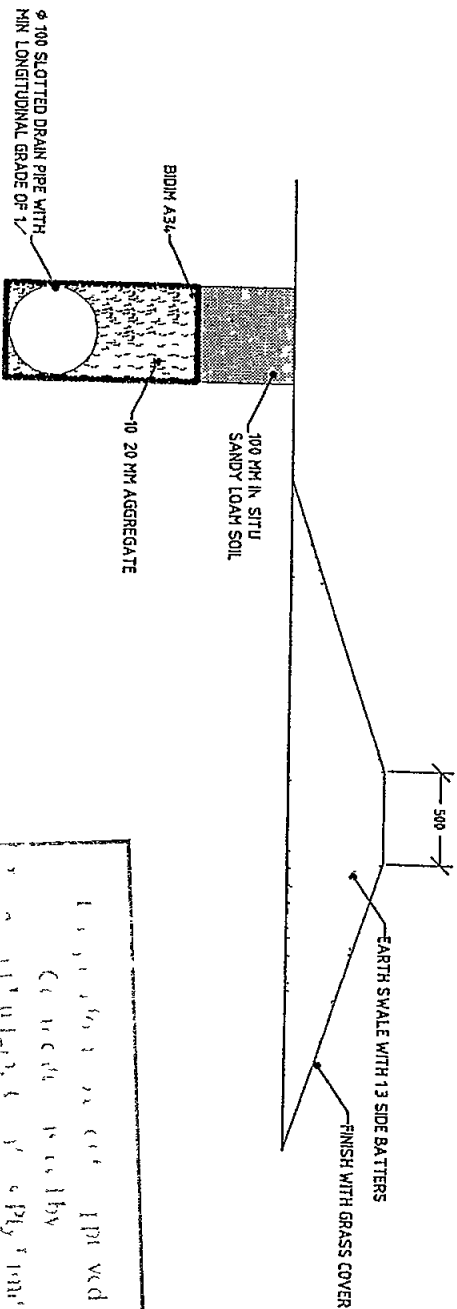
- 1 IRRIGATION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 1547 (2000) WITH PARTICULAR ATTENTION TO APPENDIX 4.5C & 4.5D
- 2 IRRIGATION AREA NOT TO BE USED FOR GROWING FRUIT OR OTHER CONSUMABLE VEGETABLES
- 3 AN APPROPRIATELY SIZED IRRIGATION DISC FILTRATION SYSTEM WITH A FILTER SIZE OF 120 µM SHALL BE FITTED ON THE OUTLET OF THE AWTS
- 4 EFFLUENT SHALL BE PUMPED FROM THE AWTS THROUGH A MINIMUM 25 MM LOPE MAIN LINE TO THE TOP OF THE DISPOSAL FIELD
- 5 THE MAIN IS TO BE FITTED WITH SUITABLE NON-RETURN VALVES
- 6 DISTRIBUTION MAINS AND IRRIGATION LATERALS ARE TO BE INSTALLED BY A SUITABLY QUALIFIED INDIVIDUAL TO MEET THE STANDARDS OF AS/NZS 1547 (2000)
- 7 ALL DRIP LINES AND DISTRIBUTION LINES TO BE BEDDED IN MATERIAL FREE OF COARSE FRAGMENTS > 20MM AND TO BE MARKED IN ACCORDANCE WITH AS/NZS 1547 (2000) CLAUSE 4.5A10 AND AS/NZS 2644.1
- 8 IRRIGATION DRIP LINES MUST BE BURIED TO A MINIMUM DEPTH OF 100MM BELOW FINISHED GROUND LEVEL
- 9 DRIP LINES ARE TO BE PLACED IN IN-SITU SANDY LOAM SOIL PARALLEL TO SITE CONTOURS
- 10 EFFLUENT IS TO BE DISTRIBUTED USING A PRESSURE COMPENSATING SUB-SURFACE IRRIGATION LINE SUCH AS BIOLINE
- 11 THESE PRODUCTS HAVE BEEN SPECIFICALLY DESIGNED FOR THE DISTRIBUTION OF SECONDARY EFFLUENT AND ALLOW FOR THE EVEN DISTRIBUTION OF FLOWS ALONG AND BETWEEN IRRIGATION LINES
- 12 IRRIGATION LINES ARE TO BE SPACED TO 1 M APART (CENTRES) ACROSS THE IRRIGATION FIELD THIS WILL RESULT IN APPROXIMATELY 300 LINEAR METRES OF IRRIGATION LINE
- 13 A 25 MM LOPE DELIVERY MAIN IS TO BE INSTALLED ALONG THE SIDE OF THE FIELD WITH DISTRIBUTION LATERAL LINES RUNNING FROM IT
- 14 A 25 MM LOPE FLUSHING MAIN WITH SHUT OFF VALVE IS TO BE CONSTRUCTED FOR SYSTEM FLUSHING VALVES IS TO BE HOUSED IN AN IRRIGATION VALVE BOX AND IS TO DIRECT WATER FROM FLUSHED LINES TO THE AWTS S INLET
- 15 A GRASS DIVERSION SWALE IS TO BE INSTALLED UPSLOPE OF THE IRRIGATION FIELD TO MINIMISE STORMWATER RUNOFF AND SEEPAGE ACROSS THE EFFLUENT IRRIGATION AREA

RECOMMENDED IRRIGATION PUMP

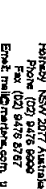
- 2 PUMP TO BE CAPABLE OF HANDLING AWT'S EFFLUENT

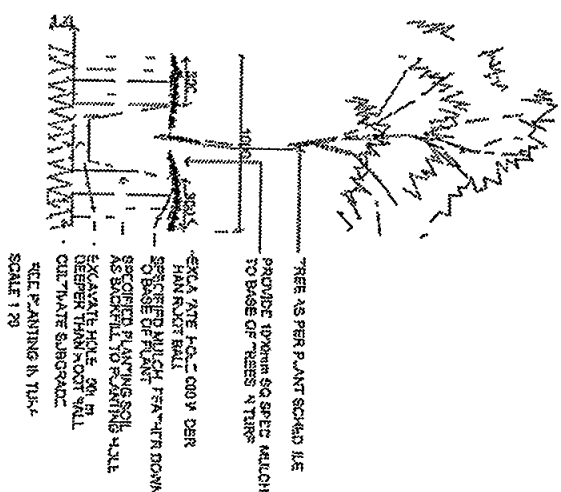
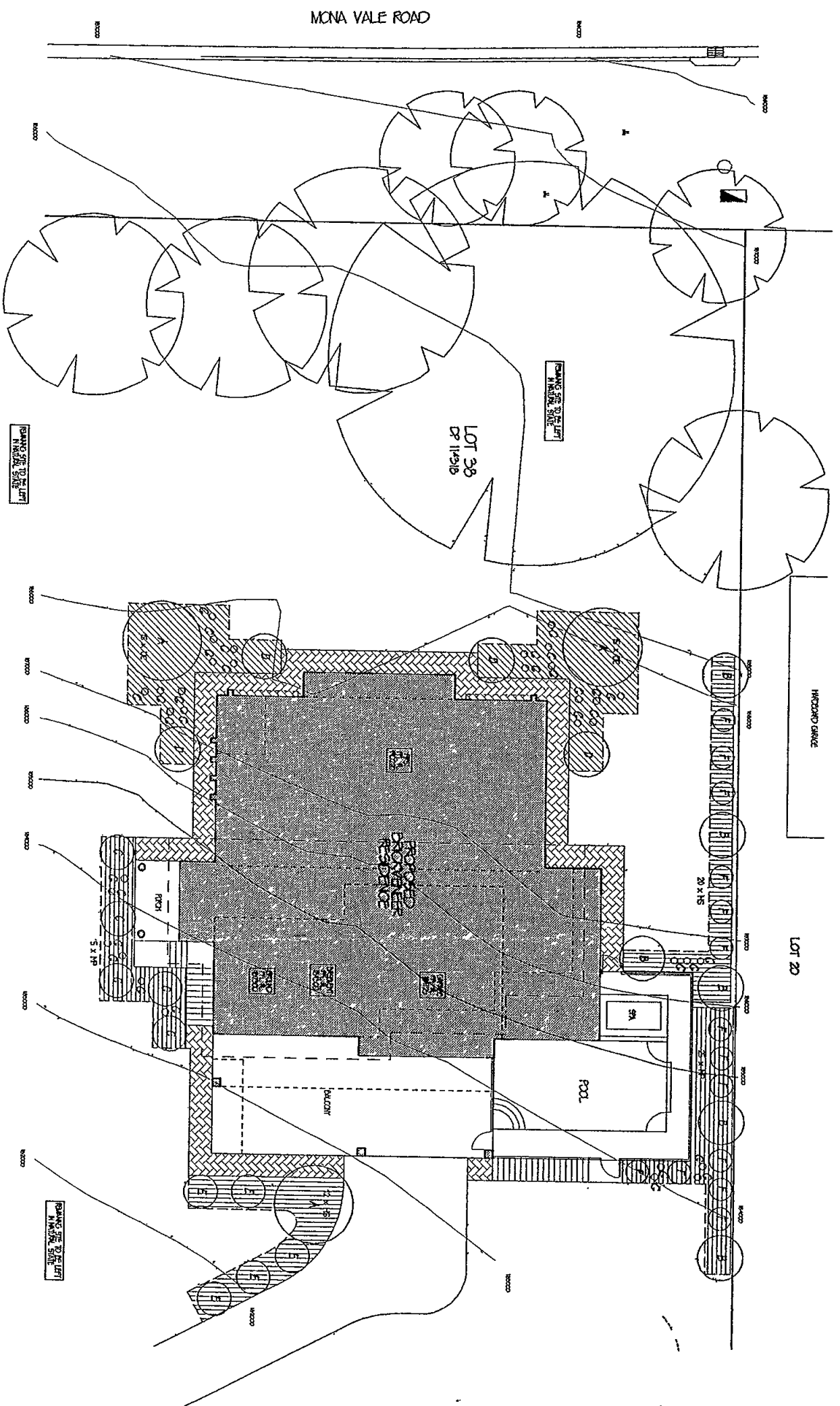


SHALLOW SUBSURFACE DRIPLINE DETAIL
NOT TO SCALE



SWALE AND SUBSOIL DRAIN DETAIL
NOT TO SCALE

 MARTENS & ASSOCIATES PTY LTD Sustainable Solutions Environmental Geotechnical Civil Hydraulic - Wastewater Engineers 4271 Lachlan Street Haymarket NSW 2007 Australia Phone: (02) 9475 8500 Email: info@martens.com.au Website: http://www.martens.com.au										CLIENT/PROJECT		RYAN MORRISON INGLESIDE							
TITLE		WASTEWATER SYSTEM DESIGN NOTES FOR LOT 38 D P 114/318 INGLESIDE																	
PROJECT MANAGER MR ANDREW JONES		DRAWING NUMBER PRELIMINARY_1		DESIGNED		DATUM		SHEET		REV		DESCRIPTION		DATE		ISSUED			
				HOB		MA		5		1		CORRECTION CERTIFICATE		30/03/2016		HOB			
				HOB		MA		HORIZONTAL RANG OR S											
				PREFERRED		VERTICAL LATIT MA		SHEETS PAPER SIZE A1/A3											
				AM															



75
225
11

SPECIFIED MULCH
ENSURE MULCH IS NOT
MIXED WITH PLANTING SOIL.
SPECIFIED PLANTING
SOIL MIXTURE

11 INVERT ALUMINAL
TO ASSIST DRAINAGE
MIXES PLANTED AREA'S PEXCA ATED
SCALE 1" = 0'

~~SPECIFIED TUNNEL~~
~~SPECIFIED TO SOIL~~
~~CULTIVATE SUBGRADE~~
~~TO ASSIST DRAINAGE~~

I hereby certify the following information
is true and correct.
Cup No 7008/1177
21008
Paul Tivgard Accreditation No BPB 0119

