



17 July 2015  
2013-1914

The General Manager  
Pittwater Council  
PO Box 882  
Mona Vale NSW 1660

Re: Office & Shop & 25 x Townhouses (Units 1 - 25)  
Lot 11 DP 5464- 11 DP Macpherson Street WARRIEWOOD  
Development Application No.: NOO85/11 Modified NOO/11/S96/1 19 March 2012

<b>NOTICE TO COUNCIL OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)</b>	
<b>Details of person appointing the PCA</b>	
Name: Warriewood Properties Pty Ltd c/- Paul Allinson	
Address: Level 1, 4 Ponderosa Parade WARRIEWOOD	
<b>Details of the PCA</b>	
Name: AcroCert Pty Ltd	Accreditation No.: ABC 5
Address: PO Box 216 MAITLAND NSW 2320	
<b>Consent of appointment</b>	
AcroCert Pty Ltd consent to being appointed as the PCA for the development described above.	

Please find attached certified documents for archiving by Council. Would you please forward a receipt to AcroCert Pty Ltd in MAITLAND.

The Notice of Commencement will be forwarded to Council 48 hours prior to commencement of construction.

Should you require any further information or assistance, please contact the undersigned during normal working hours.

Yours faithfully

Stephen Murray  
Certifying Authority on behalf of AcroCert Pty Ltd

PRVC \$36  
Rec: 380491

<b>OFFICE USE ONLY</b>	
Cheque Number:	5822
Certificate Lodged:	Modified Construction Certificate



**MODIFIED CONSTRUCTION CERTIFICATE  
NOTICE OF DETERMINATION**

<b>Construction Certificate No.</b>	2013-1914-A
<b>Determination</b>	APPROVED
<b>Property Details</b>	23B Macpherson Street WARRIEWOOD NSW 2102 Lot 11 DP5464
<b>Development Consent No.</b>	N0085/11, N0085/11/S96/1, N0085/11/S96/2, N0085/11/S96/3, N0085/11/S96/4 and N0085/11/S96/5
<b>Issued By</b>	Pittwater Council
<b>Date Issued</b>	N0085/11/S96/5 dated 23 March 2015
<b>Description of Works to be Undertaken</b>	Office, Shop and 25 x Town Houses (Excludes Shop Fit Outs)
<b>BCA Classification</b>	5 & 6 & 1a
<b>Applicant</b>	Warriewood Properties Pty Ltd c/- Paul Allinson Level 1, 4 Ponderosa Parade WARRIEWOOD NSW 2102

**Statement:** Work completed in accordance with documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulations, 2000, as amended and as referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979, as amended.

**THIS CONSTRUCTION CERTIFICATE SHOULD BE READ IN CONJUNCTION WITH:**

Fire Safety Schedule	See Attachment A
Notice of Inspections	See Attachment B

**THIS CERTIFICATE ISSUED BY:**

Stephen Murray - Accreditation Number: BPB0282  
On behalf of AcroCert Pty Ltd - ABC 5  
Accreditation Body: Building Professionals Board

<b>Signature:</b>	<b>Certificate Determined On:</b>
	15 July 2015



**NOTICE OF INSPECTIONS**  
**MODIFIED CONSTRUCTION CERTIFICATE – Attachment B**  
**Construction Certificate - Clause 103A**  
**Environmental Planning & Assessment Regulation, 2000 as amended**

This notice provides details as to what inspections and information are required throughout the course of construction. The Principal Certifying Authority (PCA) is the only Authority that can issue an Occupation Certificate for the works covered by the attached Construction Certificate.

<b>Applicant</b>	Warriewood Properties Pty Ltd c/- Paul Allinson
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Pursuant to Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act, 1979 notice is hereby given of the inspections required by the Principal Certifying Authority relating to the land and development described as follows:

<b>Property Details</b>	23B Macpherson Street WARRIEWOOD NSW 2102 Lot 11 DP5464
<b>Development</b>	Office, Shop and 25 x Town Houses (Excludes Shop Fit Outs)
<b>BCA Classification</b>	5 & 6 & 1a
<b>Construction Certificate No.</b>	2013-1914-A
<b>Development Consent No.</b>	N0085/11, N0085/11/S96/1, N0085/11/S96/2, N0085/11/S96/3, N0085/11/S96/4 and N0085/11/S96/5

**MANDATORY CRITICAL STAGE INSPECTIONS**

Where appropriate, certain inspections may be conducted concurrently (e.g. the Stormwater Drainage & Final inspection are often carried out at the same time).

<b>Inspection</b>	<b>Inspection Notes</b>
Pier Inspection Units 18 to 25	After excavation for, and prior to the placement of, any footings.
Slab Inspection Units 18 to 25	Prior to pouring any in-situ reinforced concrete building element.
Frame Inspection Units 18 to 25	Prior to covering of the framework for any wall, roof or other building element (i.e. after external cladding and roof covering completed, the frame is fully loaded and prior to fixing internal linings).
Wet Area Inspection (All Units)	Prior to covering waterproofing in any wet areas.
Stormwater Inspection	Prior to covering any stormwater drainage connections including any on-site detention system, control pits or tanks.

Final Inspection (All units and completed commercial building)	After the building work has been completed and PRIOR to any occupation certificate being issued, in relation to the building/development.
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*Additional inspections may be required by the PCA throughout the course of construction, in order to issue the Occupation Certificate.*

Where appropriate, certain inspections may be conducted concurrently. If in any doubt as to which inspections can be carried out at the same time, please ring and confirm with AcroCert Pty Ltd PRIOR to proceeding with any further works.

**Inspections must be arranged at least one working day prior to when the inspection is required.** Inspection bookings can be made by telephoning AcroCert Pty Ltd on 02 4015 7626 during normal office hours or via our website at [www.acrocet.com.au](http://www.acrocet.com.au). Cancellations should be notified as soon as possible. A re-inspection fee may be applied where no cancellation has been received and the work is not ready for inspection.

Where an inspection reveals unsatisfactory or defective results, a re-inspection may be required and fees may be applied for any subsequent or additional inspections. When directed, continuation of further works is STRICTLY PROHIBITED until such time as a satisfactory inspection has been carried out and approval to continue is obtained.

Failure to call for an inspection or failure to carry out any rectification works found to be defective may result in the Occupation Certificate being refused. It is an offence to occupy or use the development without an Occupation Certificate.

Inspections will generally be carried out at the time and on the day requested. While every effort shall be made to attend an inspection at a specific time, AcroCert Pty Ltd cannot guarantee that specific appointment timings will be kept.

## **CERTIFICATES AND INFORMATION**

The following Certificates and/or Information must be submitted prior to the required inspection or issue of an Occupation Certificate, as specified:

Document	Note
Additional Certificates/Information	<ol style="list-style-type: none"> <li>1. In accordance with DA Condition No: C.16(i) - A statement from the design engineer indicating the objectives of the Warriewood Valley Water Management Specification have been achieved prior to the release of any occupation certificate.</li> <li>2. In accordance with DA Condition No: D.18 - Confirmation in writing from a suitably qualified independent consultant that sampling, testing and remediation of the site as identified in the contamination assessment has been carried out as per EPA guidelines and the requirements of SEPP 55 - Remediation of Land prior to the issue of a final occupation certificate.</li> </ol>

3. In accordance with DA Condition No: D.20 - A report prepared by a suitably qualified person certifying that any fill material imported to the site has been subject to testing and monitoring throughout the course of works prior to the issue of a final occupation certificate.
4. In accordance with DA Condition E - Written confirmation from Pittwater Council that any damage to Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site has been repaired to Council's satisfaction prior to the issue of any occupation certificate.
5. In accordance with DA Condition No: E.1 - Certification from a qualified Civil Engineer with corporate membership of the MIE (or eligible for such membership) that the drainage/stormwater management system has been installed to the manufacturer's specification (where applicable) and completed in accordance with the engineering plans and specifications required under the consent prior to the issue of a final occupation certificate.
6. In accordance with DA Condition No: E.3 - Photographic evidence and statement as to the condition of the street trees and road reserve and area adjoining the site after the completion of construction works showing no damage has been done and if damage has been done that it has been fully remediated and has Council's written agreement that restoration work has been completed satisfactorily prior to the issue of a final occupation certificate.
7. In accordance with DA Condition No: E.4 - Written approval from Pittwater Council that all damaged public infrastructure caused as a result of the development has been restored to Council's satisfaction prior to the issue of a final occupation certificate.
8. In accordance with DA Condition No: E.6 - A copy of the Section 73 Compliance Certificate issued by the Sydney Water Board prior to the issue of any occupation certificate.
9. In accordance with DA Condition No: E.9 - A certificate from a Bushland Management Consultant that the removal of noxious and environmental weeds onsite, including the Fern Creek riparian corridor area has been completed prior to the issue of a final occupation certificate.
10. In accordance with DA Condition No: E.10 - A copy of the detailed Flood Emergency Response Plan submitted to Pittwater Council for their records prior to the issue of a final occupation certificate.
11. In accordance with DA Condition No's E.11, E.12 and E.13 - Certification from an appropriately qualified professional that works associated with the water management system have been

	<p>carried out and completed in accordance with the Water Management Report and a copy of the updated Water Management Report submitted to Pittwater Council for their records prior to the issue of a final occupation certificate.</p> <p>12. In accordance with DA Condition No: E.14 - Confirmation that documents and payments have been submitted to Pittwater Council relating to structures and facilities located within drainage easements or dedicated to Council for ongoing maintenance prior to the issue of a final occupation certificate.</p> <p>13. In accordance with DA Condition No: E.15 - A copy of the registered restriction against the title of the property under Section 88E of the Conveyancing Act, 1919, ensuring the requirements of DA Condition No's B12, B13, B14, B15 and B16 are met prior to the issue of a final occupation certificate.</p> <p>14. In accordance with DA Condition No: E.17 - A copy of a 12 month landscape maintenance contract prior to the issue of a final occupation certificate.</p>
Peg Out Survey	Certified by a qualified surveyor upon completion of the set out of the footings, prior to the initial footing inspection.
Balustrades	Certification regarding the installation of balustrades in accordance with the Building Code of Australia
Dividing Walls (Sound Insulation)	A statement from the builder confirming that the dividing wall between the two units complies with Part 3.8.6.2 of the Building Code of Australia. Information to be provided to include confirmation that the wall construction achieves the required Weighted Sound Reduction Index (Rw) and Impact Sound Resistance and confirmation the wall has been installed in accordance with Part 3.8.6.3 & Part 3.8.6.4 of the Building Code of Australia.
Prefabricated Roof Trusses & Wall Frames Units 18 to 25	Certified by the Truss/Frame Manufacturer/Supplier as complying with Australian Standard AS1170 "Minimum Design Loads on Structures". Note: This information to be submitted prior to the wall and roof frame inspection.
Termite Risk Management	Certified by Installer detailing the system installed, location and compliance with Australian Standard A3660 – 2000 "Termite Management".
Wet Area Flashing	Certified by the installer, after its application, as complying with Australian Standard AS3740–2010: Waterproofing of Wet Areas in Residential Buildings.
Glazing	Certified by the Window Manufacturer/Supplier as complying with Australian Standard AS1288 – 2006 "Glass in Buildings – Selection and Installation".

Windows	Certified by the Window Manufacturer/Supplier as complying with Australian Standard AS1288 – 2006:Glass in Buildings – Selection and Installation, and Australian Standard AS2047 – 1999: Window in Buildings – Selection and Installation.
Access & Facilities for Persons with a Disability	A statement from the builder/access consultant indicating all access & facilities for persons with a disability have been completed in accordance with the approved plans and AS1428.
BASIX Statement	<p>Certification by the builder that all BASIX commitments as listed on the approved BASIX Certificate No: 361834M_02 (or any subsequent approved modified certificate) have been installed. Such certification shall note the following specific items, where appropriate:-</p> <ol style="list-style-type: none"> <li>1. The type, R Value and location(s) of insulation materials and compliance with Australian Standard AS/NZS 4859 Part 1 – 2002 “Thermal Insulation of Dwellings – Bulk Insulation – Installation Requirements”</li> <li>2. The rainwater tank/s and water supply pipes, fixtures and fittings have been installed by a licensed plumber in accordance with AS3500 and the approved plans and specifications.</li> <li>3. The glazing requirements for windows as listed in the BASIX Certificate have been complied with.</li> </ol>
Fire Hazard Test Report	A report from the supplier of any combustible materials used in the building confirming compliance with Specification C1.10 of the Building Code of Australia.
Fire Safety Certificate	Certified by a suitably qualified person as to the installation of fire safety measures in accordance with the fire safety schedule.
Landscape Practical Completion Report	Certification provided by a qualified Landscape Architect indicating compliance with the approved landscape plan and DA Condition No: E.16.
Mechanical Ventilation	Certified by the mechanical ventilation consultant that following installation of the partitioning, the air handling system complies with AS/NZS 1668.1.
Section J Statement	Certification by the builder that all energy efficient commitments as listed within the Section J Report dated 1 May 2014 by Benchmark Building Certifiers (or any subsequent approved modified report) have been installed.
Smoke Alarms	Certified by a licensed electrician, after installation, as complying with Australian Standard AS3786 – 1993, Smoke Alarms.
Application for an Occupation Certificate	On completion of the works please submit an application form signed by the owner/s

*Additional certificates may be requested upon inspection of building work.*

An Occupation Certificate can only be issued if all of the pre-conditions of development consent have been complied with and all of the mandatory critical stage inspections have been completed. Also any additional required inspections must be completed, and all requested certificates and information must be submitted.

The person having the benefit of the development consent associated with this Notice of Inspections must, prior to the commencement of any works (if not carrying out the work as an owner-builder):

- Appoint a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
- Notify AcroCert Pty Ltd of any such appointments, and
- Notify the principal contractor of the inspections that are to be carried out and of the certificates/information that are to be submitted to AcroCert Pty Ltd in respect of the building work to enable the issue of an Occupation Certificate.



**Stephen Murray**

**On behalf of AcroCert Pty Ltd - ABC 5**

**Accreditation Body: Building Professionals Board**

2013 - 19/4

# Application for a Modified Construction Certificate or Complying Development Certificate



## Information for the Applicant

- To minimise delay in receiving a decision about the application, please fill in all sections and ensure all relevant information and documents are provided. If clarification and/or advice is required when completing this form please contact our office for assistance.
- Once completed, applications must be delivered by hand, by post or transmitted electronically to AcroCert for determination. Applications may not be sent by fax.
- A Construction Certificate or Complying Development Certificate has no effect if it is issued after the building work to which it relates is physically commenced.
- Upon an application being made for a Complying Development Certificate, the applicant (not being entitled to copyright) is taken to have indemnified all persons using the application & any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).

## Section A Details of the applicant\*

\* An application for a modified Construction Certificate should be made by a person who has the benefit of the development consent. An applicant can not be the person who will carry out the building work, unless that person owns the land on which the work is to be carried out.

Name(s):	WARRIEWOOD PROPERTIES PTY LTD
Correspondence to be c/-	PAUL ALLINSON
Postal Address:	LEVEL 1, 4 PONDEROSA PARADE WARRIEWOOD NSW 2102
Phone(s):	(02) 9999 6494
Email:	

## Section B Details of the land where the building work is to be carried out

Street Address:	23B MACPHERSON STREET
Suburb & Postcode:	WARRIEWOOD NSW 2102
Title Particulars (Lot & DP/SP):	

## Section C Description of the building work

Briefly describe the modifications:	MINOR CORRECTIONS RESIDENTIAL & RETAIL REQUIRED FIRE PROTECTION TO RETAIL
BCA Class:	1A and 6

## Section D Cost of works

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all construction required for the development.

Amount inclusive of GST:	\$ N/A (less than \$5M original contract)
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## Section E Planning Consent - complete either Part 1 or Part 2 only

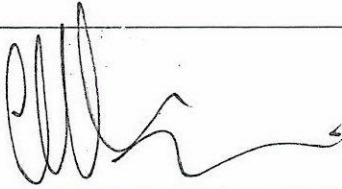
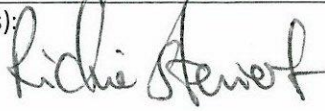
### Part 1. Development Application (Construction Certificate Only)

Development Consent No.:	N0085/11/596/5
Date of Development Consent:	23-03-15 (original DA 07-07-11)

### Part 2. Environmental Planning Instrument (Complying Development Certificate Only)

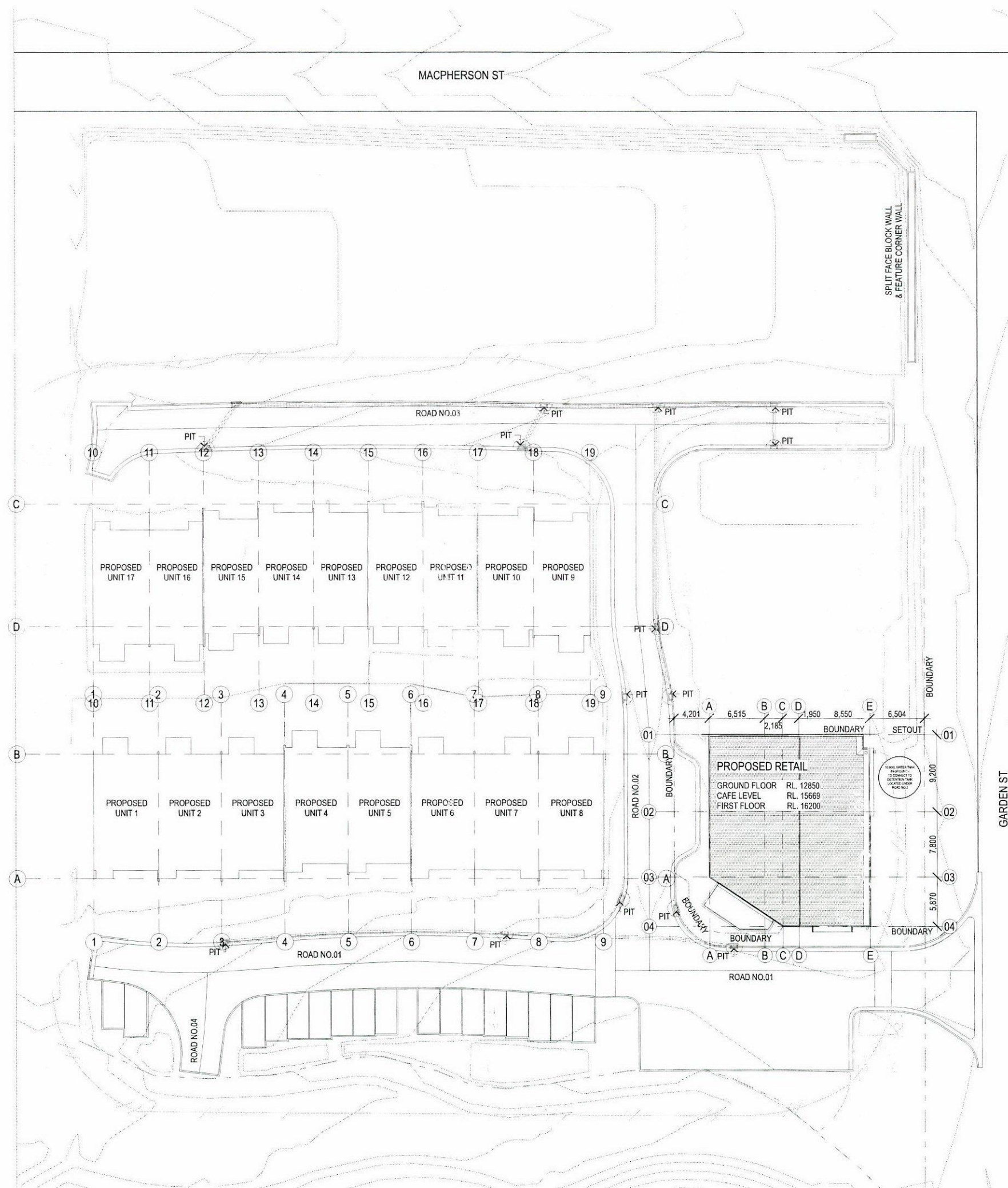
Tick the name of the "environmental planning instrument" under which the development is Complying Development and provide details if applicable.

<input type="checkbox"/>	SEPP (Exempt & Complying Development Codes) 2008
<input type="checkbox"/>	SEPP (Affordable Rental Housing) 2009
<input type="checkbox"/>	SEPP (Infrastructure) 2007
<input type="checkbox"/>	SEPP (Mining, Petroleum Production & Extractive Industries) 2007
<input type="checkbox"/>	Council's Complying Development DCP/relevant policy

Section F Development statistics									
Indicate the types of building materials to be used in association with this application.									
WALLS			ROOF			FLOOR			
Brick (double)	11		Tiles	10		Concrete/slate	20	✓	
Brick (veneer)	12		Concrete/slate	20		Timber	40	✓	
Concrete/stone	20		Fibre cement	30		Other	80		
Fibre Cement	30		Steel	60	✓	Not specified	90		
Timber	40	✓	Aluminium	70		FRAME			
Curtain Glass	50		Other	80		Timber	40	✓	
Steel	60		Not Specified	90		Steel	60		
Aluminium Cladding	70					Aluminium	70		
Timber/weatherboard	40					Other	80		
Other	80	✓				Not Specified	90		
Not Specified	90								
Proposed New Development					Proposed New Residential Building				
Gross site area of land (m <sup>2</sup> ):			1.1 Ha		No. of pre-existing dwellings on the site:			0	
Gross floor area of development (m <sup>2</sup> ):			x 5000m <sup>2</sup>		No. of dwellings to be demolished:			0	
No. of storeys the building will have:			2		No. of dwellings to be constructed:			25	
Swimming Pool Only					Will the new building be attached to an existing building:				
Gross volume of swimming pool (L):			N/A		Does the site contain a dual occupancy:			No	
Proposed Change of Use									
Current uses of the building:			N/A						
Future uses of the building:									
Section G Applicants' consent/authority to enter and inspect land									
<ul style="list-style-type: none"> <li>I/we consent to the certifying authority, or an accredited certifier, to enter the subject property at any reasonable time for the purpose of carrying out inspections in connection with the assessment of this application. I/we undertake to make access to the property available to enable inspections to be carried out.</li> <li>I / We agree to the terms and conditions of AcroCert's Certifying Authority Standard Contract, available at <a href="http://www.acrocert.com.au/documents">www.acrocert.com.au/documents</a>.</li> </ul>									
Name(s): PAUL ALLINSON									
Signature of applicant(s): 						Date: 10-07-15			
Section H Owners' consent & details (If different to the applicant)									
Please note that ALL owners of the property must provide written consent. If you are signing on the owner's behalf as the owner's legal representative, please attach documentary evidence as to the nature of your legal authority, e.g. Power of Attorney, Company Director, Executor, Trustee.									
<ul style="list-style-type: none"> <li>As the owner(s) of the above property, I/we consent to this application.</li> </ul>									
Phone:			0411700277						
Email:			15te@acropacific.com						
Name(s):			RICHIE STEINMETZ Director WARRENWOOD PROPERTIES Pty Limited						
Signature of owner(s): 						Date: 10-7-15			

LEGEND	
	SAND BAG PERIMETER
	SEDIMENT CONTROL FENCE
	ALL WEATHER ACCESS
	BOUNDARY LINE

This plan/document is part of the  
Approval issued by AcroCert Pty Ltd - ABC 5.  
Certificate No. 20131914-A Date 15 JUL 2015



rev	date	revision notes	by
C	09/07/2015	ROADS ADDED	AB
B	08/07/2015	TITLE BLOCK AMENDED, RETAINING WALL ADDED	AB
A	12/06/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	AB/ML



**STRONGBUILD** info@strongbuild.com.au  
Live the Dream www.strongbuild.com.au

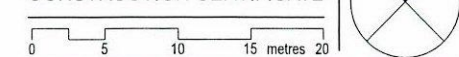
client  
**WARRIEWOOD PROPERTIES PTY LTD**  
project  
**WARRIEWOOD - THE GROVE - RETAIL**

site address  
**23 B MACPHERSON STREET,  
WARRIEWOOD, NSW, 2102**

drawing  
**OVERALL SITE PLAN**

lot no. | D.P. no. | dwelling type  
**LOT 2 IN UNREG. PLAN OF SUBDIV.  
OF LOT 11, SEC. C, DP 5464**

ISSUED FOR  
CONSTRUCTION CERTIFICATE

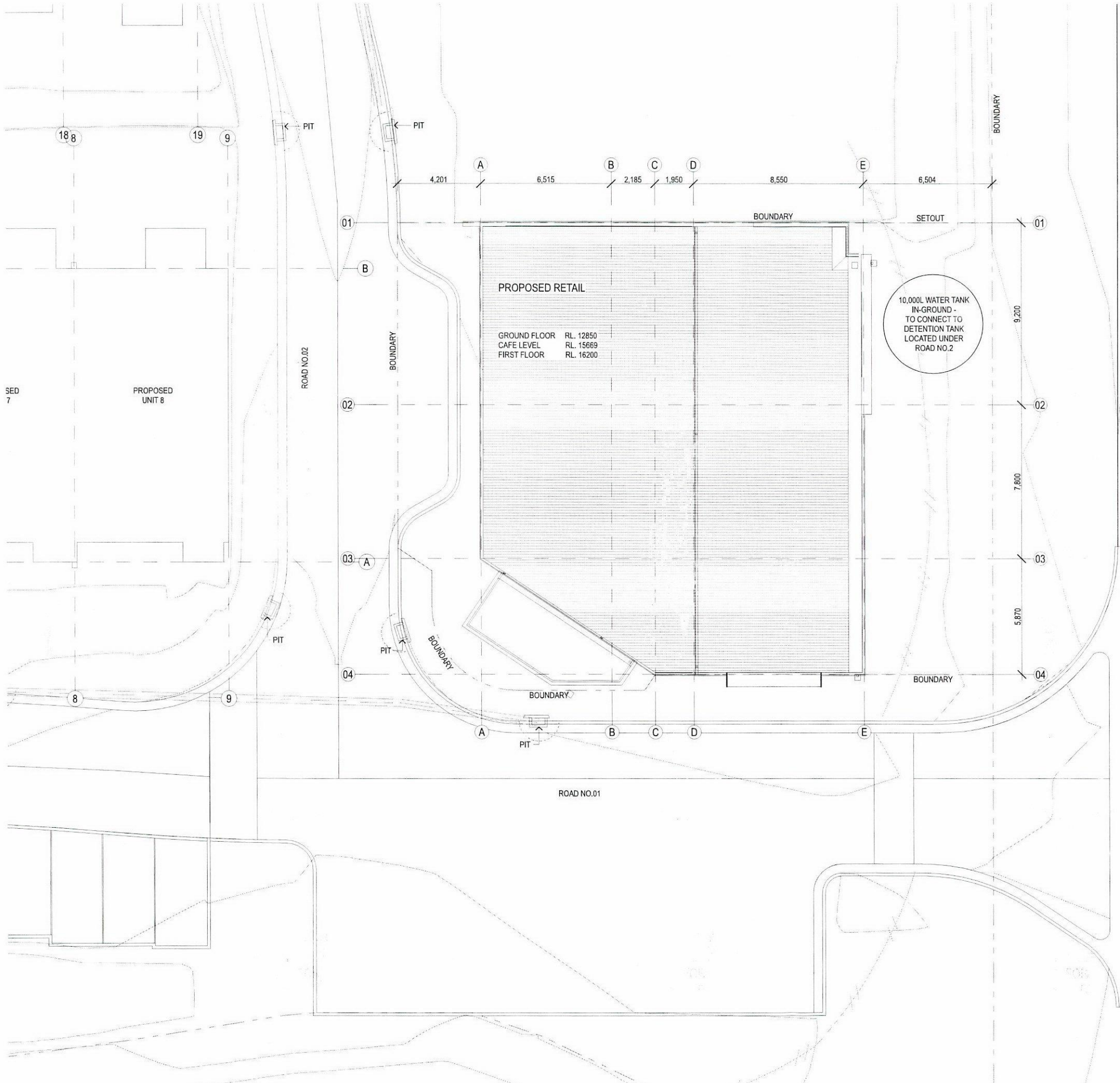


stage drawn checked scale @ A3

**CD AB TS/ML 1:500.**

project # drawing # revision

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**AUSTRALIAN STANDARDS AND BCA**  
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA & OTHER RELEVANT STATUTORY & LOCAL REGULATION CODES & MANUFACTURERS RECOMMENDATIONS & INSTRUCTIONS.

- EARTHWORKS	- COMPLY TO BCA pt 3.1.1	- WATERPROOFING WET AREAS	- COMPLY TO AS3740
- GUTTERS/DRAINPIPES	- COMPLY TO AS/NZS 3500.3.2	- ARTIFICIAL LIGHTING	- COMPLY TO BCA pt 3.6.4.3
- FOOTINGS AND SLABS	- COMPLY TO AS2870	- MECHANICAL VENTILATION	- COMPLY TO AS1862.2
- MASONRY	- COMPLY TO AS3700	- STAIR CONSTRUCTION	- COMPLY TO BCA pt 3.3.1
- GLAZING	- COMPLY TO AS1288 & AS2047	- BALUSTRADES	- COMPLY TO BCA pt 3.3.2
- SMOKE ALARMS	- COMPLY TO BCA pt 3.2.2 & AS3786		

This plan/document forms part of the  
Approval issued by AcroCert Pty Ltd - ABC 5.  
Certificate No. 20 13 19 1 4 - 1 Date 15 JUL 2015

C	09/07/2015	ROADS ADDED	AB
B	08/07/2015	TITLE BLOCK AMENDED	AB
A	12/06/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	AB/ML
rev	date	revision notes	by

**STRONGBUILD**  
Live the Dream

client  
**WARRIWOOD PROPERTIES PTY LTD**  
project  
**WARRIWOOD - THE GROVE - RETAIL**

site address  
**23 B MACPHERSON STREET,  
WARRIWOOD, NSW, 2102**

drawing  
**SITE PLAN**

info@strongbuild.com.au  
www.strongbuild.com.au

Unit 2B Old Creamery Lane  
Berry NSW 2535  
Tel: 4464 3892 | Fax: 4464 2625

lot no. | D.P. no. | dwelling type  
**LOT 2 IN UNREG. PLAN OF SUBDIV.  
OF LOT 11, SEC. C, DP 5464**