FILE	DATE	DESCRIPTION
A	5-3-05	CPA LMS

PLANS PREPARED BY
MICHAEL DEAN
66 KONA STREET WOT WOT

PH 541 2000

புள்ளிகள்

MOBILE UNIT

MANUSCRIPT FILES

PO. BOX 7464 BURLINGHAM HILLS
BUSINESS CENTRE 2763

PH 0408 475 072

FAX 02 926 1255

PROPOSED RESONANCE FOR

MR. & MRS. KILIAN

JOHN C. WATSON

JCS AT

LOT 38 ONE MONA VALLEY RD &

POWER WORKS RD NGL5000

DATE: 11-11-01

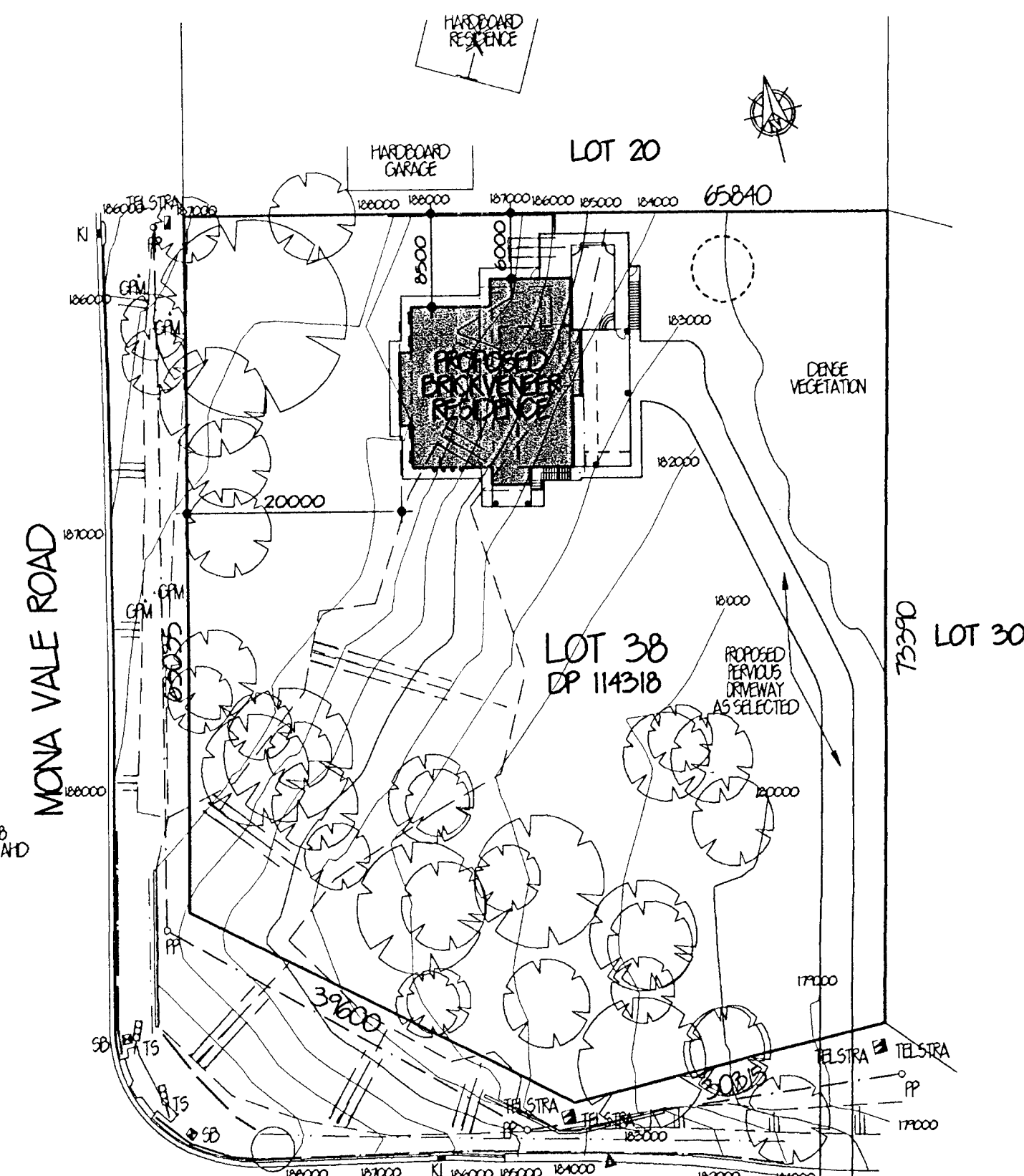
DATE 5-5-08

WFO NUMBER A07-07

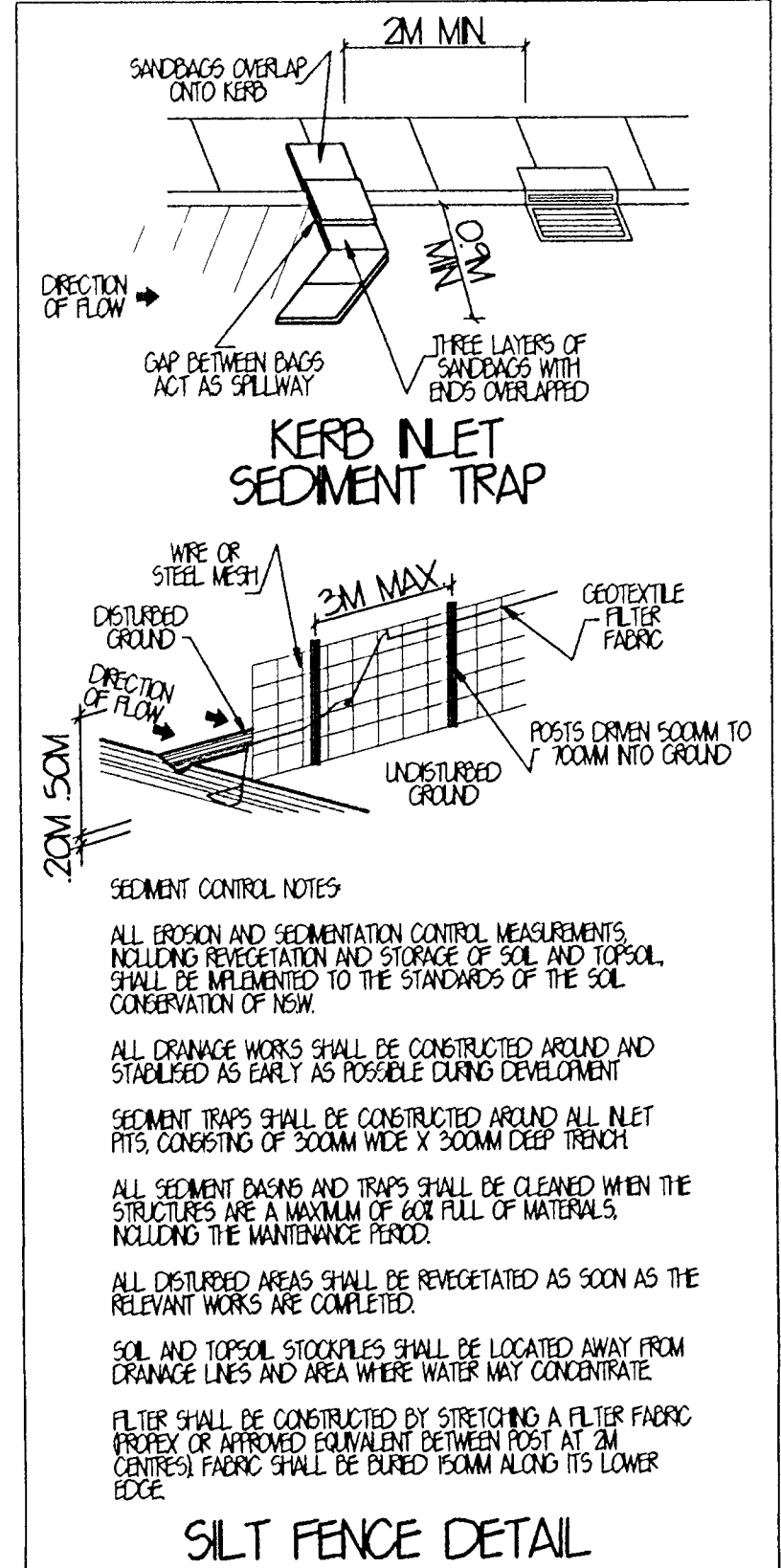
Sheet Number 1 of 1

PDF created with pdfFactory trial version www.pdffactory.com

AS PER TABLER		WINDOWS	DOOR & SLIDING DOOR	
QTY.	CODE	NOTES	WALL HEIGHT	WIDTH
1	DP12B	AL. DINING WINDOW	230	1200
1	20B	AL. DOOR UNIT	230	2000
1	XP21B	AL. SLIDING DOOR	230	2000
3	TOTAL			



POWER WORKS ROAD
SITE PLAN 1:500



SEEDMENT CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT

SEEDMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS COMING OF 300MM WIDE X 300MM DEEP TRENCH

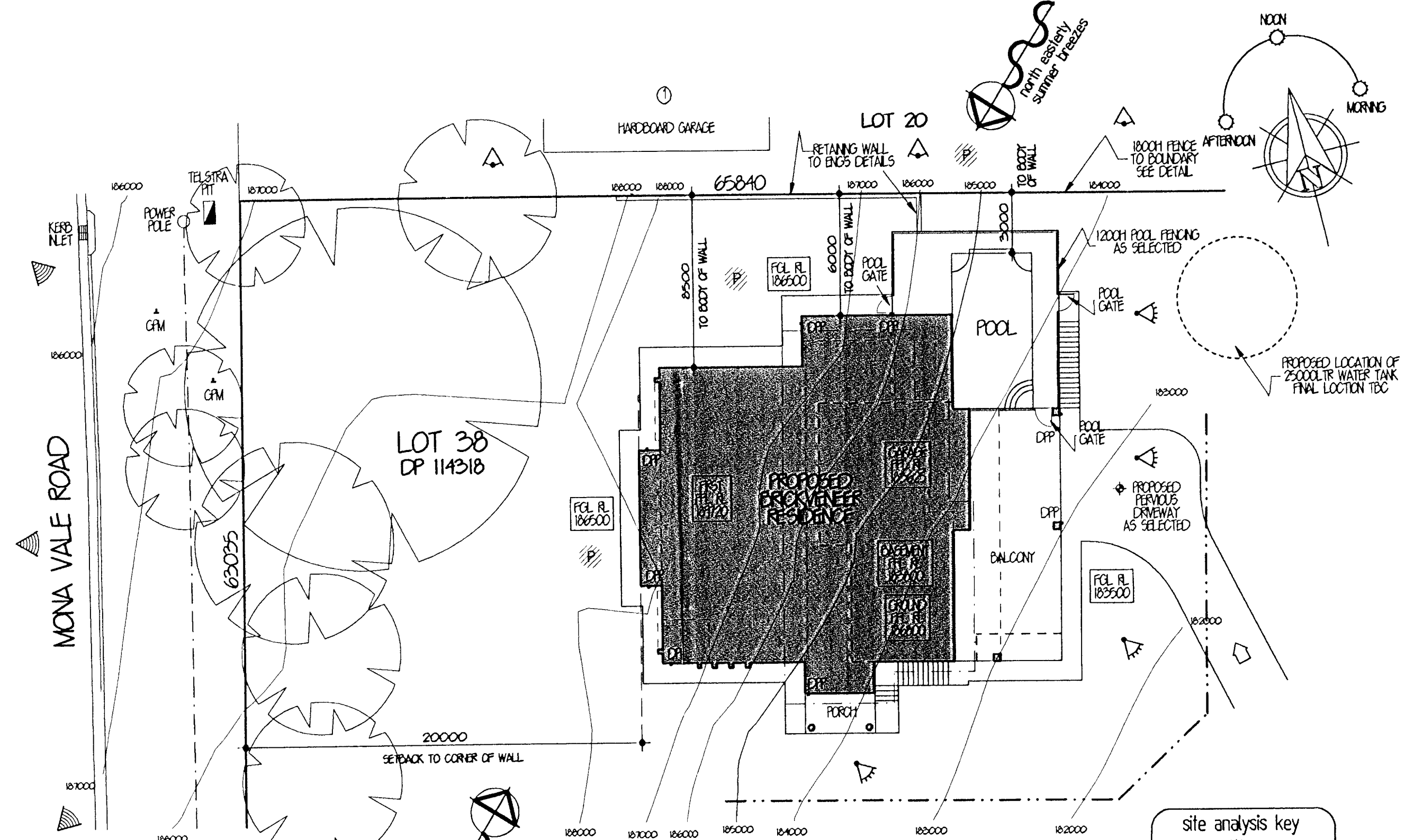
ALL SEEDMENT DAKINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF ONE FULL OF MATERIALS INCLUDING THE MAINTENANCE PERIOD

ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES. FABRIC SHALL BE BURIED 300MM ALONG ITS LOWER EDGE

SILT FENCE DETAIL



PART SITE PLAN &
SITE ANALYSIS PLAN 1:1200

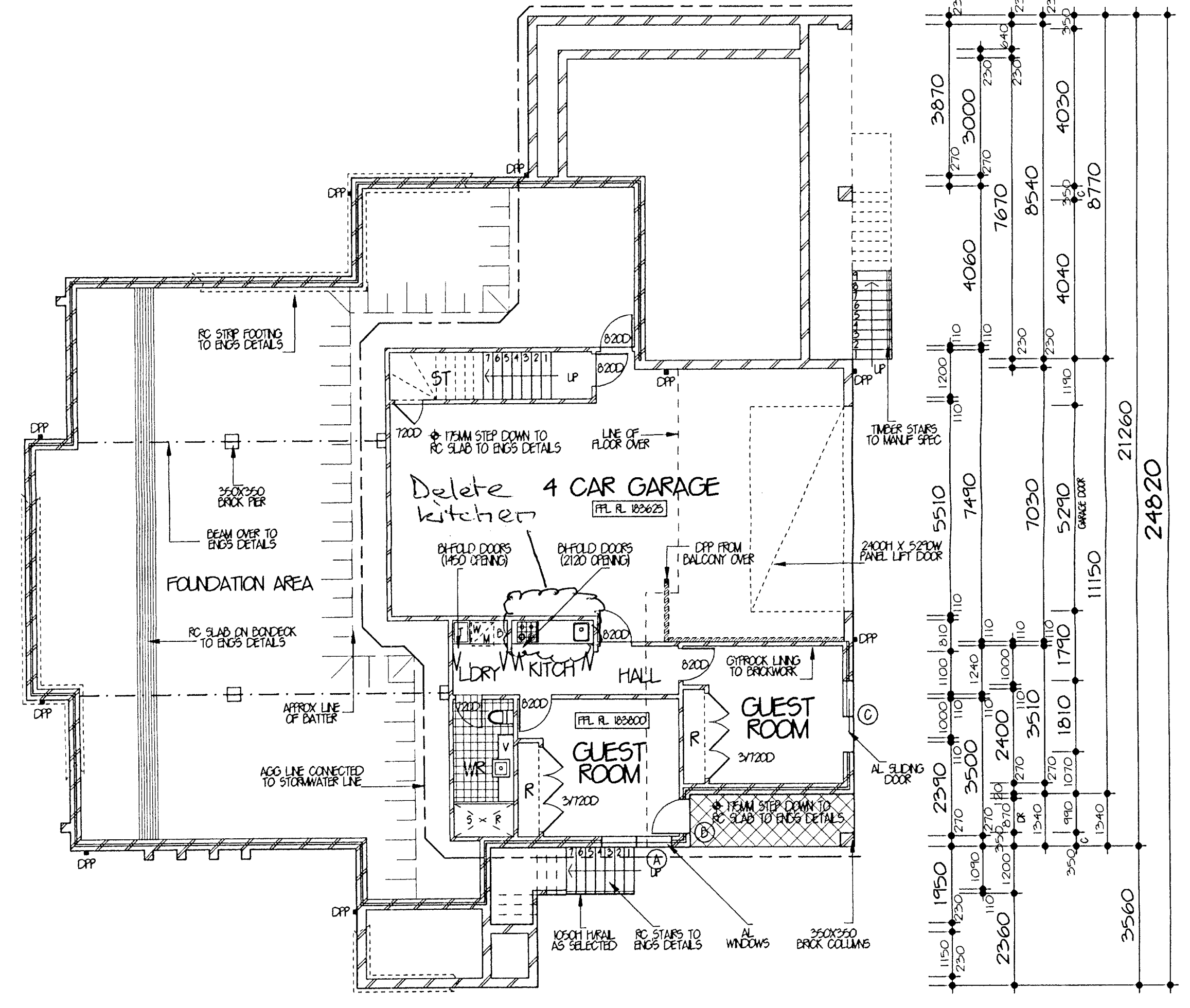
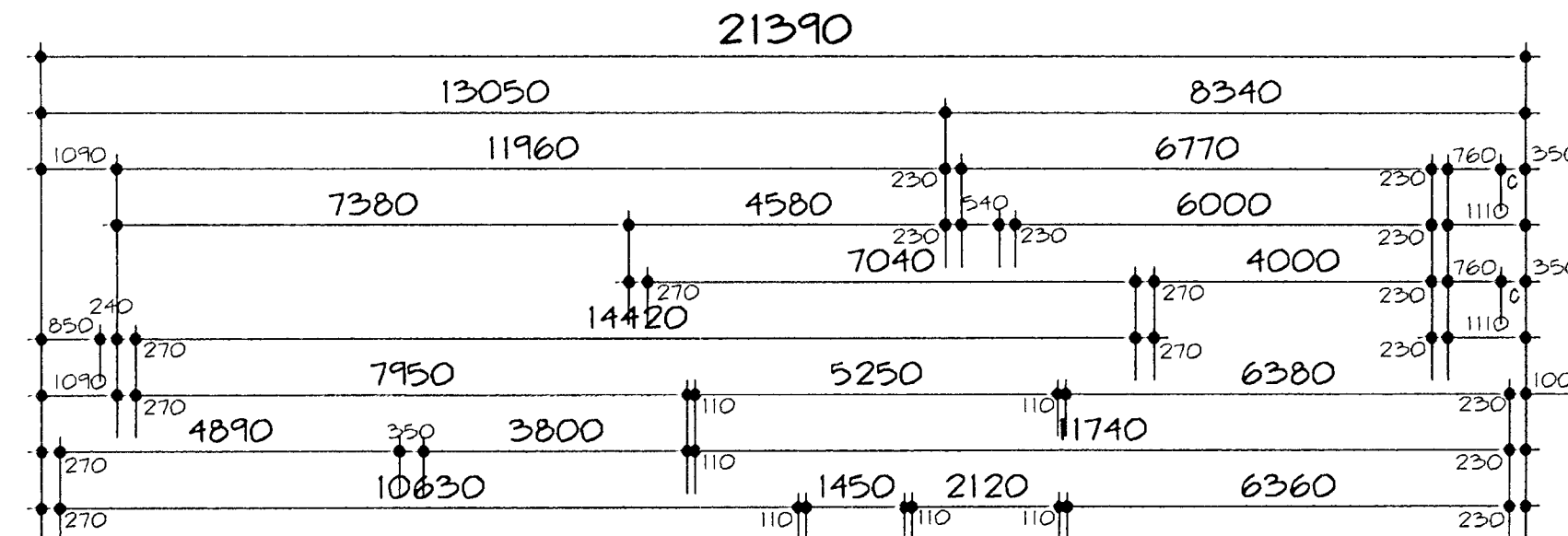
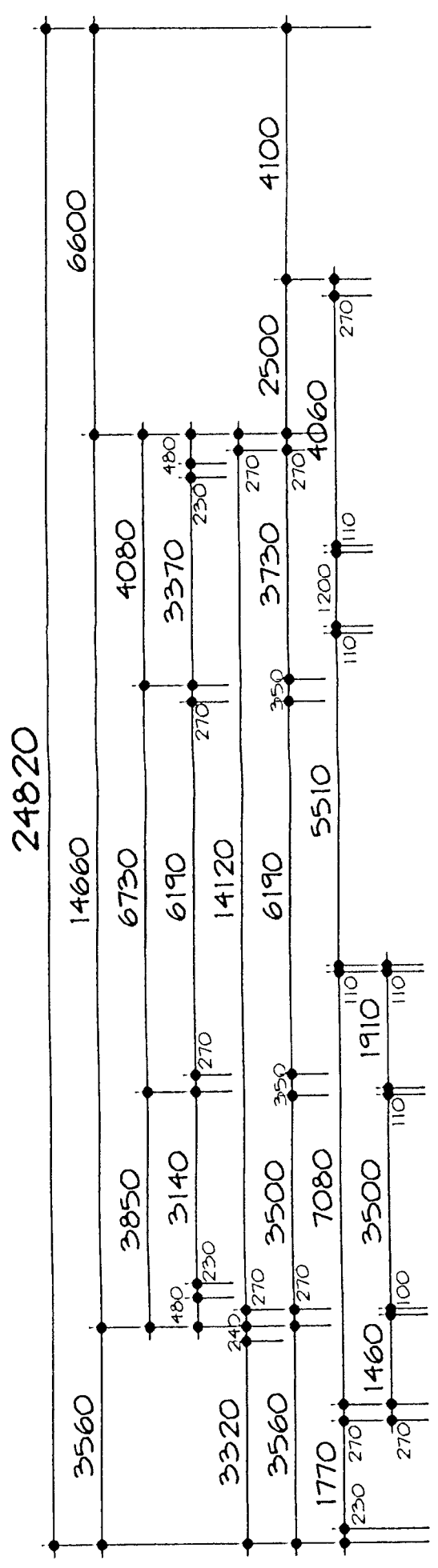
site analysis key			
overlooking	views	1	2
noise source	private open space	vehicle entry	

NOTE

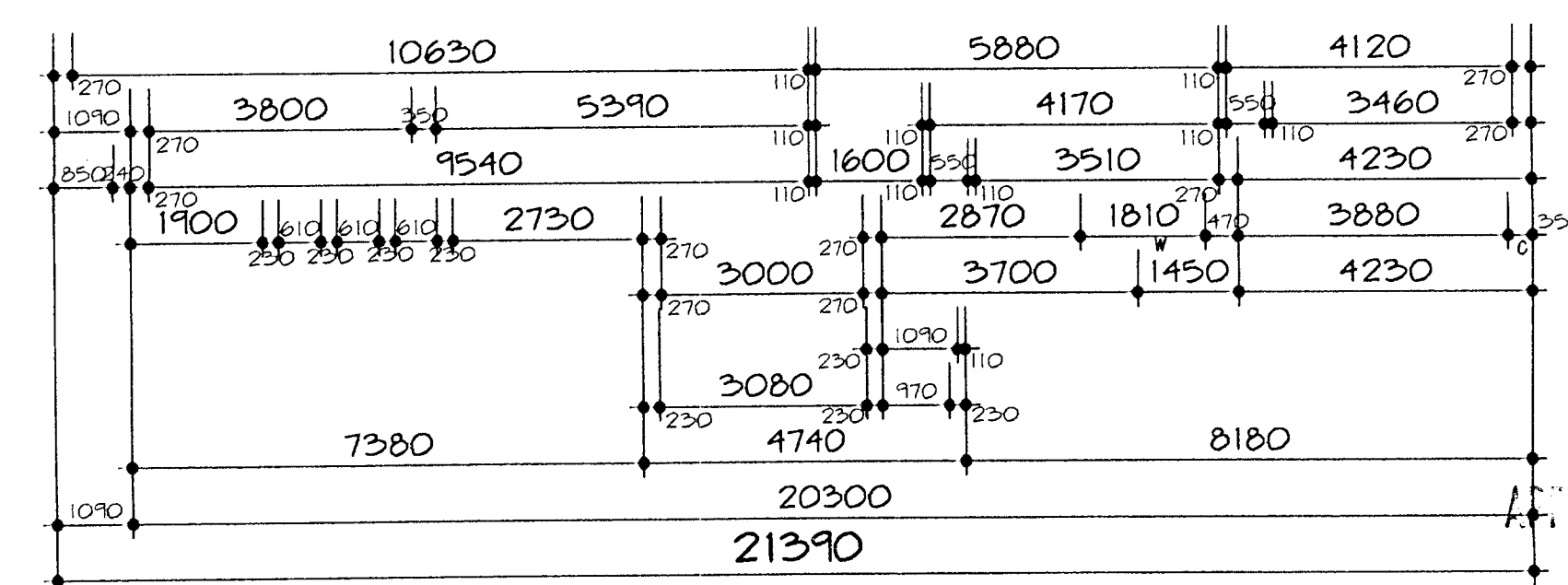
- STORMWATER TO DRAIN TO STORMWATER TANK, CONSTRUCTED & LOCATED TO COUNCIL REQUIREMENTS
- SEWER TO COUNCIL REQUIREMENTS
- ALL GROUND LINES ARE TO BE VERIFIED ON SITE BY THE BUILDER
- FINAL LOCATION OF BUILDING TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR
- EXISTING DWELLING TO BE DEMOLISHED TO COUNCIL REQUIREMENTS

— — — — — DENOTES EXISTING TREES TO BE RETAINED

— — — — — DENOTES LOCATION OF SILT FENCE BARRIER



SUB FLOOR PLAN 1:100



NOTES

1. ALL GROUND LINES ARE APPROXIMATE TO BE VERIFIED ON-SITE BY THE BUILDER

2. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING

3. ALL AGRO-CULTURAL TREES & RETAINING WALLS BY THE OWNER

4. ALL SITES TO BE CHECKED ON-SITE BY THE BUILDER

PLANS PREPARED BY:

MORRISON HOMES
P.O. BOX 7484
BAULKHAM HILLS BUSINESS CENTRE 2153
PH: 0408 475 025 FAX: 02 936 4265

NOTES												PLANS PREPARED BY:					
1. ALL GROUND LINES ARE APPROXIMATE TO BE VERIFIED ON-SITE BY THE BUILDER						BUILDER		MORRISON HOMES		JOB AT		SHEET CONTENTS		PROPOSED RESIDENCE FOR		MORRISON HOMES	
2. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING				D		1-8-08		REVISED LEVELS AS REQUESTED		LOT 38 CNR MONA VALE RD		SITE PLAN & BASEMENT		MR & MRS KHUN		PD. BOX 7484	
3. ALL AGRO-CULTURAL TREES & RETAINING WALLS BY THE OWNER				A		4-2-08		GC-PLANS		AND POWER WORKS RD		FLOOR PLAN				BAULKHAM HILLS BUSINESS CENTRE 2153	
										NGLESIDE				SHEET NO		PH: 0408 475 025	
										CP 114318				SET OF		FAX: 02 936 4265	
														DRAWING NO			
														A01-07			
														DATE		4-2-08	

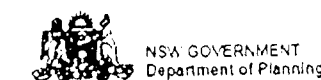
BASI Certificate

Bulding Sustainable ly Index www.basix.nsw.gov.au

Certificate number: 1804835

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate or in the commitments have the meaning given by the document entitled 'BASIX Definitions' dated 28/09/2006, published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director General
Date of issue: Tuesday, 05 February 2008



Score

- ✓ Water: 48 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 40 (Target 40)

Project address	
Project name	DEANMORRISONINGLESIDE
Street address	3 MONA VALE ROAD MONA VALE NSW 2101
Local Government Area	Penrith Council
Plan type and plan number	Deposited Plan 114318
Lot no	36
Section no	0.0
Project type	
Project type	Single dwelling house
No. of bedrooms	5
Site details	
Site area (m ²)	4968
Roof area (m ²)	295
Conditioned floor area (m ²)	419
Unconditioned floor area (m ²)	11
Total area of garden and lawn (m ²)	300
Assessor details and thermal data	
Assessor number	52050
Certificate number	65736622
Cooling load (MJ/m ² /year)	95
Heating load (MJ/m ² /year)	81
Other	
None	NA

BASIX Certificate number: 1804835

Thermal Comfort Commitments	Show on DA plans	Show on CCQDC plans & specs	Commit check
(c) have only 1 doorway, or opening less than 2 square metres in size, located in the direct path between them	✓	✓	✓

Department of Planning

Date of issue: Tuesday, 05 February 2008

Bulding Sustainable ly Index www.basix.nsw.gov.au

BASIX Certificate number: 1804835

Legend
In these commitments, 'applicant' means the person carrying out the development.
Commitments identified with a '✓' in the 'Show on DA plans' column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a '✓' in the 'Show on CCQDC plans and specs' column must be shown in the plans and specifications accompanying the application for a construction certificate or complying development certificate for the proposed development.
Commitments identified with a '✓' in the 'Commit check' column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (interim or final) for the development may be issued.

Department of Planning

Date of issue: Tuesday, 05 February 2008

Bulding Sustainable ly Index www.basix.nsw.gov.au

BASIX Certificate number: 1804835

Schedule of BASIX commitments			
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.			
Water Commitments	Show on DA plans	Show on CCQDC plans & specs	Commit check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	✓
Alternative water			
Rainwater tank		✓	✓
The applicant must install a rainwater tank of at least 10000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authority law.		✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 240 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or storm drain).		✓	✓
The applicant must connect the rainwater tank to:		✓	✓
• all toilets in the development.		✓	✓
• the cold water tap that supplies each clothes washer in the development.		✓	✓
• at least one outdoor tap in the development (Note: NSWHealth does not recommend that rainwater be used for human consumption purposes with potable water supply).		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 45.2 megalitres.		✓	✓
The swimming pool must have a pool cover.		✓	✓
The swimming pool must be outdoors.		✓	✓

Department of Planning

Date of issue: Tuesday, 05 February 2008

Bulding Sustainable ly Index www.basix.nsw.gov.au

BASIX Certificate number: 1804835

Energy Commitments	Show on DA plans	Show on CCQDC plans & specs	Commit check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating, as set out in the following table:		✓	✓
Insulated with a performance of 20 to 30 litres per litre per day.		✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area, 3-phase air conditioning. Energy rating: EER 2.5 - 3.0.		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom, 3-phase air conditioning. Energy rating: EER 2.5 - 3.0.		✓	✓
The cooling system must provide for daylight zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area, 3-phase air conditioning. Energy rating: EER 3.0 - 3.5.		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom, 3-phase air conditioning. Energy rating: EER 3.0 - 3.5.		✓	✓
The heating system must provide for daylight zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:		✓	✓
At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: interlocked to light.		✓	✓
Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.		✓	✓
Laundry: natural ventilation only, or no laundry. Operation control: n/a.		✓	✓
Artificial lighting			
The applicant must ensure that the 'primary type of artificial lighting' is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word 'dedicated' appears, the fittings for those rooms must only be capable of accepting fluorescent or light emitting diode (LED) lamps:		✓	✓
• at least 60% of the bedrooms' study.		✓	✓
• at least 60% of the living / dining rooms.		✓	✓

Department of Planning

Date of issue: Tuesday, 05 February 2008

Bulding Sustainable ly Index www.basix.nsw.gov.au

Assessor Certificate

Single Dwelling

Certificate Version 4.0. Prior versions are valid until 1 March 2008

Issued in accordance with the requirements of BASIX THERMAL COMFORT - Simulation Method

ABSA			
Name: Bryan Ross Company: B.L. Ross and Associates ASAC # 20350			
Address: PO Box 6419 Baulkham Hills BC Baulkham Hills NSW 2153			
Phone: (02) 8955 4600 Fax: (02) 8958 4675 Email: bryan@bllross.com.au			
Declaration of interest: None			
Client: Michael Dean Company: M. Dean & Associates			
Address: 66 Mona Vale Road Woy Woy NSW 2256			
Phone: (0442) 412 070 Fax: Email:			
Project: 114318			
Address: 3 MONA VALE ROAD INGLESIDE NSW 2101			
Lot: 36			
LGA: Penrith Council			
Applicant:			
Assessment:			
Date: 03/02/2008	Job ID: 1876	Filename: 1876	Run # 1
Software: NUMBERS	Version: 2.328	Climate Zone: 11	
Reference documents:			
All details, upon which this Assessment has been based, are included in the project documentation which has been completed and signed by the Assessor during this Certificate, as displayed below.			
Thermal Performance Specification: Commitments attached and alluded to drawings, page: 1			
Drawings: Michael Dean 03 MONA VALE RD & Penrith Council road			
Specifications: Only specifications detailed on Drawings identified above, have been referenced.			
ABSA Assessor Certificate Assessor # 20350 Certificate # 65736622 Issued: 05-Feb-08			
THERMAL COMFORT - Simulation Method			
The details must be entered into your BASIX Assessment			
Area calculations (m ²):			
Net Conditioned Floor Area: 419			
Net Unconditioned Floor Area: 11			
Concealed Ventilation Route:			
E.g. 6m Concealed: None			
The dwelling has the required shading to qualify for BASIX glass ventilation bonus: Yes			
Predicted annual energy loads			
ABSA Assessor stamp			
Heating: 81			
Cooling: 55			
Total: 136			

ABSA Inc. Level 11 Elizabeth Tower 418A Elizabeth St. Sydney NSW 2010
phone: 1300 780 012 fax: (02) 9261 9514 email: support@absa.net.au www.absa.net.au

ABSA Assessor Certificate Assessor # 20350 Certificate # 65736622 Issued: 05-Feb-08

THERMAL PERFORMANCE SPECIFICATIONS - BASIX THERMAL COMFORT - Simulation Method

These are the Specifications upon which the Assessor's Assessment is based. If details are included in these Specifications, they must be entered into the assessment. These Specifications and details are included in the project documentation which has been completed and signed by the Assessor during this Certificate, as displayed below.

Thermal Performance Specification: Commitments attached and alluded to drawings, page: 1

Drawings: Michael Dean 03 MONA VALE RD & Penrith Council road

Specifications: Only specifications detailed on Drawings identified above, have been referenced.

ABSA Assessor stamp

Heating: 81

Cooling: 55

Total: 136

ABSA Assessor stamp

Heating: 81

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ABSA Assessor stamp

Heating: 81

Cooling: 55

Total: 136

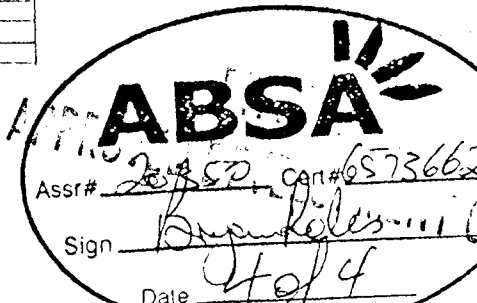
ABSA Assessor stamp

Heating: 81

Cooling: 55

Total: 136

ABSA Assessor stamp



NOTE: THESE

COPIES PREPARED BY

MUST BE READ

DETAILED

MORRISON HOMES

PO BOX 7484

BULKHAM HILLS BUSINESS CENTRE 2153

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FAX: 02 9266 4266

NOTES

1. ALL GRID LINES ARE APPROXIMATE TO BE VERIFIED ON SITE BY THE BUILDER
2. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING
3. ALL AGRO-CULTURAL TREES & RETAINING WALLS BY THE OWNER
4. ALL SIZES TO BE CHECKED ON SITE BY THE BUILDER