ISSUED FOR  
CONSTRUCTION CERTIFICATE

0 5 10 15 metres 20

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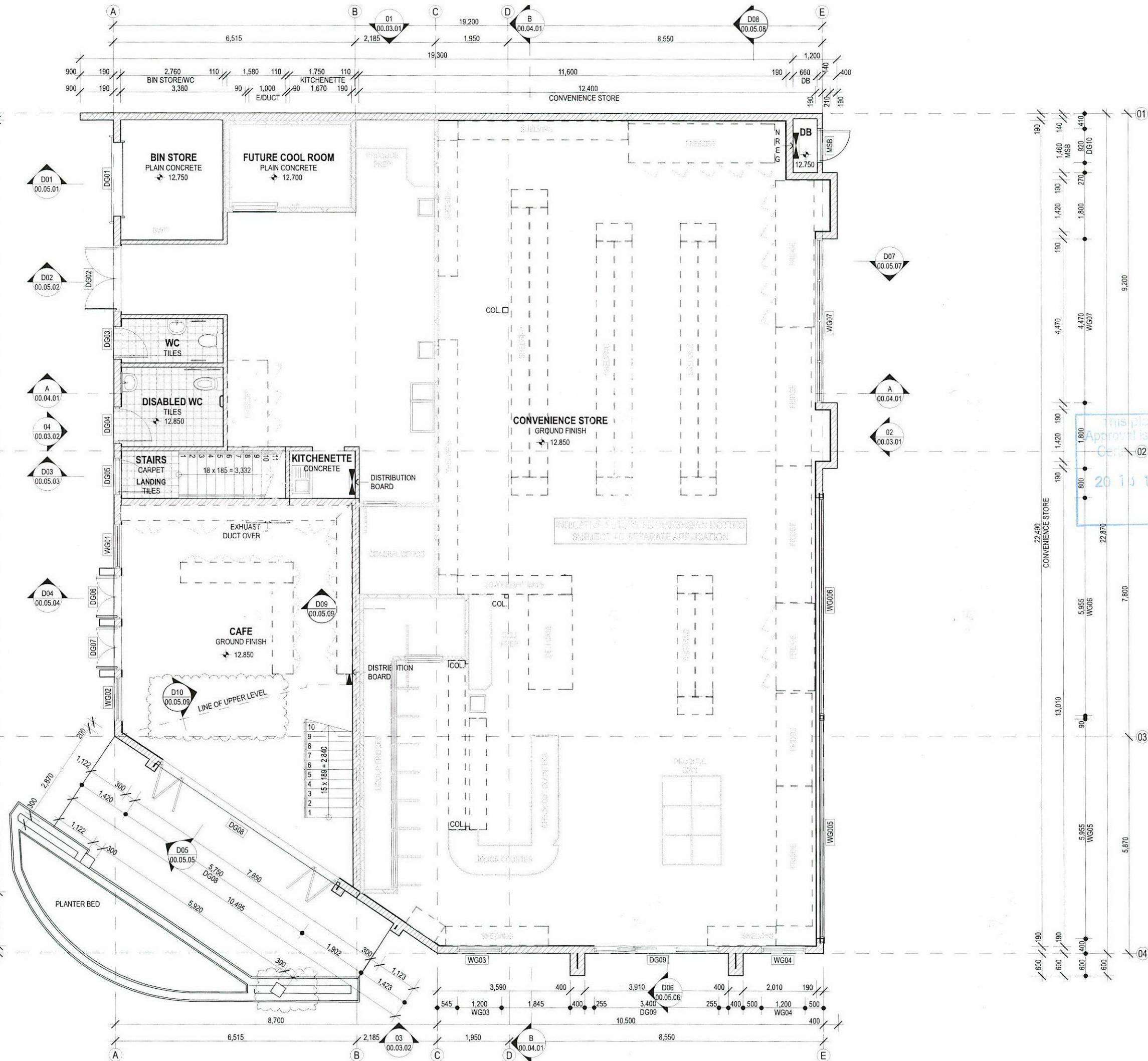
project # drawing # revision  
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**AUSTRALIAN STANDARDS AND BCA**  
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA & OTHER RELEVANT STATUTORY & LOCAL REGULATION CODES & MANUFACTURERS RECOMMENDATIONS & INSTRUCTIONS.

- EARTHWORKS - COMPLY TO BCA p.3.1.1
- WATERPROOFING WET AREAS - COMPLY TO AS1702
- GUTTERS/DOWNPIPES - COMPLY TO AS270
- ARTIFICIAL LIGHTING - COMPLY TO AS1582.2
- FOOTINGS AND SLABS - COMPLY TO AS170
- MECHANICAL VENTILATION - COMPLY TO AS1582.2
- MASONRY - COMPLY TO AS170
- STAR CONSTRUCTION - COMPLY TO BCA p.3.5.1
- GLAZING - COMPLY TO AS1288 & AS1047
- BALUSTRADES - COMPLY TO BCA p.3.5.2
- SMOKE ALARMS - COMPLY TO BCA p.3.7.2 & AS1786



This plan/document forms part of the  
Approval issued by AcroCert Pty Ltd - ABC 5.  
Certificate No. 20151914-A  
Date 15 JUL 2015

C	9/07/2015	NOTE AMENDED	AB
B	08/07/2015	TITLE BLOCK AMENDED, AWNING COL. MOVED	AB
A	12/06/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	AB/ML
rev	date	revision notes	by



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Live the Dream www.strongbuild.com.au

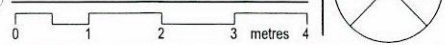
client  
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project  
**WARRIEWOOD - THE GROVE - RETAIL**

site address  
**23 B MACPHERSON STREET,  
WARRIEWOOD, NSW, 2102**

drawing  
**GROUND FLOOR PLAN**

lot no. | D.P. no. | dwelling type  
**LOT 2 IN UNREG. PLAN OF SUBDIV.  
OF LOT 11, SEC. C, DP 5464**

ISSUED FOR  
CONSTRUCTION CERTIFICATE



stage drawn checked scale @ A3

**CD AB TS/ML 1:100**

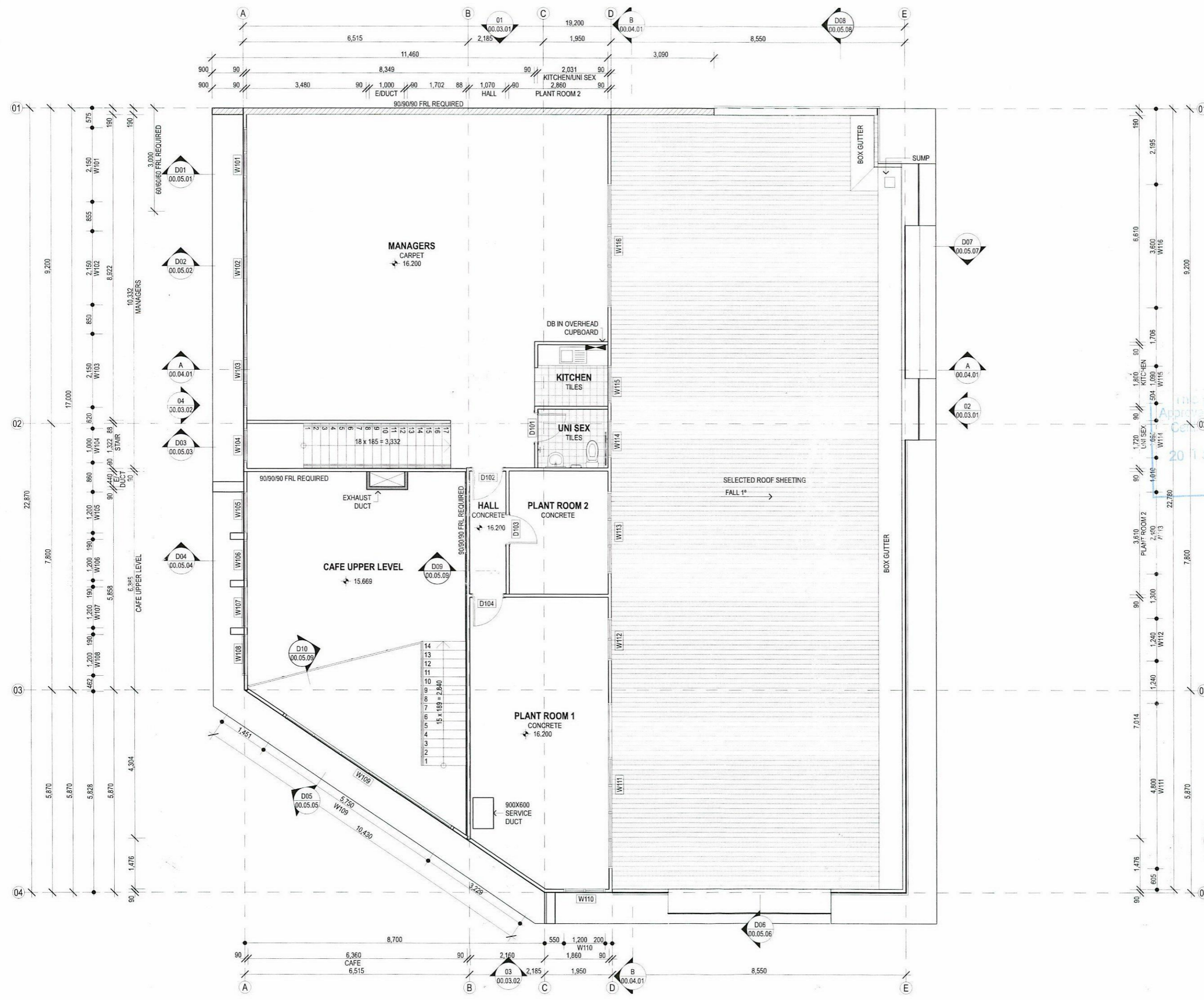
project # drawing # revision

**CP01042 00.02.01 C**

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- EARTHWORKS - COMPLY TO BCA p.3.1.1 - WATERPROOFING VET AREAS - COMPLY TO AS1740
- GUTTERS/DOWNPIPES - COMPLY TO AS2903.2.2 - ARTIFICIAL LIGHTING - COMPLY TO BCA p.3.8.4.3
- FOOTINGS AND SLABS - COMPLY TO AS3797 - MECHANICAL VENTILATION - COMPLY TO AS1668.2
- MASONRY - COMPLY TO AS2700 - STAR CONSTRUCTION - COMPLY TO BCA p.3.3.1
- GLAZING - COMPLY TO AS1288 & AS1047 - BALUSTRADES - COMPLY TO BCA p.3.3.2
- SMOKE ALARMS - COMPLY TO BCA p.3.7.2 & AS13786



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Date 15 JUL 2015

rev	date	revision notes	by
B	08/07/2015	TITLE BLOCK AMENDED, AWNING COL. MOVED	AB
A	12/06/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	AB/ML



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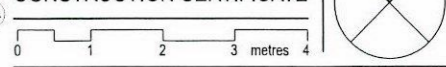
client  
**WARRIEWOOD PROPERTIES PTY LTD**  
project  
**WARRIEWOOD - THE GROVE - RETAIL**

site address  
**23 B MACPHERSON STREET,  
WARRIEWOOD, NSW, 2102**

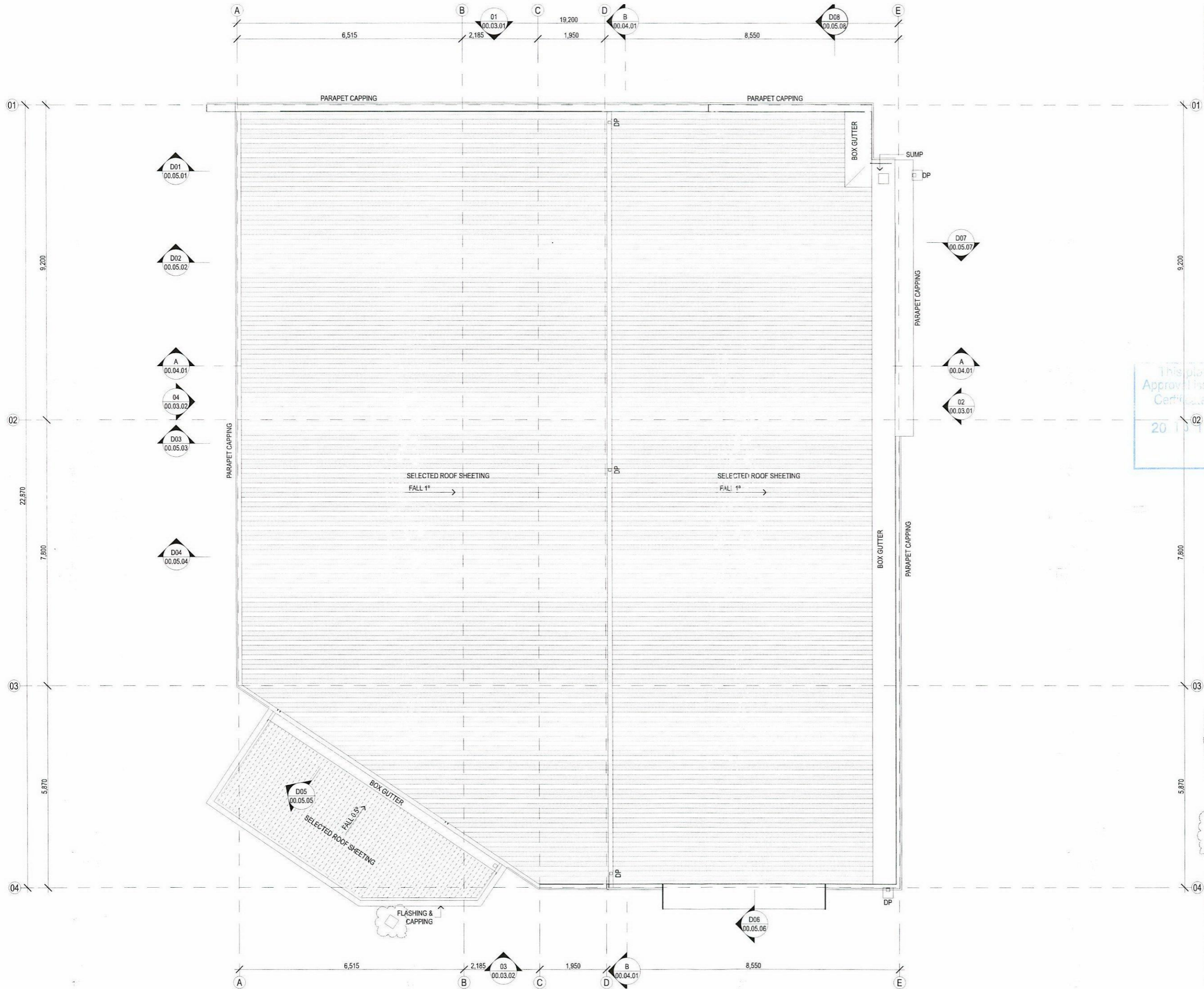
drawing  
**FIRST FLOOR PLAN**

lot no. | D.P. no. | dwelling type  
**LOT 2 IN UNREG. PLAN OF SUBDIV.  
OF LOT 11, SEC. C, DP 5464**

**ISSUED FOR  
CONSTRUCTION CERTIFICATE**



stage	drawn	checked	scale @ A3
CD	AB	TS/ML	1:100
project #	drawing #	revision	
CP01042	00.02.02	B	



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- EARTHWORKS	- COMPLY TO BCA p.3.1.1	- WATERPROOFING WET AREAS	- COMPLY TO AS3740
- GUTTERS/DOWNPIPES	- COMPLY TO AS/NZS 3500.3.2	- ARTIFICIAL LIGHTING	- COMPLY TO BCA p.3.8.4.3
- FOOTINGS AND SLABS	- COMPLY TO AS2870	- MECHANICAL VENTILATION	- COMPLY TO AS/NZS 6033
- MASONRY	- COMPLY TO AS2700	- STAR CONSTRUCTION	- COMPLY TO BCA p.3.9.1
- GLAZING	- COMPLY TO AS2888 & AS2047	- BALUSTRADES	- COMPLY TO BCA p.3.9.2
- SMOKE ALARMS	- COMPLY TO BCA p.3.7.2 & AS3786		

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20 15 19 14 -A 15 JUL 2015

B	08/07/2015	TITLE BLOCK AMENDED, AWNING COL. MOVED	AB
A	12/06/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	AB/ML
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project  
**WARRIEWOOD - THE GROVE - RETAIL**

site address  
**23 B MACPHERSON STREET,  
WARRIEWOOD, NSW, 2102**

drawing  
**ROOF PLAN**

lot no. | D.P. no. | dwelling type  
**LOT 2 IN UNREG. PLAN OF SUBDIV.  
OF LOT 11, SEC. C, DP 5464**

ISSUED FOR  
CONSTRUCTION CERTIFICATE

0 1 2 3 metres 4

stage	drawn	checked	scale @ A3
<b>CD</b>	<b>AB</b>	<b>TS/ML</b>	<b>1:100</b>

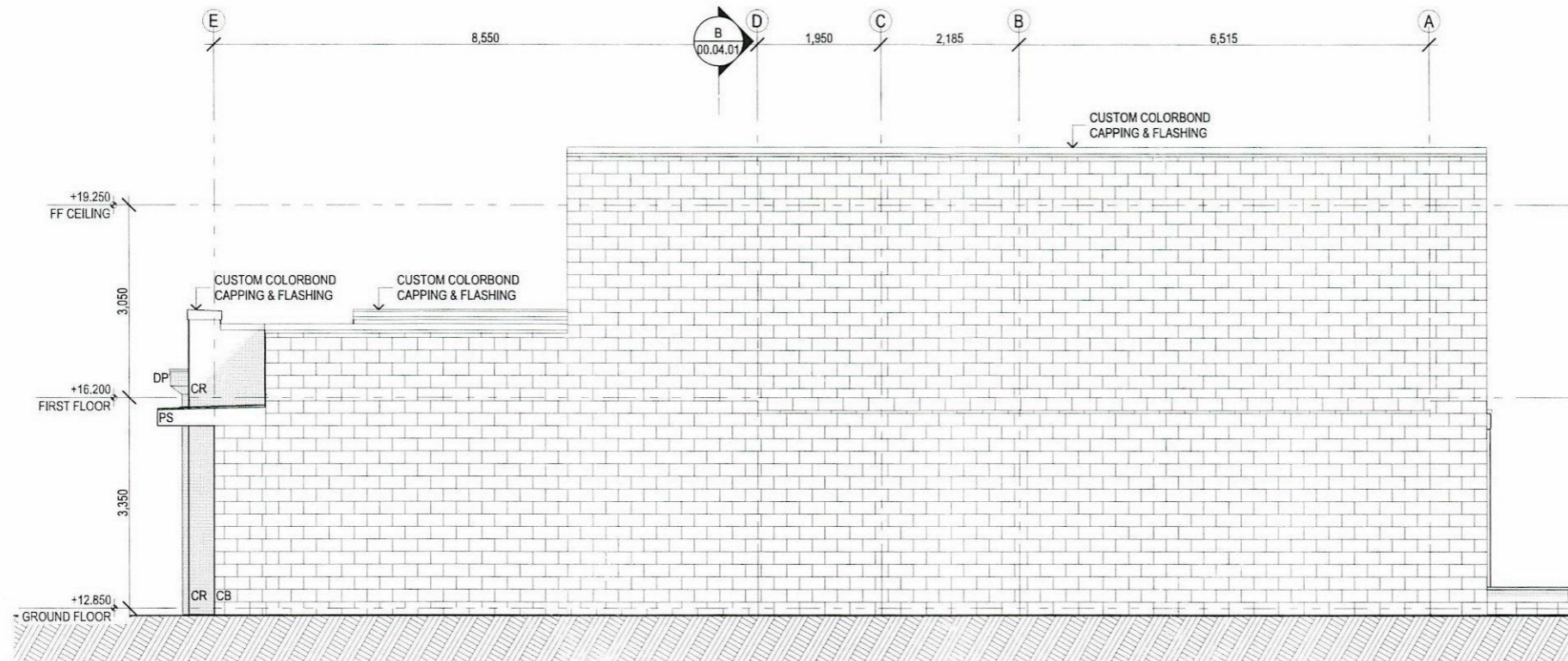
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<b>CP01042</b>	<b>00.02.03</b>	<b>B</b>

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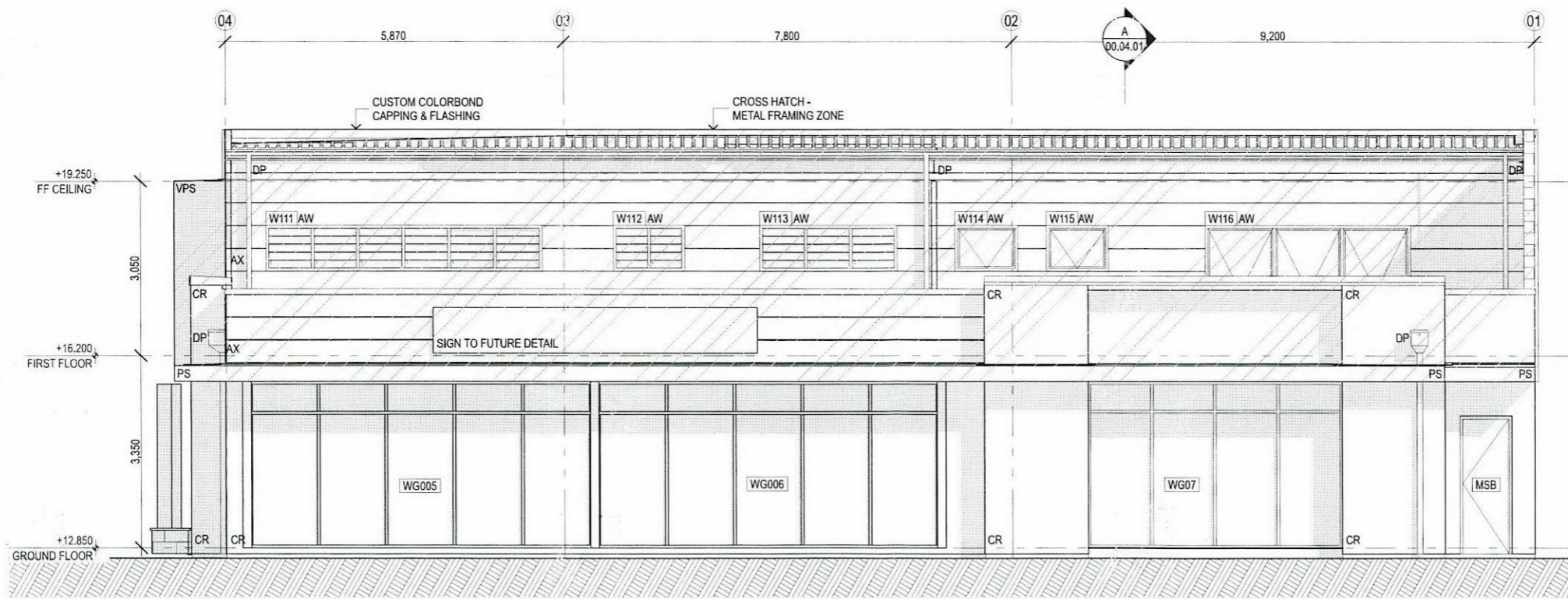
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- EARTHWORKS	- COMPLY TO BCA p. 3.1.1	- WATERPROOFING WET AREAS	- COMPLY TO AS2740
- GUTTERS/DOWNPIPES	- COMPLY TO AS2740	- MECHANICAL VENTILATION	- COMPLY TO AS1966.2
- FOOTINGS AND SLABS	- COMPLY TO AS2700	- STAR CONSTRUCTION	- COMPLY TO BCA p. 3.3.1
- MASONRY	- COMPLY TO AS1086 & AS2047	- BALUSTRADES	- COMPLY TO BCA p. 3.3.2
- GLAZING	- COMPLY TO AS1086 & AS2047	- BALUSTRADES	- COMPLY TO BCA p. 3.3.2
- SMOKE ALARMS	- COMPLY TO BCA p. 3.7.2 & AS3786		



LEGEND	
AD	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
AX	HORIZONTAL SCYON AXON
CB	190mm CONCRETE BLOCK
CR	CONCRETE RENDER
DP	DOWNPIPE
PS	POLY-TEK SUNHOOD
RD	ROLLER DOOR
SM	SCYON MATRIX
VPS	VERTICAL POLY-TEK SUNHOOD

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C	08/07/2015	TITLE BLOCK AMENDED	AB
B	23/06/2015	WINDOW NUMBERS ADDED	AB
A	12/06/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	AB/ML
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project  
**WARRIEWOOD - THE GROVE - RETAIL**

site address  
**23 B MACPHERSON STREET,  
WARRIEWOOD, NSW, 2102**

drawing  
**ELEVATIONS 01 & 02**

lot no. | D.P. no. | dwelling type  
**LOT 2 IN UNREG. PLAN OF SUBDIV.  
OF LOT 11, SEC. C, DP 5464**

ISSUED FOR  
CONSTRUCTION CERTIFICATE

0 1 2 3 metres 4

stage drawn checked scale @ A3

**CD AB TS/ML 1:100**

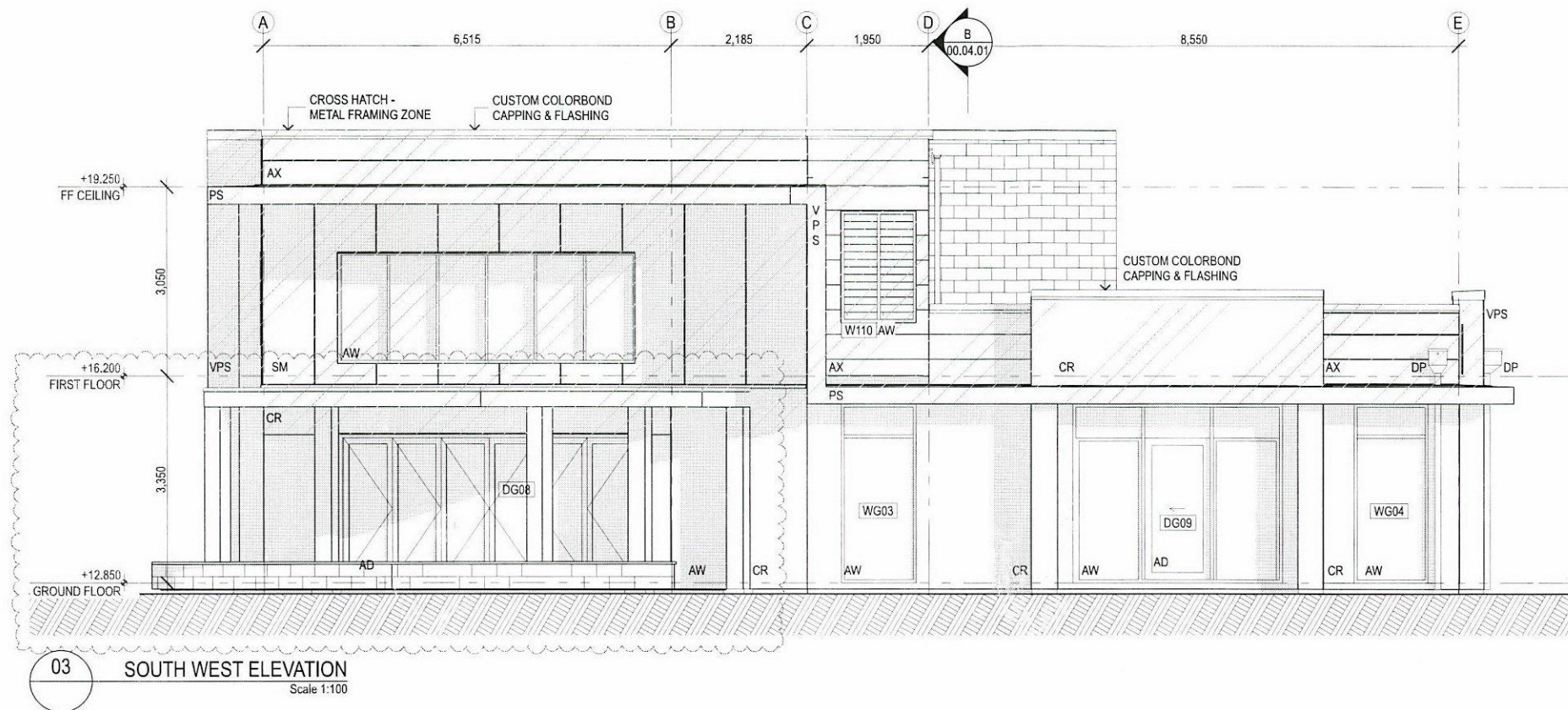
project # drawing # revision

**CP01042 00.03.01 C**

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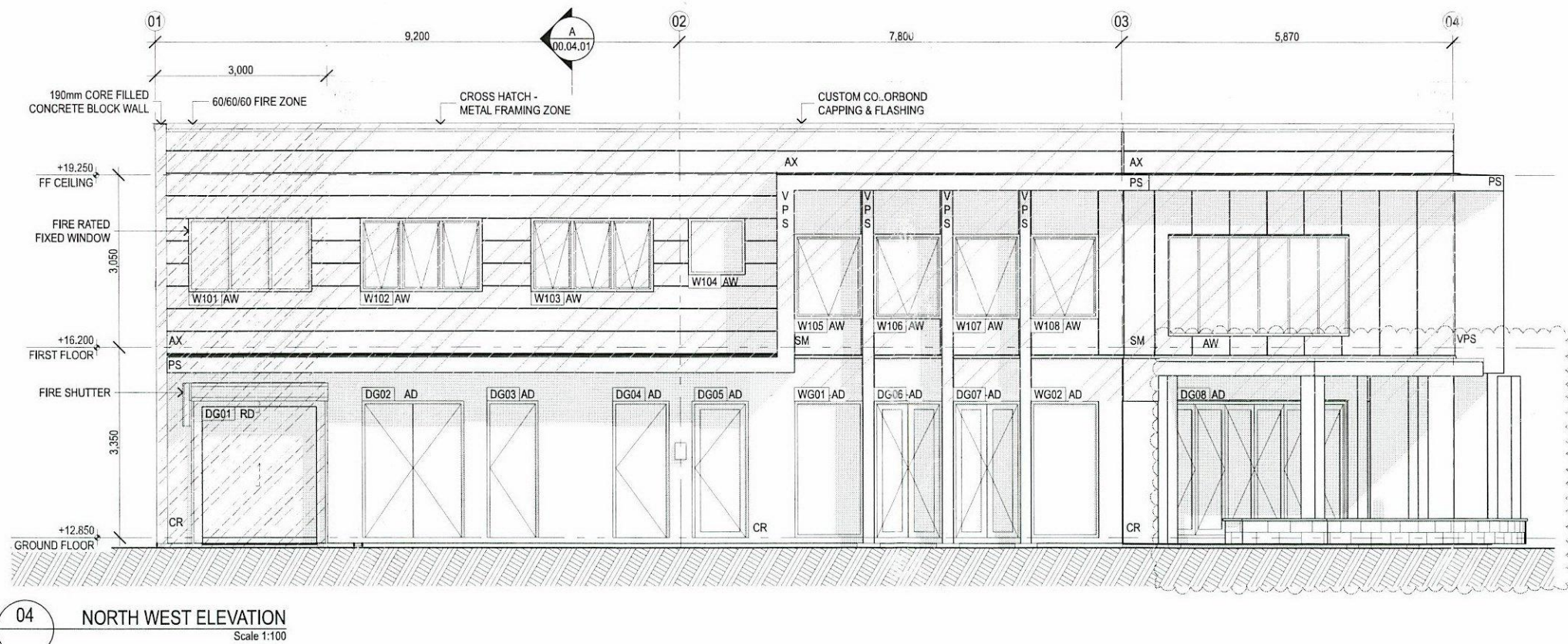
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- EARTHWORKS	- COMPLY TO BCA p. 3.1.1	- WATERPROOFING VET AREAS	- COMPLY TO AS1740
- GUTTERS/DOWNPIPES	- COMPLY TO AS2900.3.2	- ARTIFICIAL LIGHTING	- COMPLY TO BCA p. 3.6.4.3
- FOOTINGS AND SLABS	- COMPLY TO AS2870	- MECHANICAL VENTILATION	- COMPLY TO AS1698.2
- MASONRY	- COMPLY TO AS2700	- STAR CONSTRUCTION	- COMPLY TO BCA p. 3.3.1
- GLAZING	- COMPLY TO AS1288 & AS2047	- BALUSTRADES	- COMPLY TO BCA p. 3.3.2
- SMOKE ALARMS	- COMPLY TO BCA p. 3.7.2 & AS1786		