FILE	DATE	DESCRIPTION
A	4-2-08	CC-PLANS

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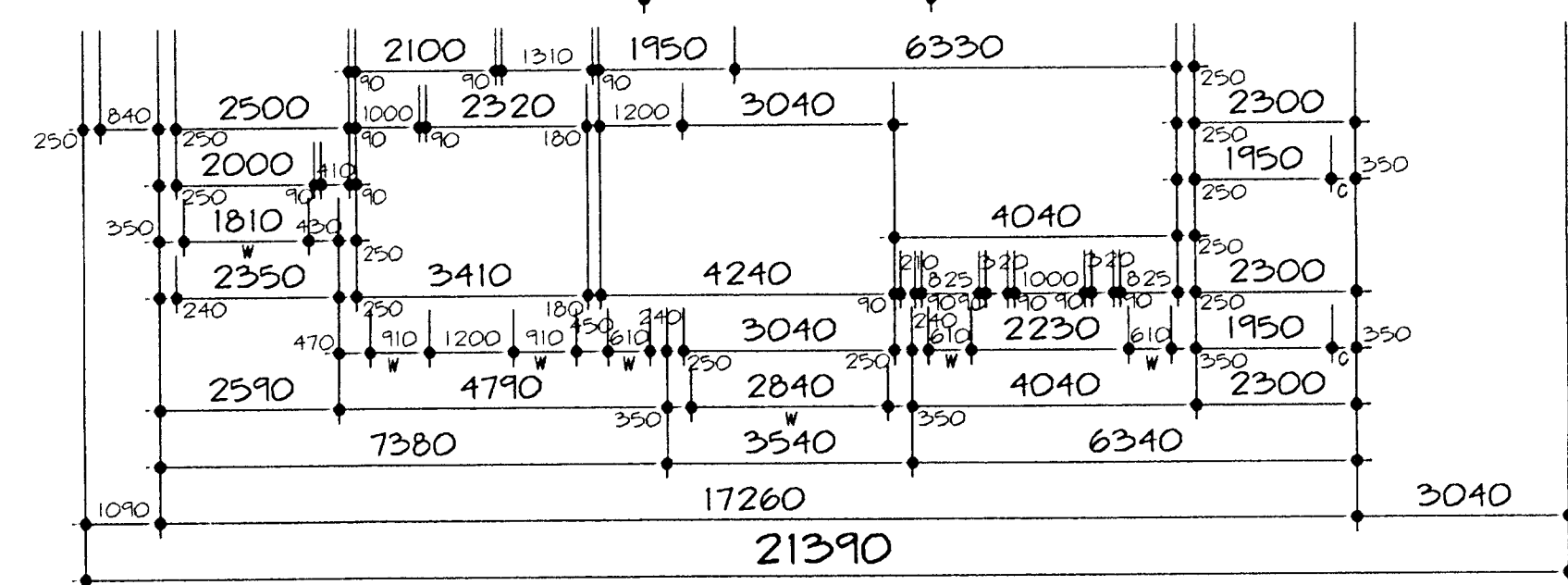
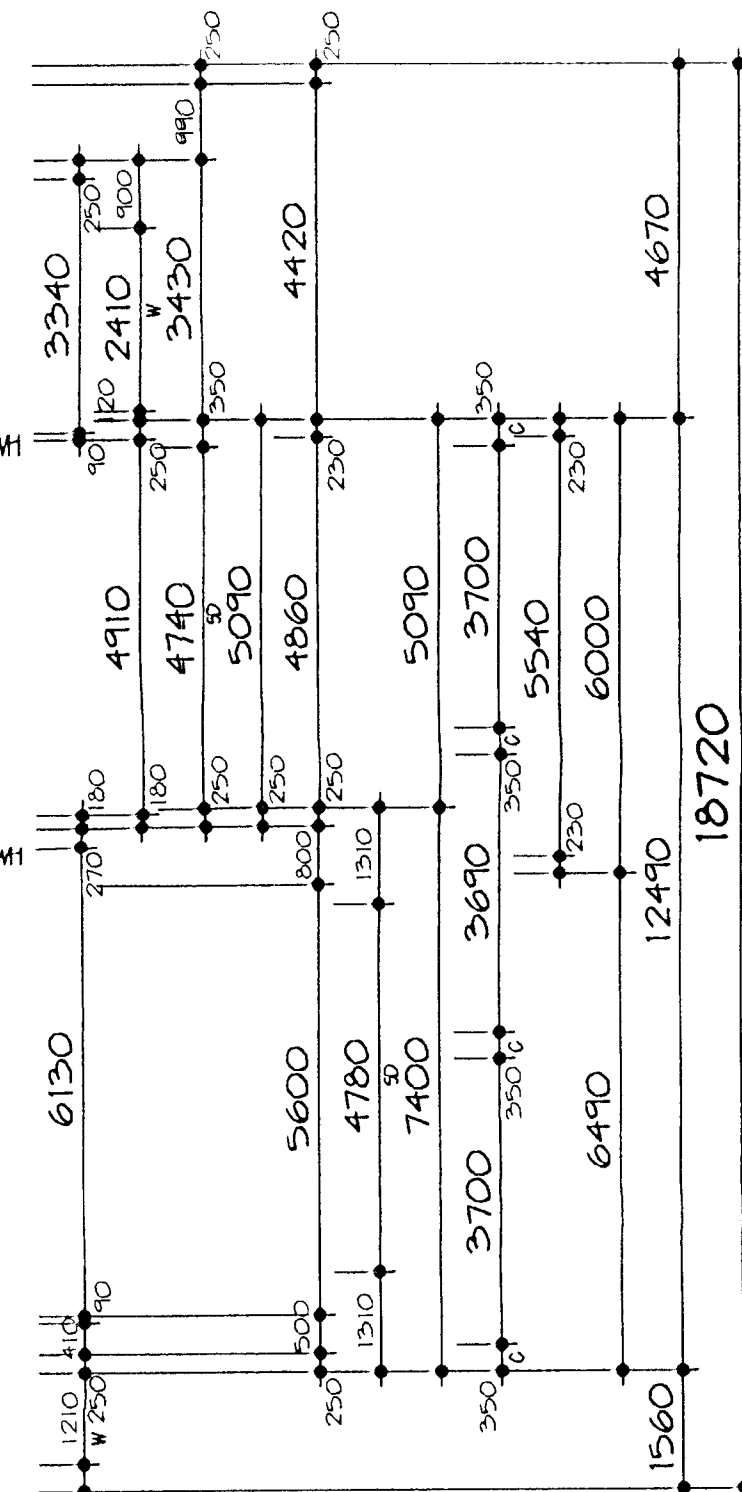
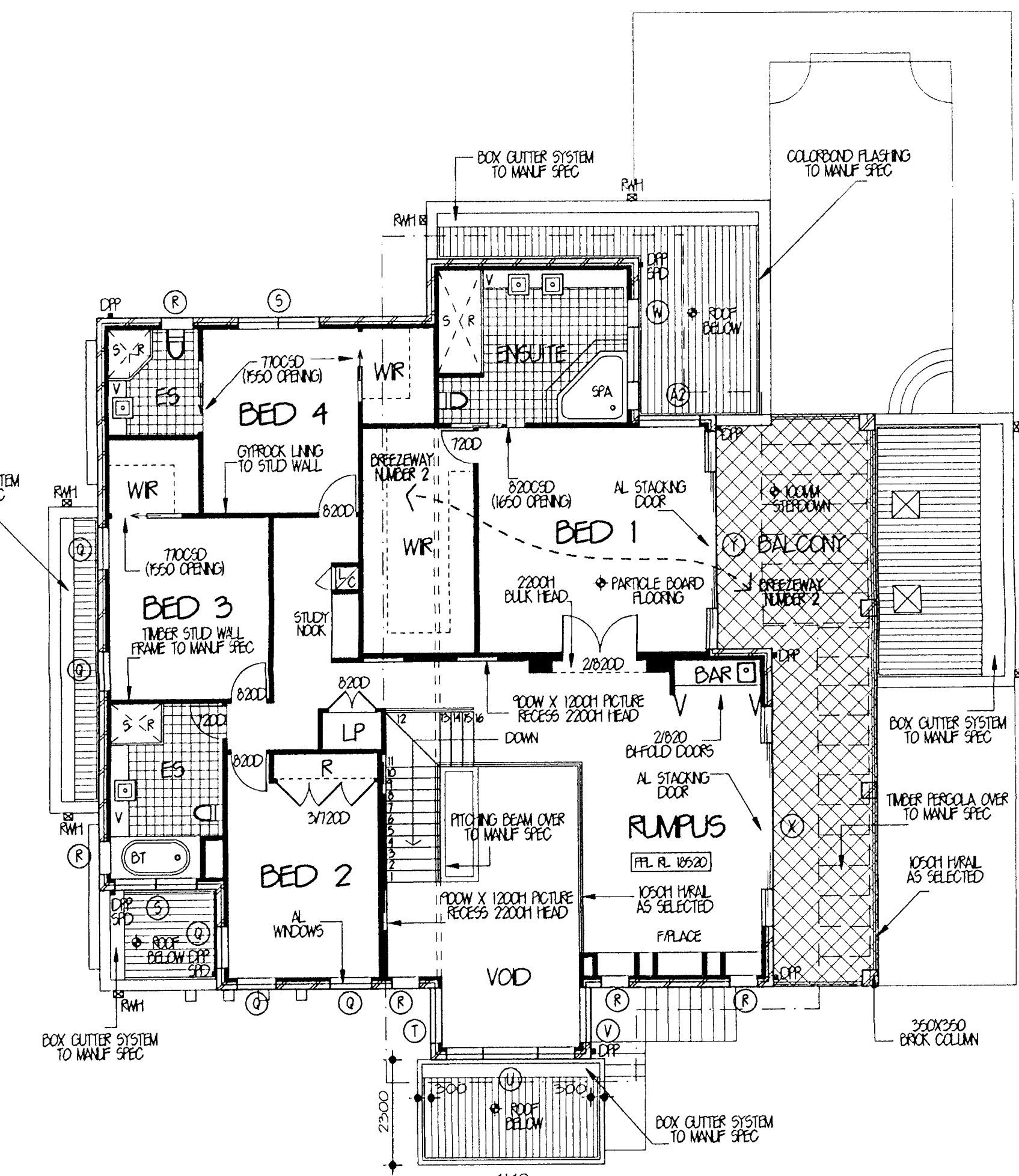
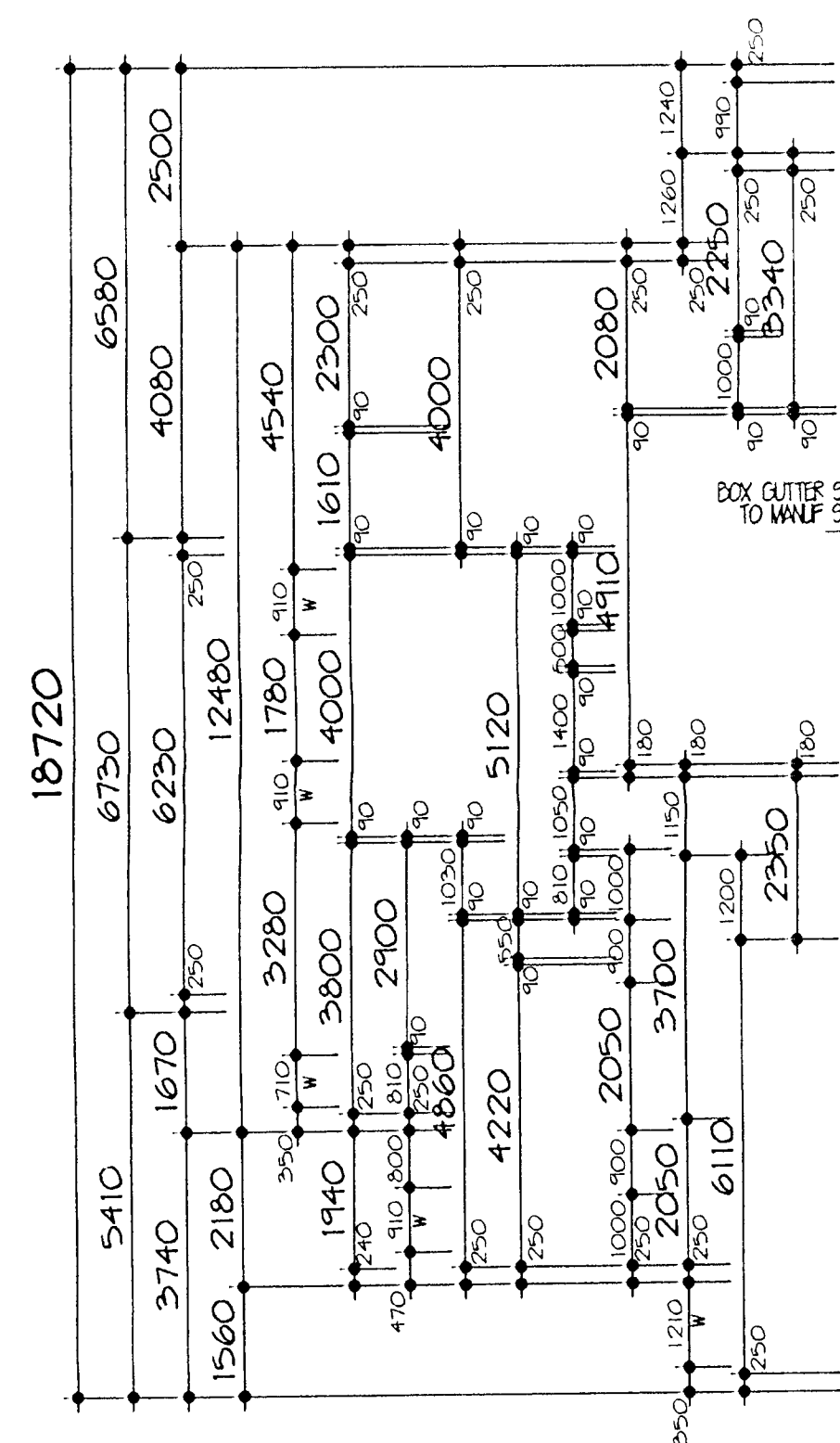
MORRISON HOMES TAKES NO RESPONSIBILITY FOR DESIGN OMISSIONS THAT MAY HAVE BEEN INCURRED.

BUILDER MORRISON HOMES
PO BOX 7484
BULKHAM HILLS BUSINESS CENTRE 2153
PH: 0400 475 023

JOB AT:
LOT 38 CNR MONA VALE RD
& POWER WORKS RD
INGLESIDE
CP 114318

SHEET CONTENTS:
BASIX REQUIREMENTS

PROPOSED RESIDENCE FOR
MR & MRS KHUN
SHEET NO 4 / SET OF 4
DRAWING NO AOT-07
DATE 4-2-08

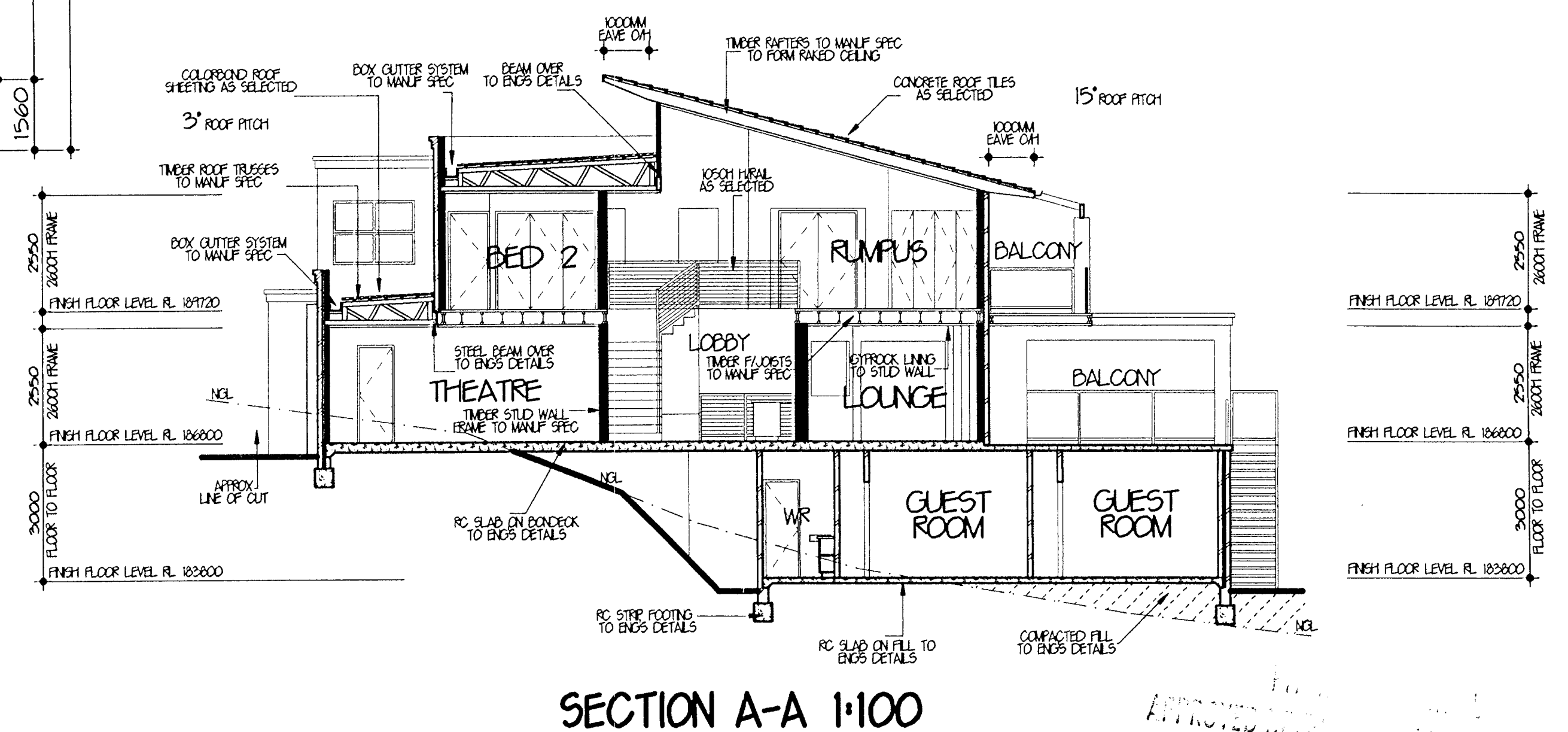


Architectural elevation drawing of the South East Elevation of a building. The drawing shows a two-story structure with a flat roof. The roof is labeled "CONCRETE ROOF TILES AS SELECTED". The roofline is marked with "500MM EAVE OH" and "BARGE BOARD". The roof is supported by "250x250 BRICK COLUMN". The roof is also labeled "TIMER PERGOLA TO MANUF SPEC". The roof is also labeled "500MM EAVE OH" and "BARGE BOARD". The roof is also labeled "500MM EAVE OH" and "BARGE BOARD".

The building features a "3 COURSE CORREL" on the roofline. The facade includes "DECORATIVE RC COLUMNS AS SELECTED" and "1050H MURAL AS SELECTED". The ground floor has a "STACKSTONE FINISH TO BRICKWORK AS SELECTED" and a "RNDER AND PAINTED FINISH TO BRICKWORK AS SELECTED". The ground floor also features a "1200H POOL PERGOLA".

The second floor has a "AL STAGING DOOR" and "AL SLIDING DOOR". The second floor also features "2400H X 5000W PANEL LIFT DOOR". The second floor is also labeled "TIMER STAIRS TO MANUF SPEC" and "TIMER SCREEN AS SELECTED TO MANUF SPEC".