LEGEND	
AD	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
AX	HORIZONTAL SCYON AXON
CB	190mm CONCRETE BLOCK
CR	CONCRETE RENDER
DP	DOWNPIPE
PS	POLY-TEK SUNHOOD
RD	ROLLER DOOR
SM	SCYON MATRIX
VPS	VERTICAL POLY-TEK SUNHOOD

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D	08/07/2015	AWNING AMENDED, TITLE BLOCK AMENDED	AB
C	29/06/2015	PS/VPS HEIGHT ADJUSTED	AB
B	23/06/2015	WINDOW NUMBERS ADDED	AB
A	12/06/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	AB/ML
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project  
**WARRIEWOOD - THE GROVE - RETAIL**

site address  
**23 B MACPHERSON STREET,  
WARRIEWOOD, NSW, 2102**

drawing  
**ELEVATIONS 03 & 04**

lot no. | D.P. no. | dwelling type  
**LOT 2 IN UNREG. PLAN OF SUBDIV.  
OF LOT 11, SEC. C, DP 5464**

ISSUED FOR  
**CONSTRUCTION CERTIFICATE**

0 1 2 3 metres 4

stage drawn checked scale @ A3

**CD AB TS/ML 1:100**

project # drawing # revision

**CP01042 00.03.02 D**

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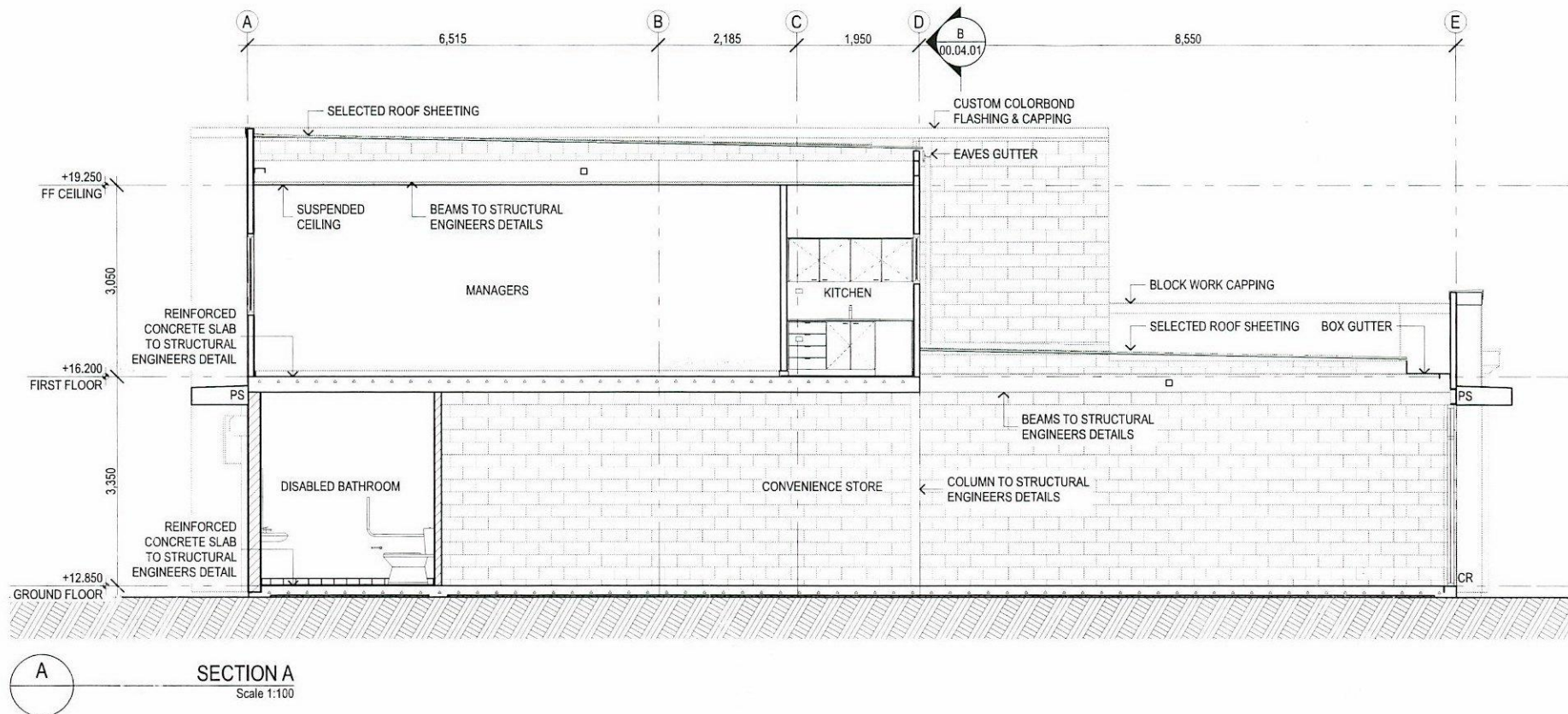
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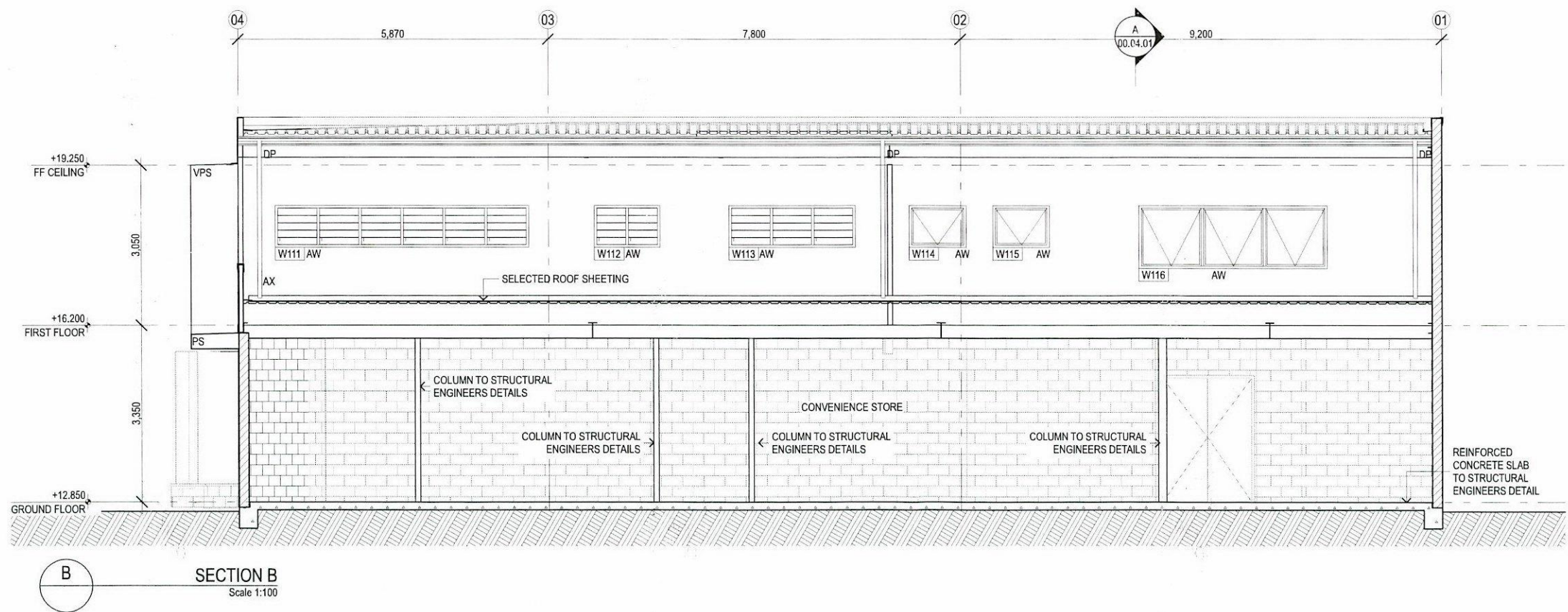
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- FOOTINGS AND SLABS	- COMPLY TO AS1570	- MECHANICAL VENTILATION	- COMPLY TO AS1686.2
- MASONRY	- COMPLY TO AS3700	- STAIR CONSTRUCTION	- COMPLY TO BCA 3.5.1
- GLAZING	- COMPLY TO AS1288 & AS1047	- BALUSTRADES	- COMPLY TO BCA 3.9.2
- SMOKE ALARMS	- COMPLY TO BCA 3.7.2 & AS3786		

#### LEGEND

AD	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
AX	HORIZONTAL SCYON AXON
CB	190mm CONCRETE BLOCK
CR	CONCRETE RENDER
DP	DOWNSPIPE
PS	POLY-TEK SUNHOOD
RD	ROLLER DOOR
SM	SCYON MATRIX
VPS	VERTICAL POLY-TEK SUNHOOD



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client  
**WARRIEWOOD PROPERTIES PTY LTD**  
project  
**WARRIEWOOD - THE GROVE - RETAIL**

site address  
**23 B MACPHERSON STREET,  
WARRIEWOOD, NSW, 2102**

drawing  
**SECTIONS A & B**

lot no. [ D.P. no. ] dwelling type  
**LOT 2 IN UNREG. PLAN OF SUBDIV.  
OF LOT 11, SEC. C, DP 5464**

ISSUED FOR  
**CONSTRUCTION CERTIFICATE**

0 1 2 3 metres 4

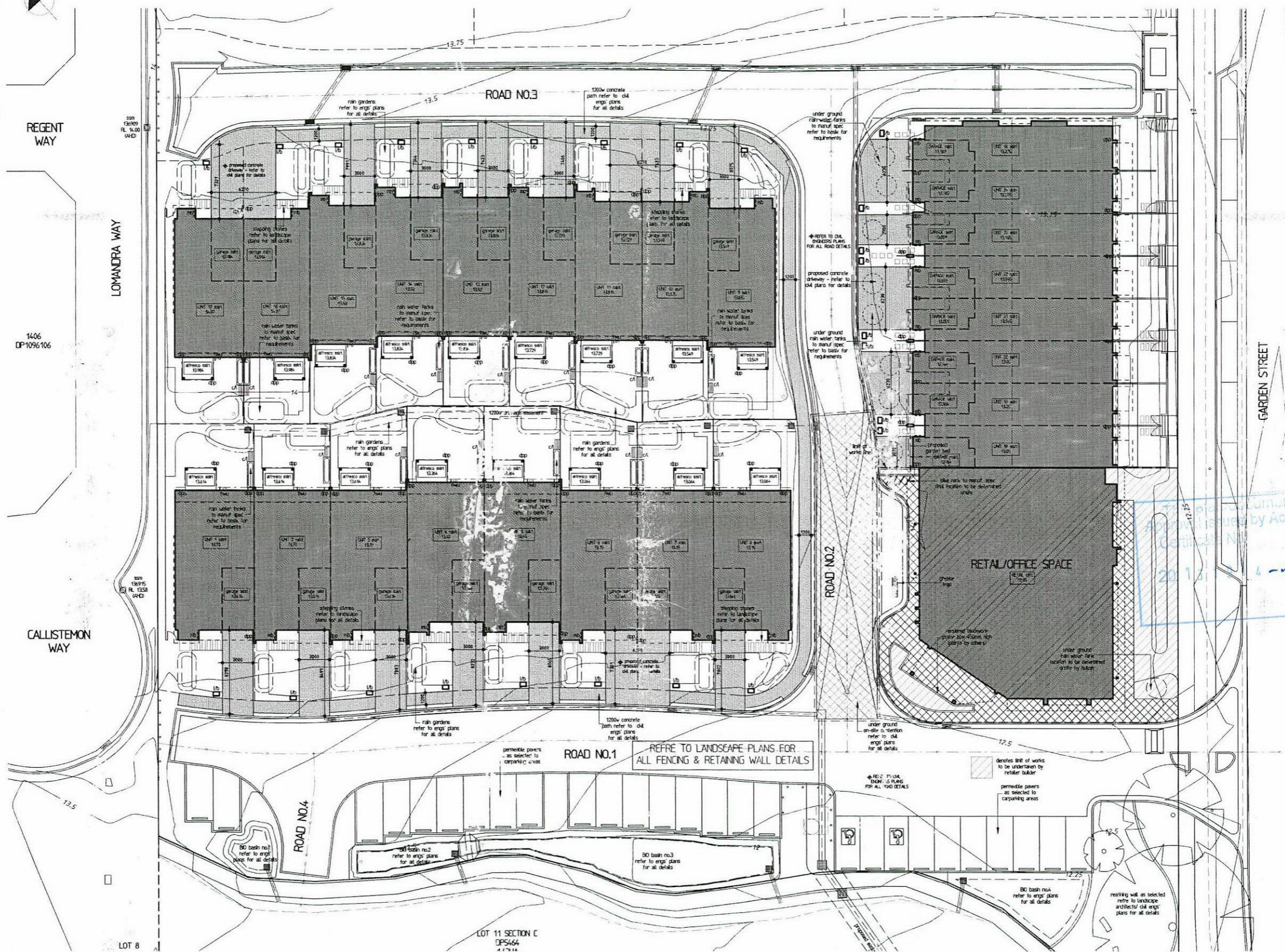
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**CD AB TS/ML 1:100**