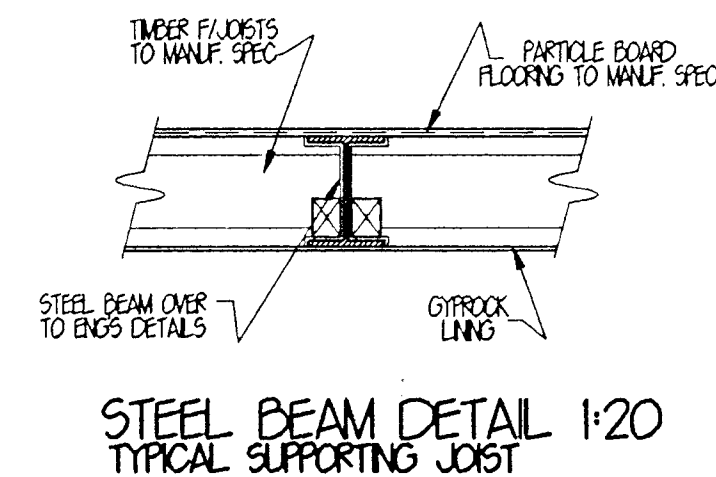
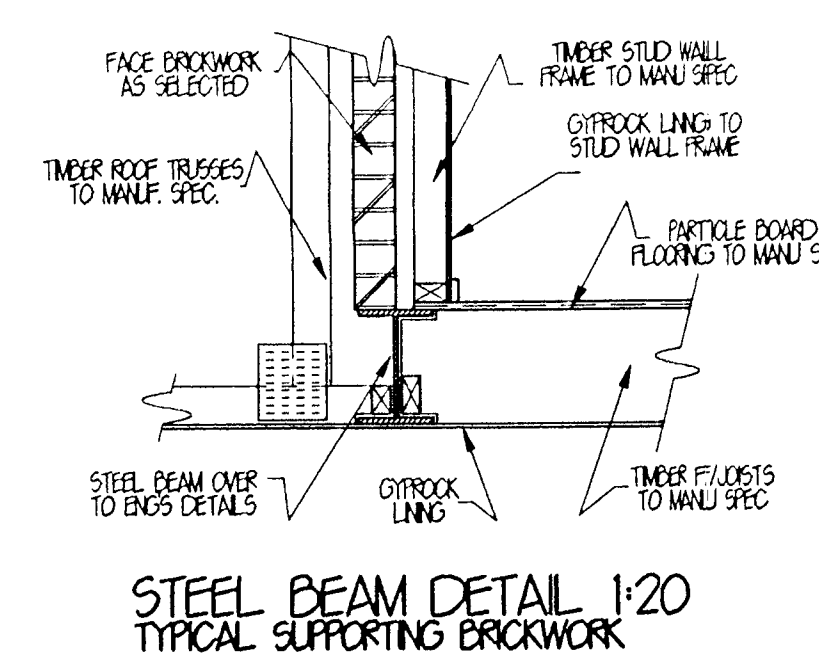
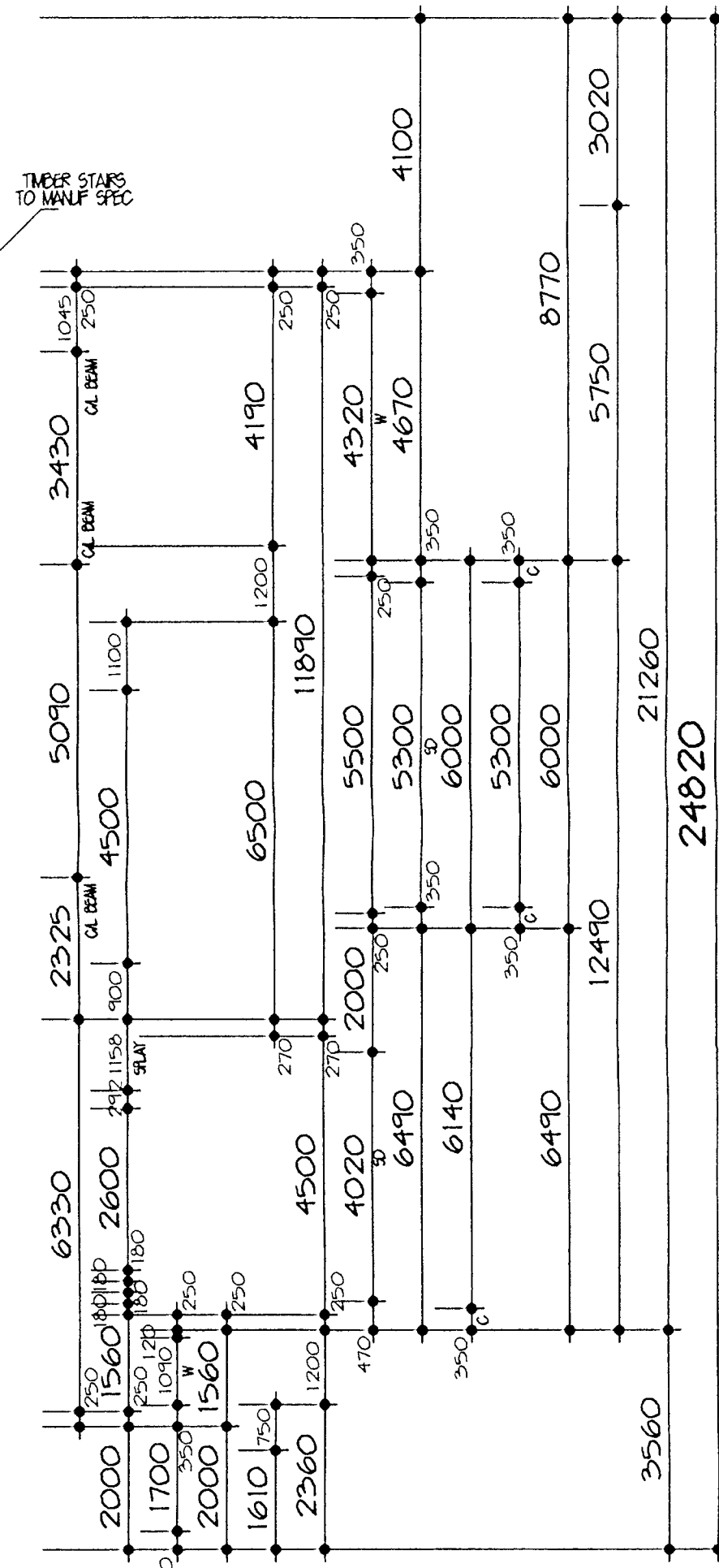
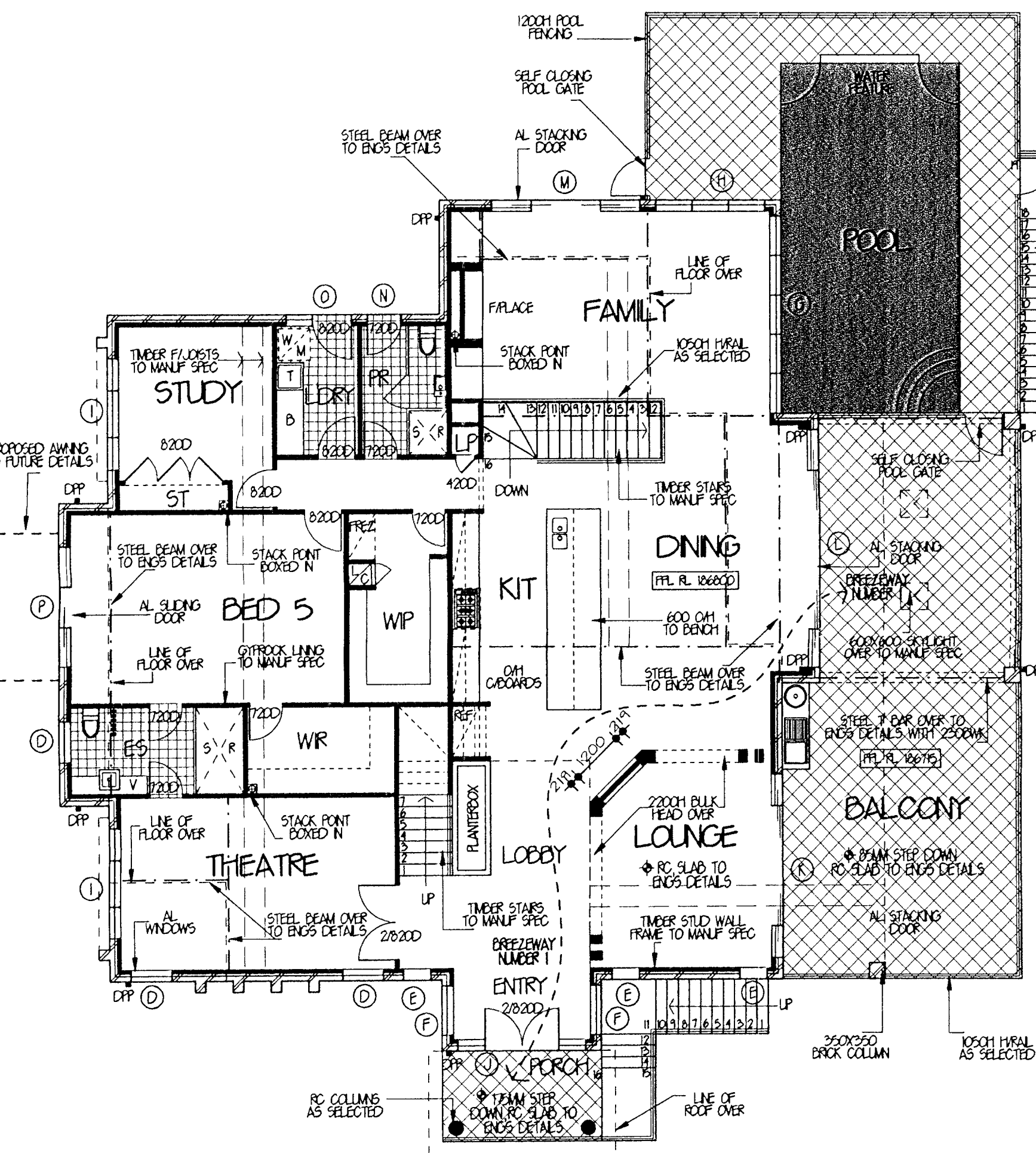
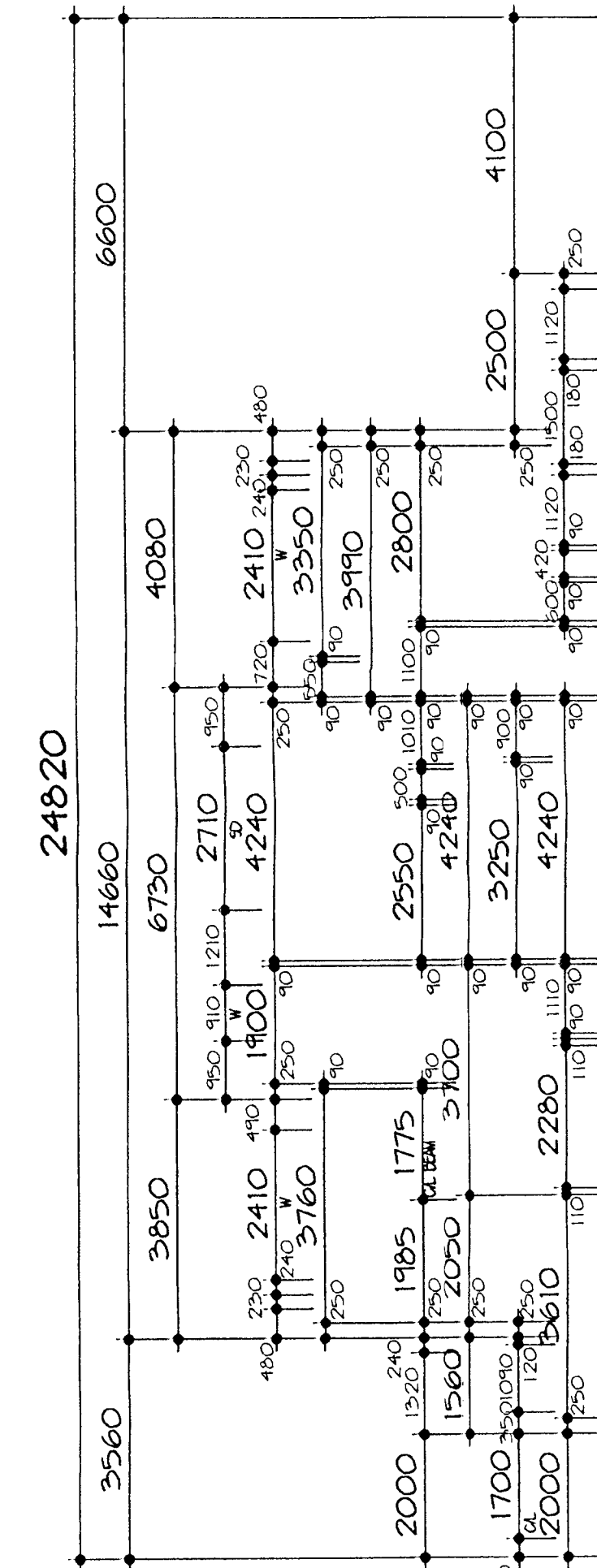
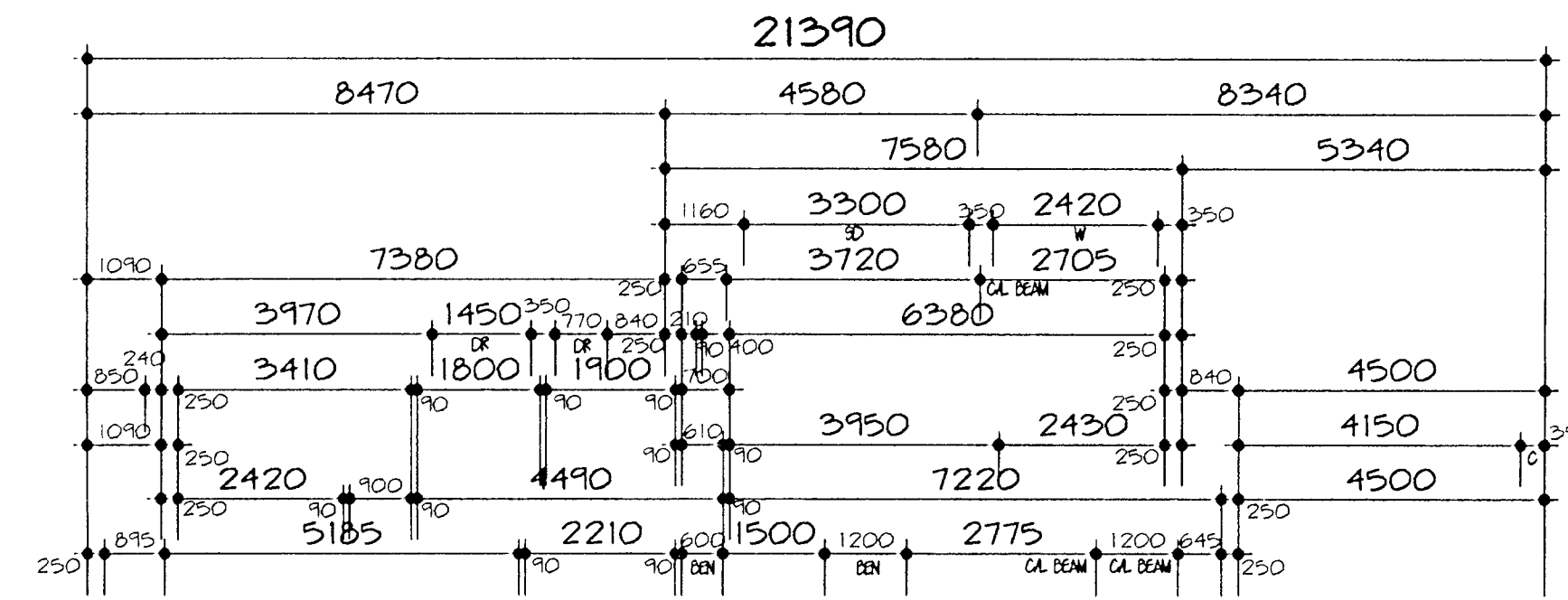
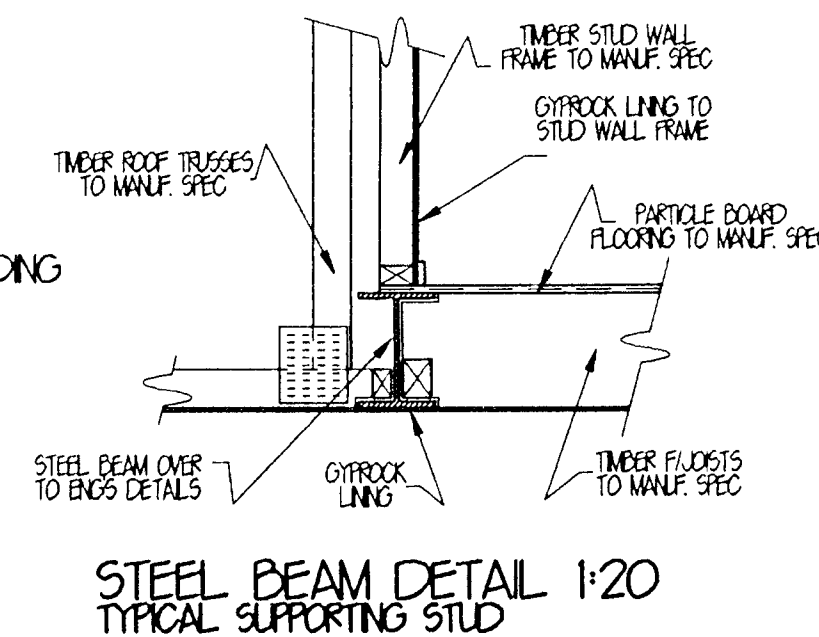
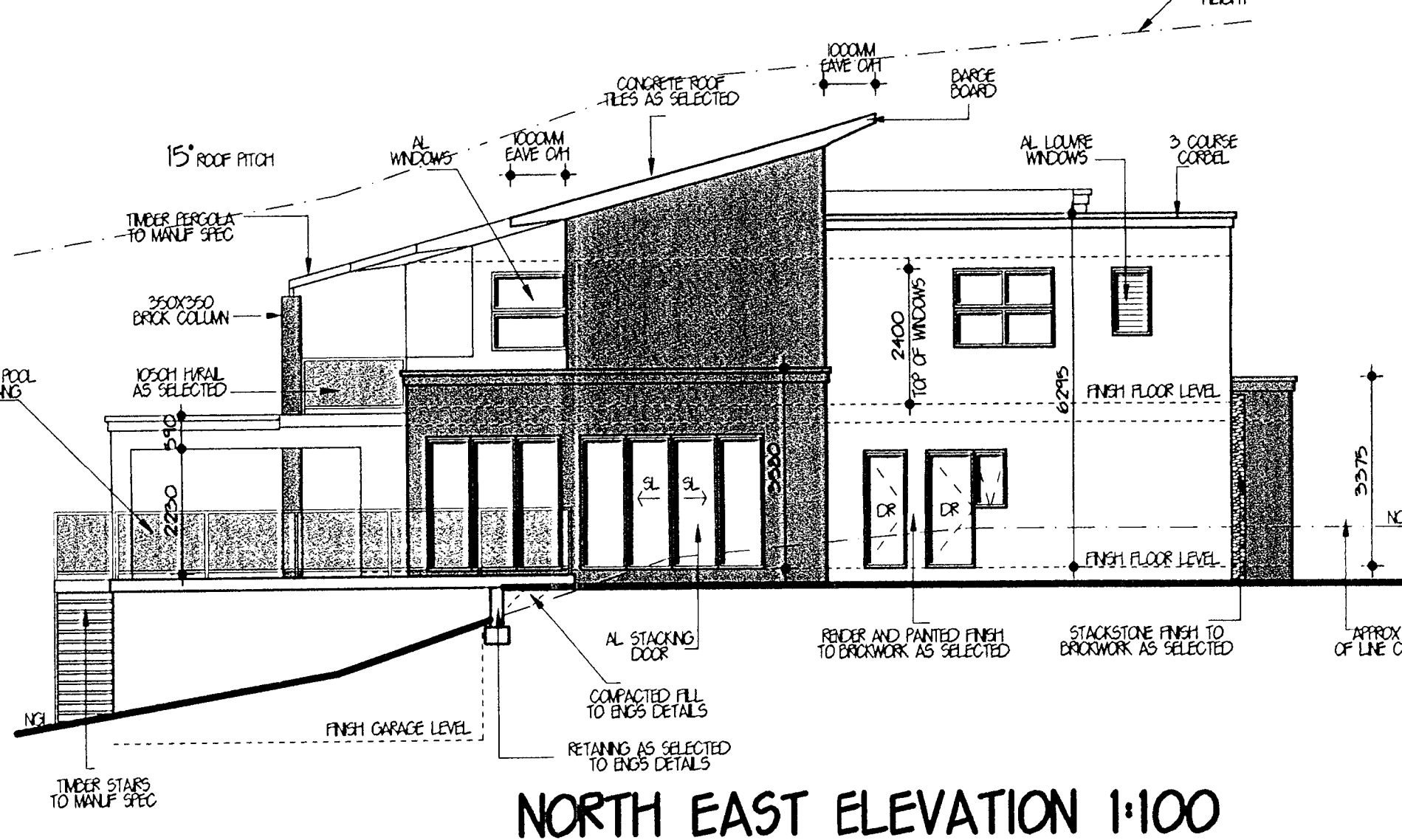
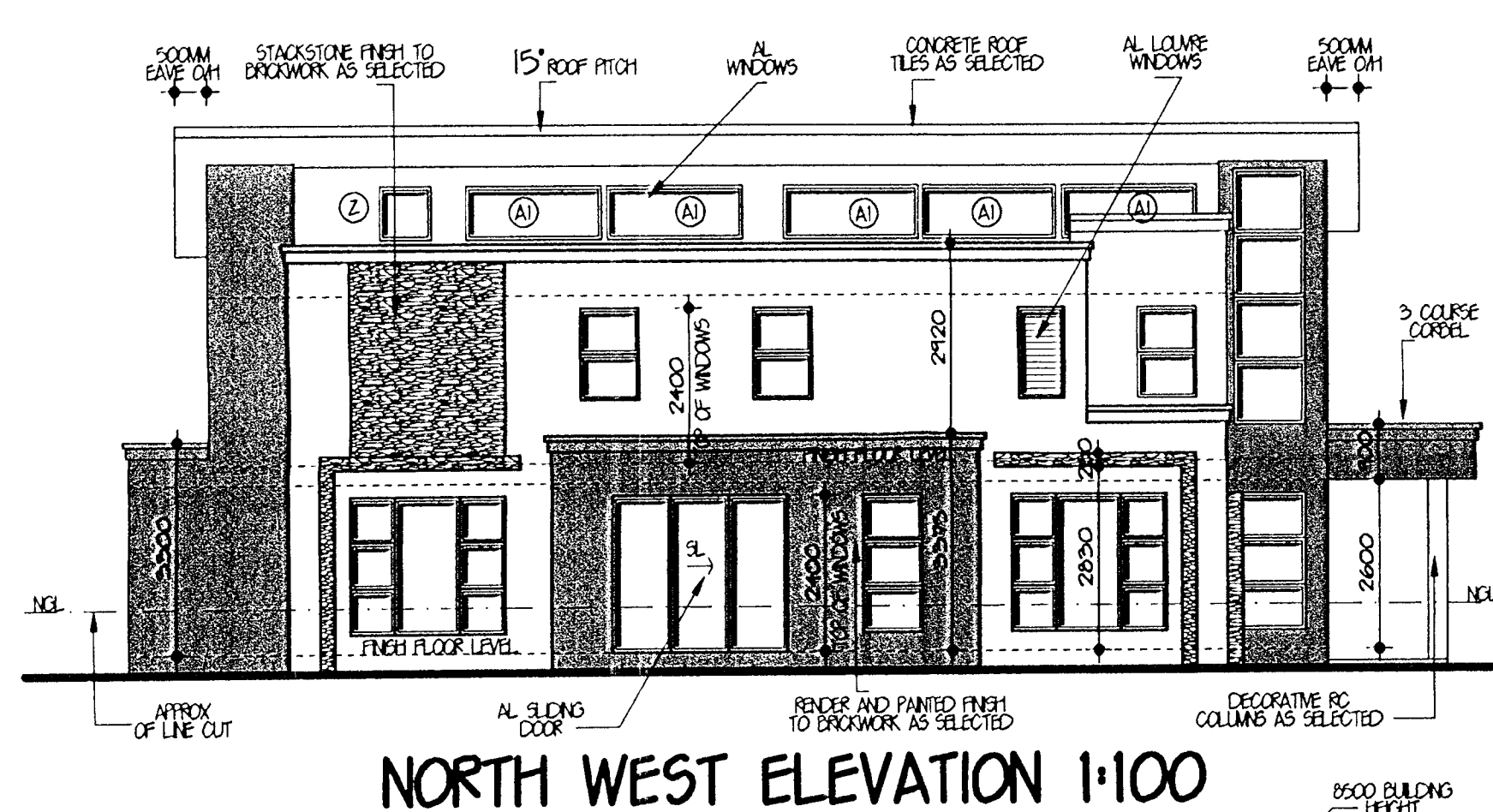
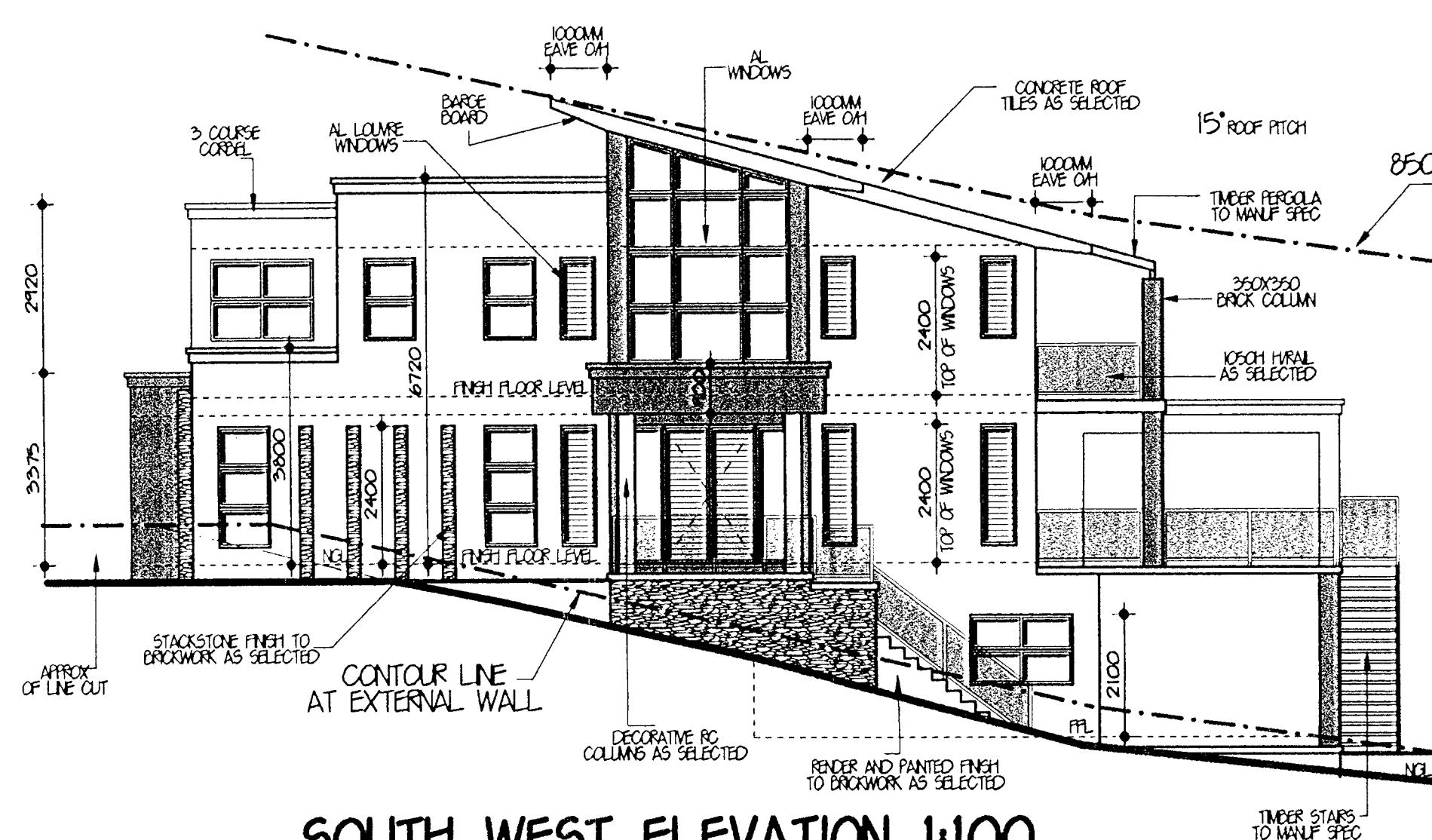
The drawing includes a "NCL" (North Arrow) and a "1:100" scale. The drawing is titled "SOUTH EAST ELEVATION 1:100".



SECTION A-A 1:100

PLANS PREPARED BY:
MORRISON HOMES
P.O. BOX 7484
BALLKHAM HILLS BUSINESS CENTRE 2153
PH: 0408 475 022 FAX: 02 9906

AS PER TABLER		WINDOWS		BRICK & STILD OPENING	
QTY	CODE	NOTES	WALL HEIGHT	WIDTH	
3	D201	AL CHIMNEY WINDOWS	250	254	164
3	D206	AL LOUVER WINDOWS	250	254	670
2	D210	AL CHIMNEY WINDOWS	250	254	1144
1	P2445	AL FIXED WINDOWS	250	2454	4574
1	P2424	AL FIXED WINDOWS	250	2454	2474
2	P2424	AL CHIMNEY WINDOWS	250	2454	2474
1	SPECIAL	FRONT DOOR UNIT	250	2450	2094
1	PXXXXP2440	AL STAIRING DOOR	250	2450	4074
1	PXXXXP2443	AL STAIRING DOOR	250	2450	5354
1	PXXXXP2443	AL STAIRING DOOR	250	2450	5354
1	2007	DOOR UNIT	250	250	770
1	2114	LIBRARY DOOR UNIT	250	250	1504
1	PXXXXP2427	AL STAIRING DOOR	250	2450	2164
11	TOTAL				



NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONSTRUCTION SPECIFICATIONS.

- NOTES**
1. ALL GRID LINES ARE APPROXIMATE TO BE VERIFIED ON-SITE BY THE BUILDER.
 2. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 3. ALL AGGREGATE PILES & RETAINING WALLS BY THE OWNER.
 4. ALL SIZES TO BE CHECKED ON-SITE BY THE BUILDER.

REV	DATE	DESCRIPTION
B	1-1-08	REVISED LEVELS AS REQUESTED
A	4-2-08	CO-PLANS

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BUILDER
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BALLKHAM HILLS BUSINESS CENTRE 2153
PH: 0408 475 023 FAX: 02 9336 4265

JOB AT:
LOT 38 CNR MONA VALE RD
& POWER WORKS RD
INGLESIDE
CP 114318

SHEET CONTENTS
GROUND FLOOR PLAN
ELEVATIONS & DETAILS

PROPOSED RESIDENCE FOR
MR & MRS KHUN
SHEET NO. 2 / SET OF 4
DRAWING NO. A07-01
DATE 4-2-08

PLANS PREPARED BY:
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BALLKHAM HILLS BUSINESS CENTRE 2153
PH: 0408 475 023 FAX: 02 9336 4265