project # drawing # revision

**CP01042 00.04.01 B**

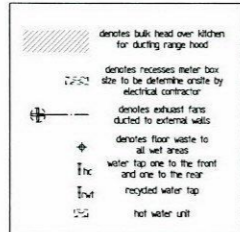
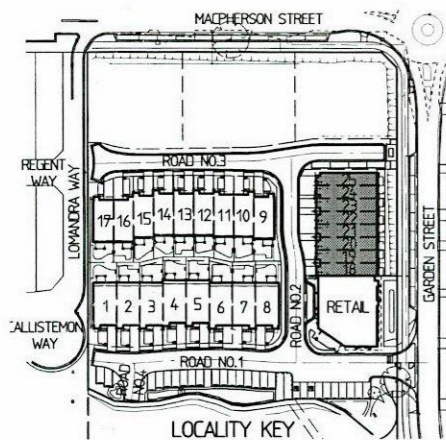
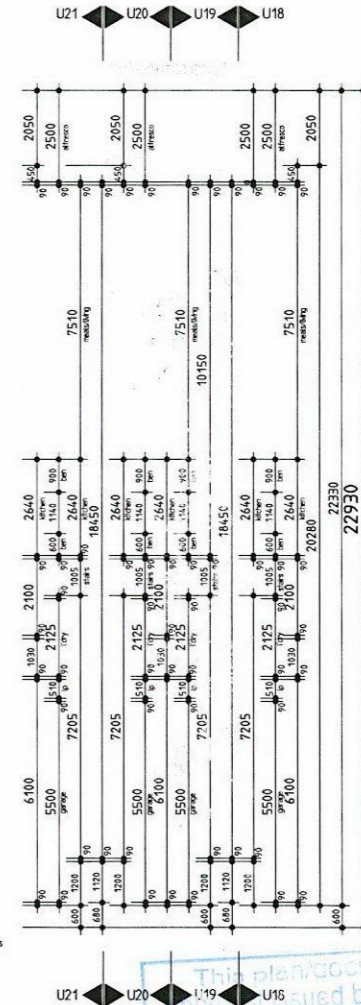
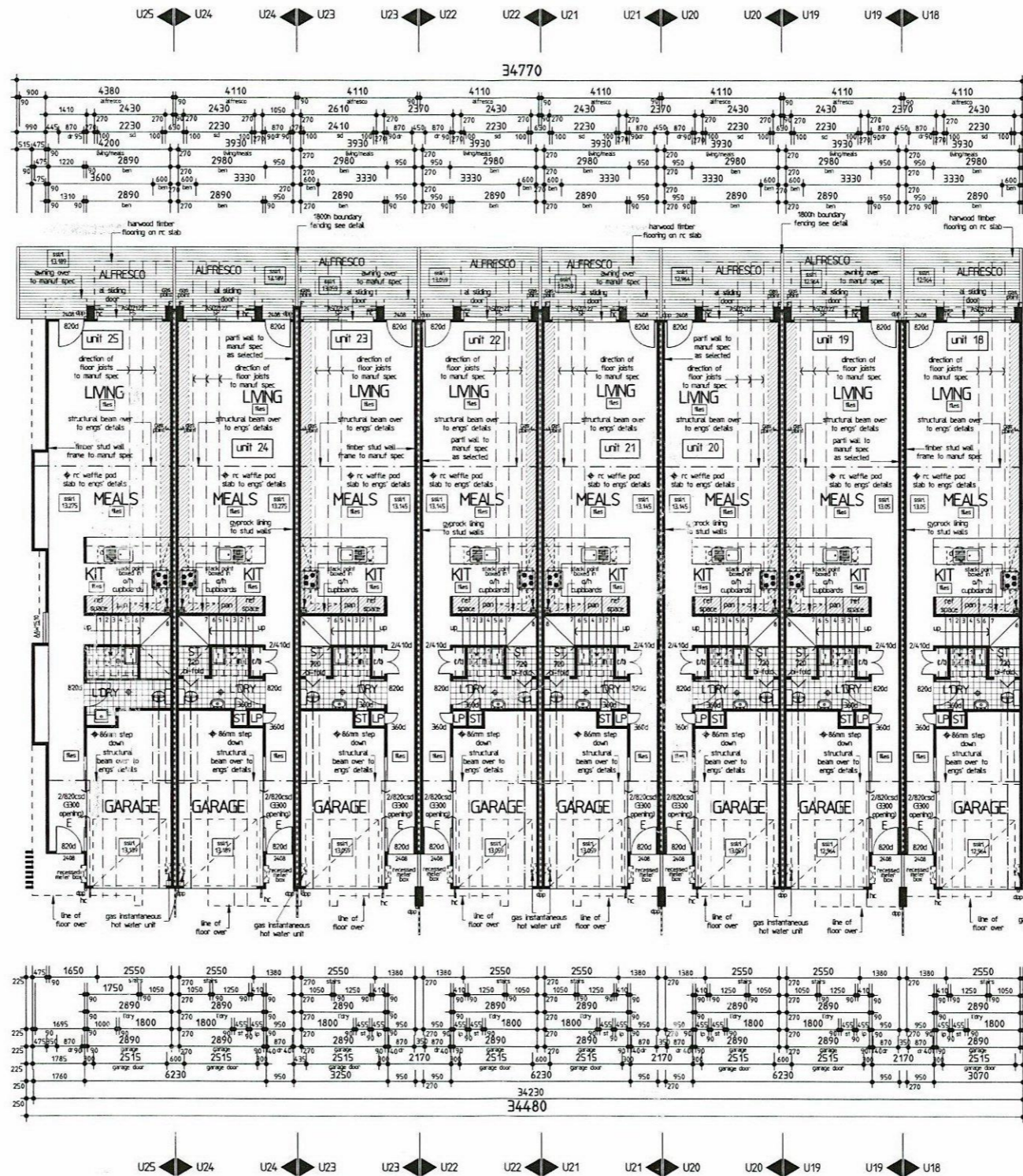
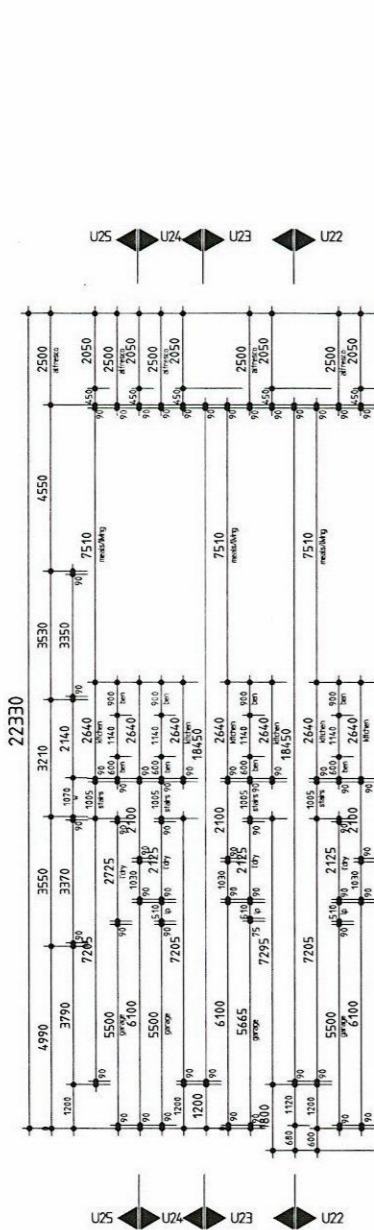
- NOTES:
1. ALL GROUND LINES ARE APPROXIMATE TO BE VERIFIED ON-SITE BY THE BUILDER.
  2. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. REFER ANY DISCREPANCIES BACK TO A&N DESIGN BEFORE PROCEEDING.
  3. ALL AGRICULTURAL PIPES & RETAINING WALLS TO ENG'S DETAILS.
  4. ALL SIZES TO BE CHECKED ON-SITE BY THE BUILDER.
  5. ALL STEEL STRUCTURAL MEMBERS NOTED TO BE CERTIFIED BY THE STRUCTURAL ENGINEER.
  6. ALL STRUCTURAL CONCRETE MEMBERS NOTED TO BE CERTIFIED BY THE STRUCTURAL ENGINEER.
  7. ALL TIMBER MEMBER SIZES NOTED TO BE VERIFIED BY STRUCTURAL ENGINEER OR TIMBER MERCHANT.
  8. BUILDING SETOUT TO BE VERIFIED ONSITE BY A REGISTERED SURVEYOR



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B	27-5-15	RE-ISSUED FOR CC	PF	DATE	14-4-14														
A	15-4-14	ISSUED FOR TENDER	PF	DATE	14-4-14														
N	DATE	REVISION	AMENDED BY																

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1. ALL GROUND LINES ARE APPROXIMATE TO BE VERIFIED ON-SITE BY THE BUILDER.
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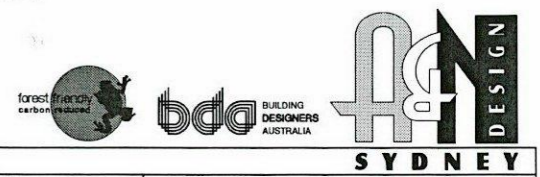
STRUCTURAL NOTE:  
steel & timber posts to support structural beams over the units to be located within timber stud wall frames.  
refer to structural engineers plans for post type & locations.

## GROUND FLOOR PLAN 1:100

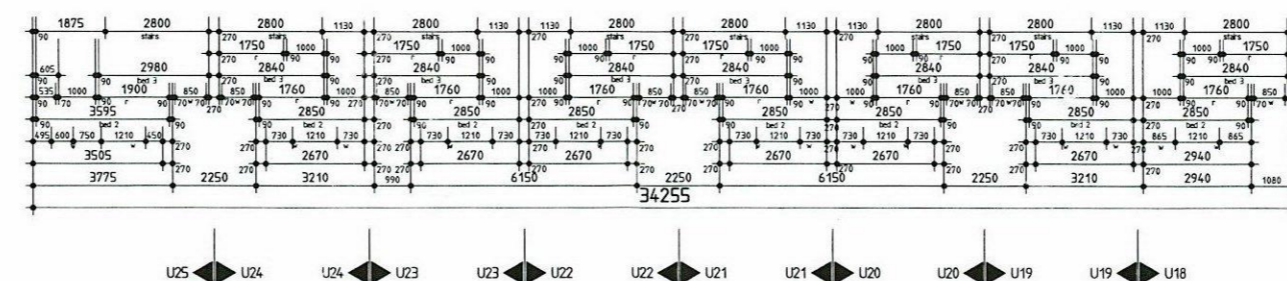
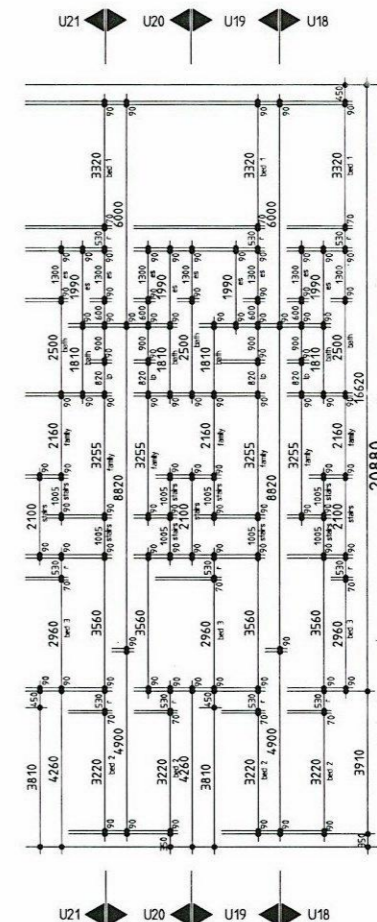
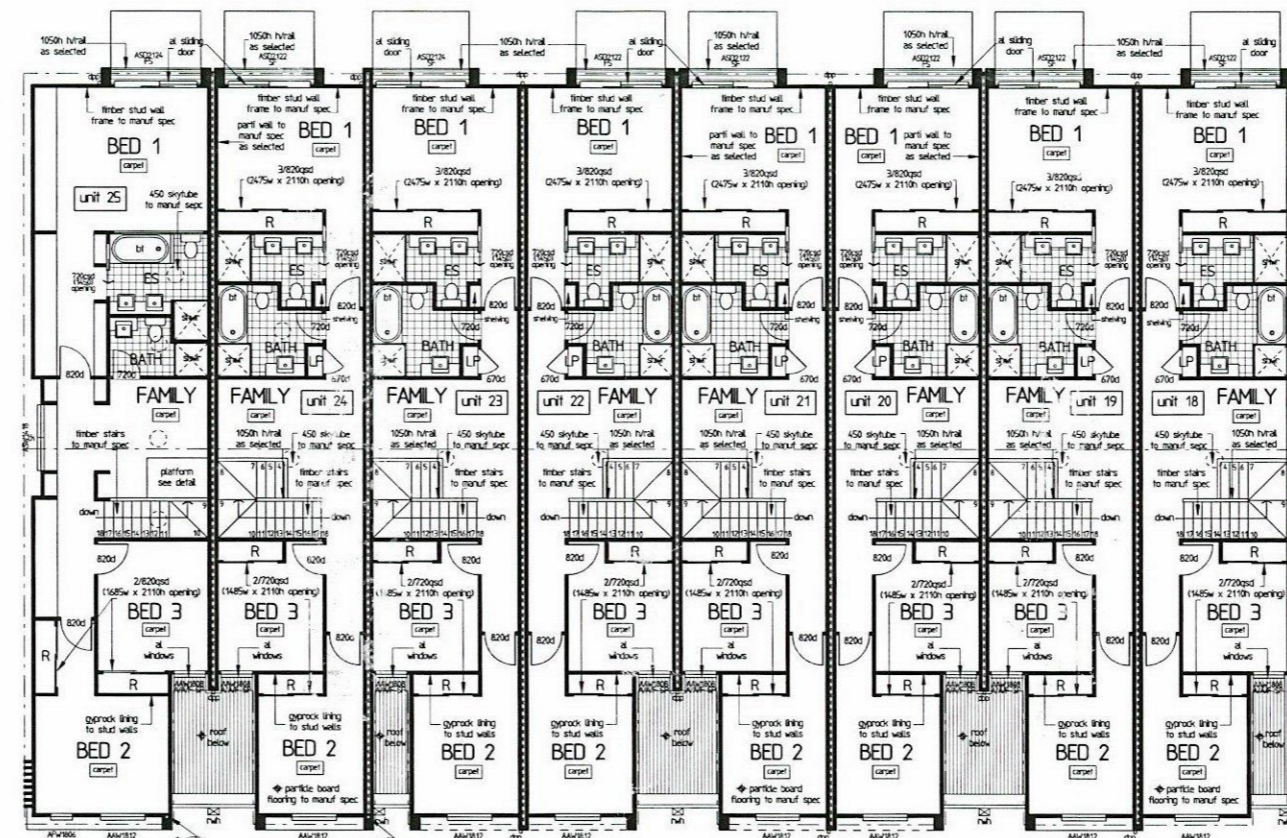
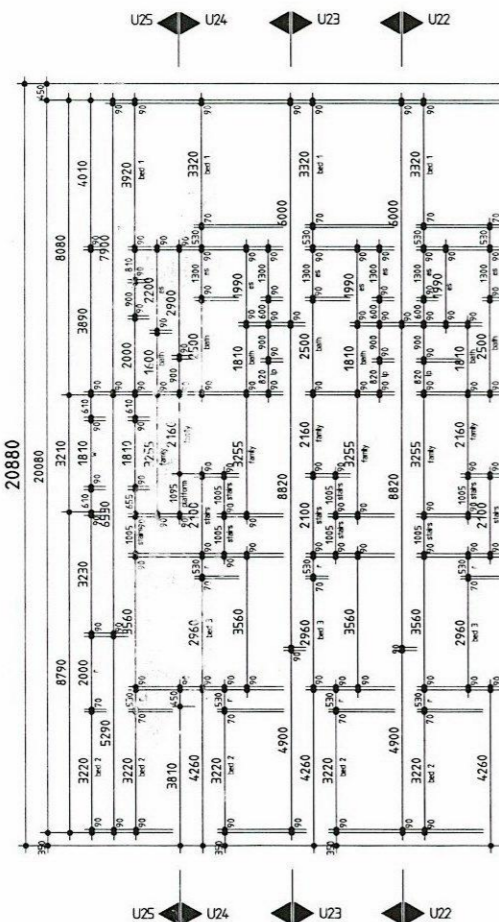
UNITS 18-25 THE BANKSIA

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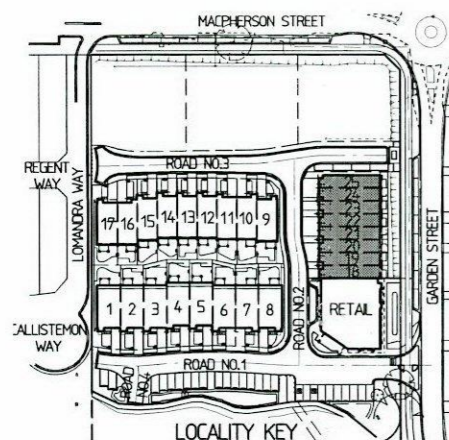
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B 27-5-15	RE-ISSUED FOR CC	PF								
A 15-4-14	ISSUED FOR TENDER	PF								
N DATE	REVISION	AMENDED BY								










- 
- The diagram illustrates a railway section of 34255 km. It features a series of signal masts labeled U25, U24, U23, U22, U21, U20, U19, and U18. The track layout is complex, with multiple parallel tracks and various signal parameters indicated by numbers. The central segment is labeled '34255'. The diagram is divided into several segments by signal masts, with a central segment labeled '34255'. The layout is divided into several segments by signal masts, with a central segment labeled '34255'.



## UNITS 18-25 THE BANKSIA



	denotes bulk head over kitchen for ducting range hood
	denotes meter box size to be determined on site by electrical contractor
	denotes exhaust fans ducted to external walls
	denotes floor waste to all well areas
	water tap one to the front and one to the rear
	recycled water tap
	hot water unit

**STRUCTURAL NOTE:**  
steel & h/w timber posts to eng's details to support steel beams over, to be located within timber stud wall frames.  
refer to structural engineers plans for post hgt & locations.

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forest friendly  
carbon reduced



**BUILDING  
DESIGN  
AUSTRALIA**

SYDNE

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				OF
				DA
B	27-5-15	RE-ISSUED FOR CC	PF	CH
A	15-4-14	ISSUED FOR TENDER	PF	DA

DRAWN	PF
DATE	14-4-14
CHECKED	AI
DATE	14-4-14

for: **WARRIEWOOD PROPERTIES  
PTY LTD**  
4 PONDEROSA PARADE WARRIEWOOD NSW 21012

builder:	
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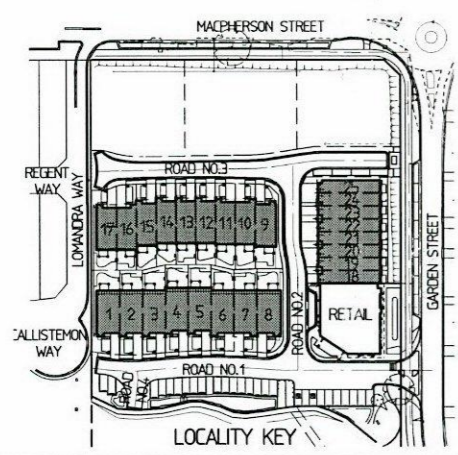
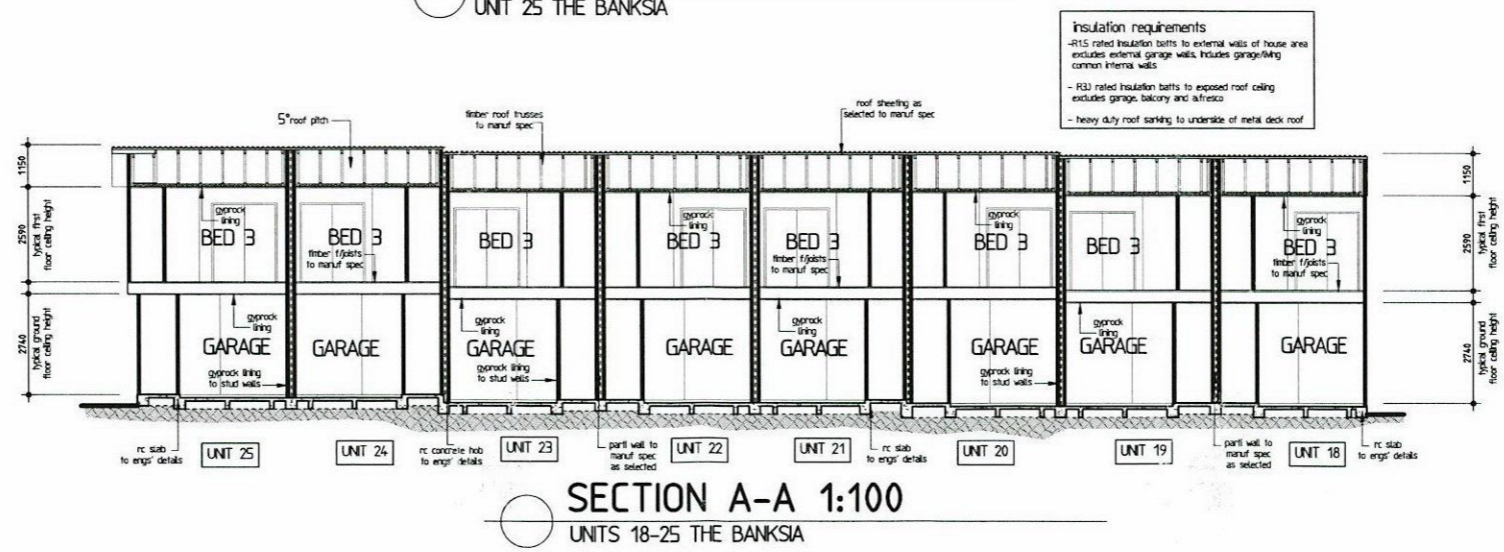
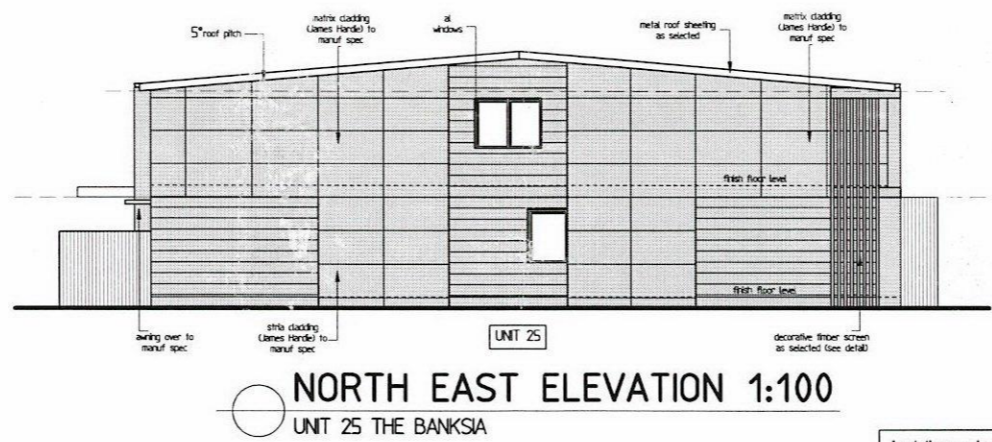
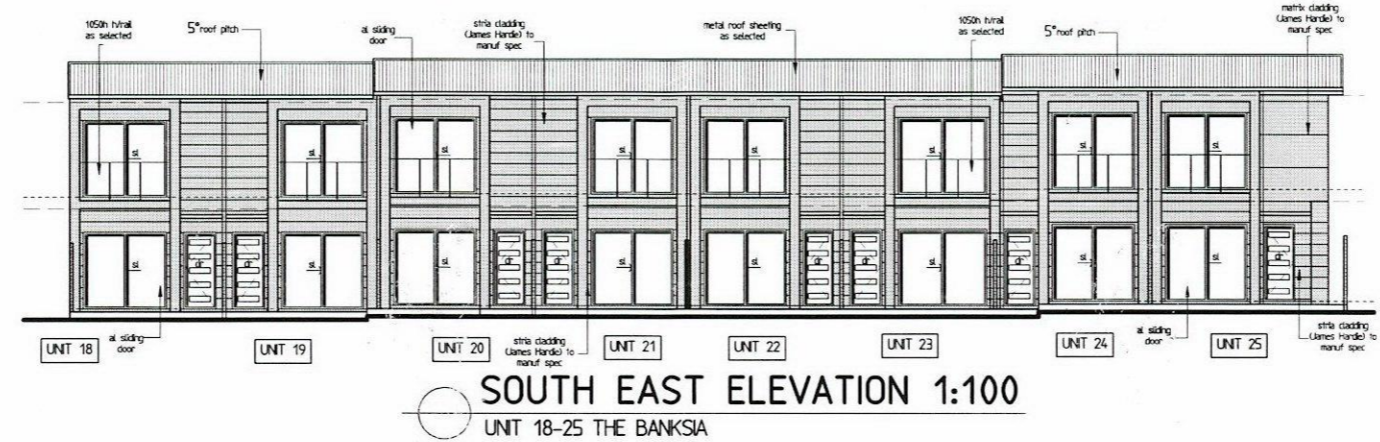
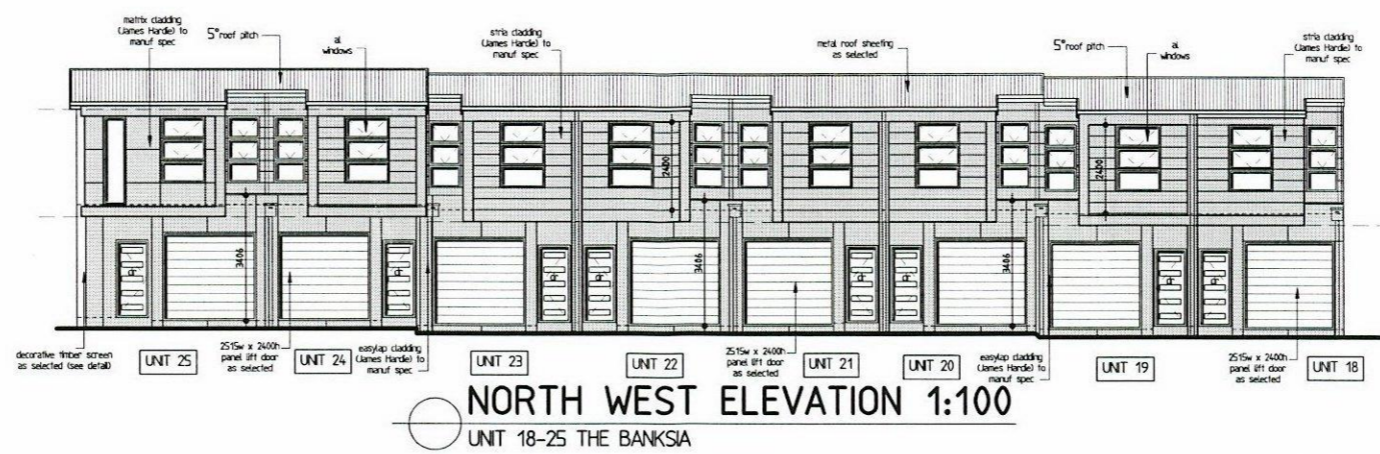
TBA

job address: Lot 11 Section C dp5464  
Cnr MacPherson Street  
8 Garden Street Warrigwong

project:		THE GROVE	
date:	11.0.13	drawing N°:	A17376
		sheet:	21

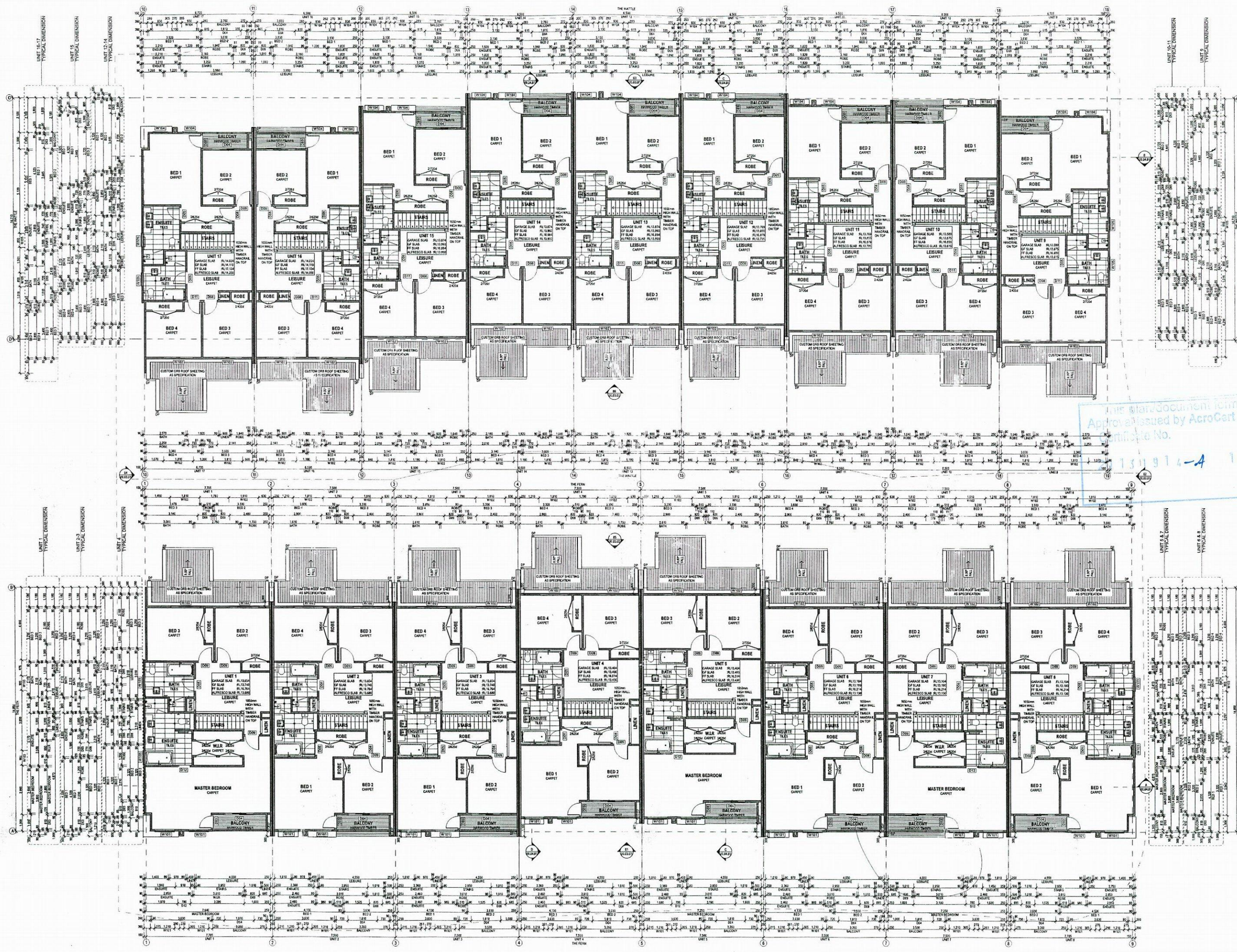
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLVENT CIRCLE  
BAULKHAM HILLS P.O. BOX 6410 BULKHAM HILLS  
BUSINESS CENTRE N.S.W. 2153  
PHONE: (02) 8824 3533 FAX: (02) 8824 3544

- NOTES:
1. ALL GROUND LINES ARE APPROXIMATE TO BE VERIFIED ON-SITE BY THE BUILDER.
  2. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. REFER ANY DISCREPANCIES BACK TO A&N DESIGN BEFORE PROCEEDING.
  3. ALL AGRICULTURAL PIPES & RETAINING WALLS TO ENG'S DETAILS.
  4. ALL SIZES TO BE CHECKED ON-SITE BY THE BUILDER.
  5. ALL STEEL STRUCTURAL MEMBERS NOTED TO BE CERTIFIED BY THE STRUCTURAL ENGINEER.
  6. ALL STRUCTURAL CONCRETE MEMBERS NOTED TO BE CERTIFIED BY THE STRUCTURAL ENGINEER.
  7. ALL TIMBER MEMBER SIZES NOTED TO BE VERIFIED BY STRUCTURAL ENGINEER OR TIMBER MERCHANT.
  8. BUILDING SETOUT TO BE VERIFIED ONSITE BY A REGISTERED SURVEYOR.



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N° DATE REVISION				AMENDED BY		PH: _____ FAX: _____		TBA		Lot 11 Section C dp5464 Cnr MacPherson Street & Garden Street Warriewood		THE GROVE		LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLVENT CIRCUIT BAULKHAM HILLS P.O. BOX 6410 BULKHAM HILLS BUSINESS CENTRE N.S.W. 2153 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.ANDESIGNSYDNEY.COM.AU	

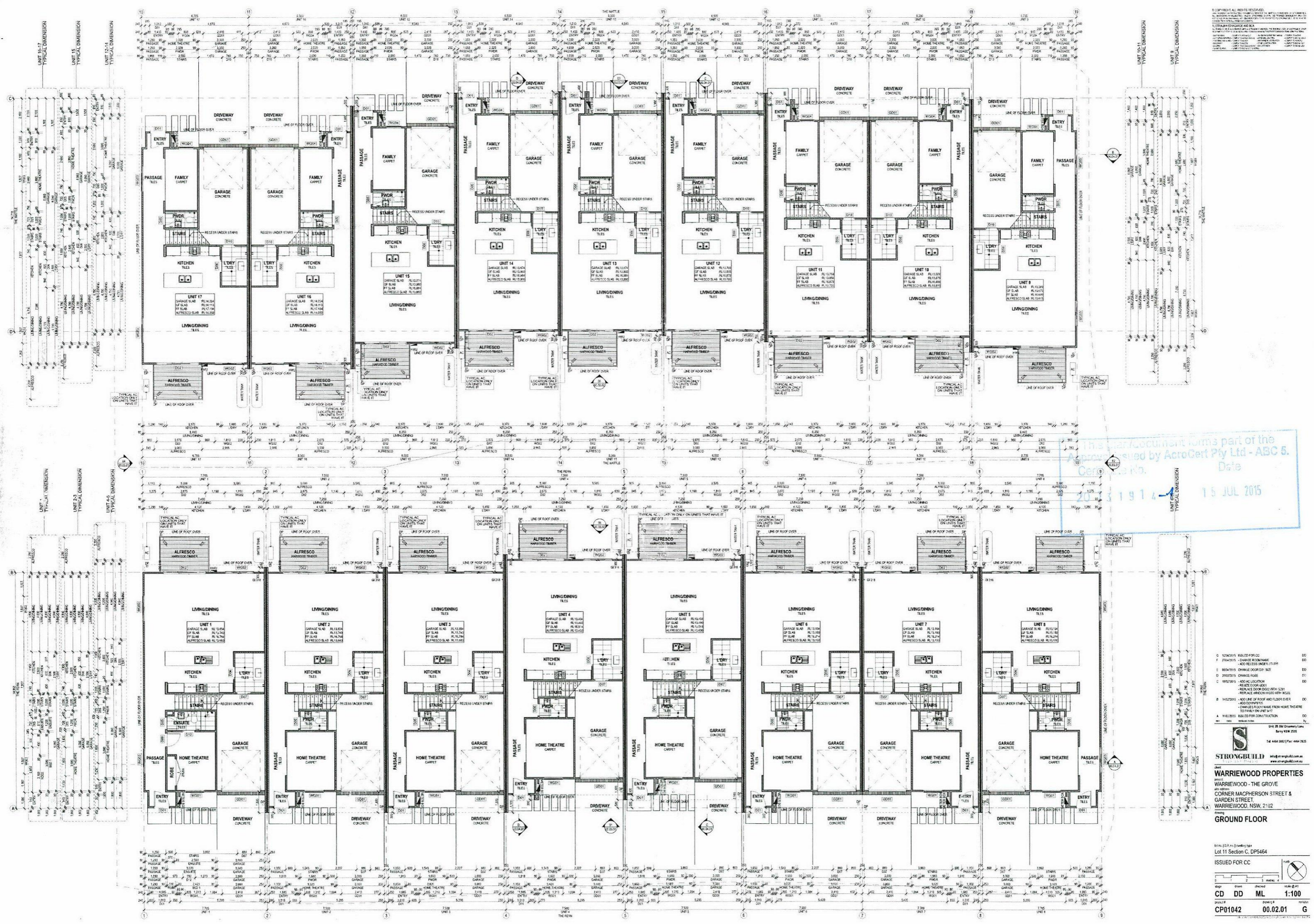


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STRONGBUILD  
 WARRIEWOOD PROPERTIES  
 WARRIEWOOD - THE GROVE  
 CORNER MACPHERSON STREET &  
 GARDEN STREET,  
 WARRIEWOOD, NSW, 2102  
 FIRST FLOOR PLAN

Lot 11 Section C, DP5464  
 ISSUED FOR CC  
 CD DD ML 1:100  
 CP01042 00.02.02 H



1. CONSTRUCTION AND MATERIALS  
2. FINISHES  
3. FURNITURE AND FITTINGS  
4. ELECTRICAL  
5. PLUMBING  
6. HEATING AND COOLING  
7. SAFETY  
8. OTHER

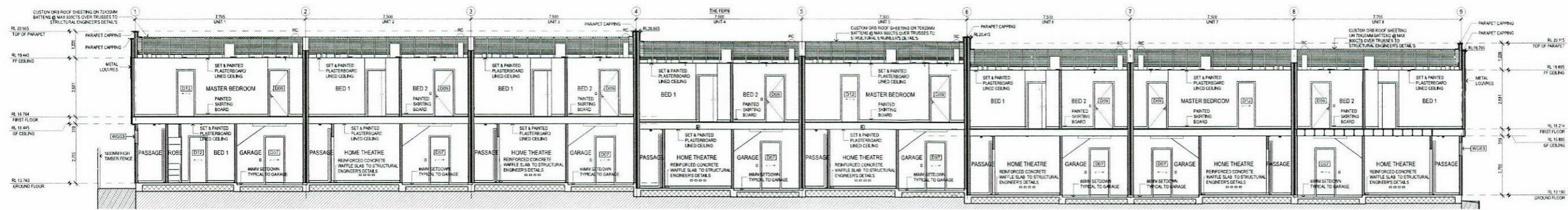
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Date 15 JUL 2015

1. CONSTRUCTION AND MATERIALS  
2. FINISHES  
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4. ELECTRICAL  
5. PLUMBING  
6. HEATING AND COOLING  
7. SAFETY  
8. OTHER

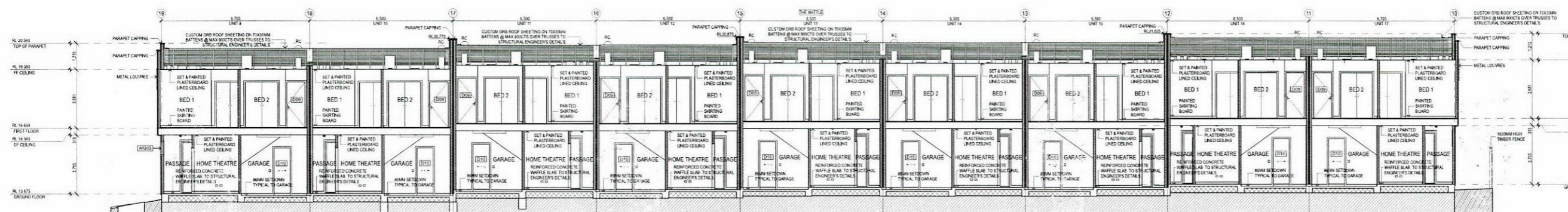
**STRONGBUILD**  
WARRIWOOD PROPERTIES  
WARRIWOOD - THE GROVE  
CORNER MACPHERSON STREET &  
GARDEN STREET,  
WARRIWOOD, NSW, 2102

Lot 11 Section C, DP5464  
ISSUED FOR CC  
CD DD ML 1:100  
CP01042 00.02.01 G

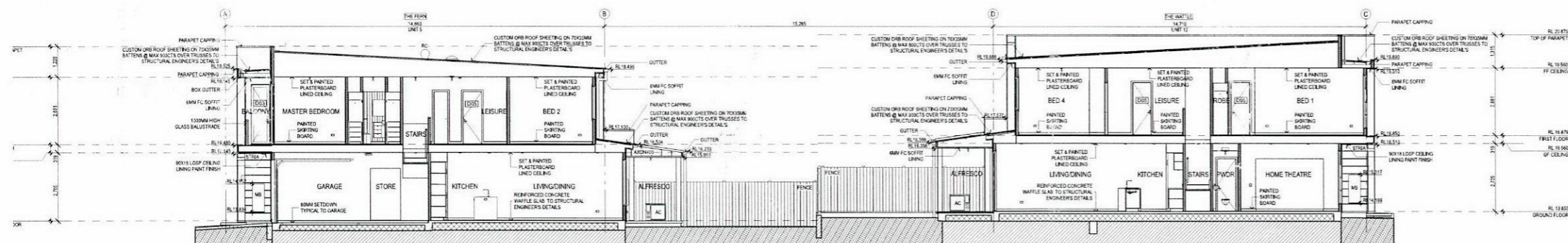
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STRA	SECTION STRIP CLADDING
ALUM	SECTION ALUMINUM CLADDING
CB	CUSTOM ON ROOF SHEETING
SL	ROOF CEILING
MT	WATER TANK
HW	HOT WATER UNIT
MB	METER BOX
BA-51	CLASSED BALUSTRADE
AC	DOWNPIPE
AC	AIR CONDITIONER



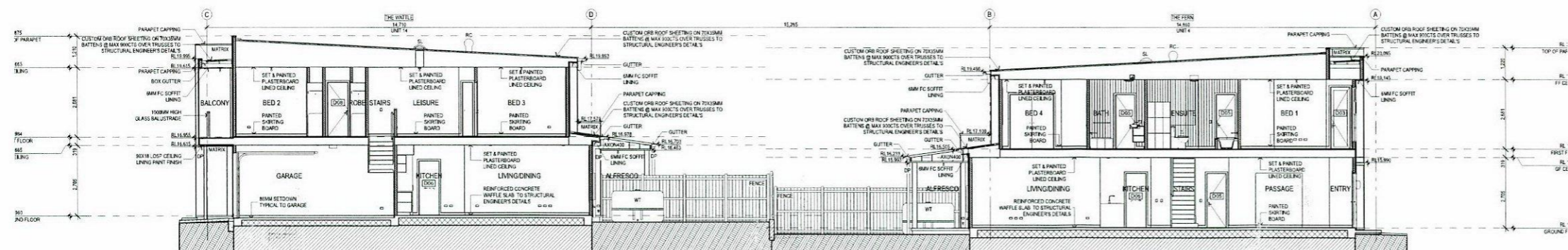
SECTION A - THE FERN  
 Scale 1:100



SECTION B - THE WATTLE  
 Scale 1:100



SECTION C - THE FERN & THE WATTLE  
 Scale 1:100



SECTION D - THE WATTLE & THE FERN  
 Scale 1:100

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20131914-4 15 JUL 2015

C 10/06/2015 ISSUED FOR CC  
 B 19/02/2015 ISSUED FOR CONSTRUCTION  
 A 11/02/2015 ISSUED FOR CONSTRUCTION  
 BY DATE PREPARED BY

**STRONGBUILD**  
 100 Old Dromedary Lane  
 Berry NSW 2535  
 Tel: 4444 3882 Fax: 4444 3423  
 www.strongbuild.com.au

**WARRIWOOD PROPERTIES**  
 100 Old Dromedary Lane  
 Berry NSW 2535  
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 www.strongbuild.com.au

CORNER MACPHERSON STREET &  
 GARDEN STREET,  
 WARRIWOOD, NSW, 2102

# SECTIONS

100 Old Dromedary Lane  
 Lot 11 Section C, DP5464

ISSUED FOR CC

CD	DD	ML	scale @ 1:100
CP01042	00.04.01	C	



06 ELEVATION 06 - THE WATTLE Scale 1:100

D	10/06/2015	ISSUED FOR CC	
C	18/02/2015	CHANGE WOOD SASH TYPE	
B	18/02/2015	REISSUED FOR CONSTRUCTION	
A	11/02/2015	ISSUED FOR CONSTRUCTION	

drawing  
ELEVATIONS 02

ISSUED FOR CC: \_\_\_\_\_

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stage	drawn	checked	scale @ A1
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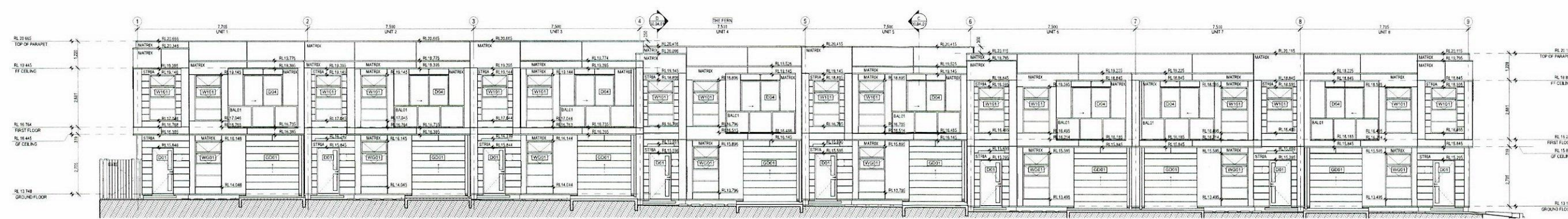
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CP01042	00.03.02	
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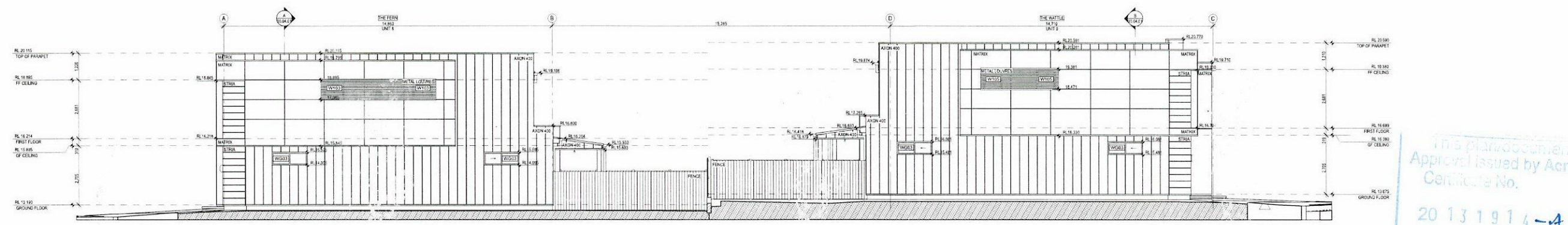
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DRAWING NO. 00.03.01

LEGEND  
MATRIX: SECTION MATRIX CLADDING  
STRA: SECTION STRIA CLADDING  
ACON: SECTION AVON CLADDING  
CL: CUSTOM ONE ROOF SHEETING  
RL: ROOF COOL  
HT: HOT WATER UNIT  
HW: HOT WATER UNIT  
MB: METER BOX  
BA: BALUSTRADE  
AC: AIR CONDITIONER

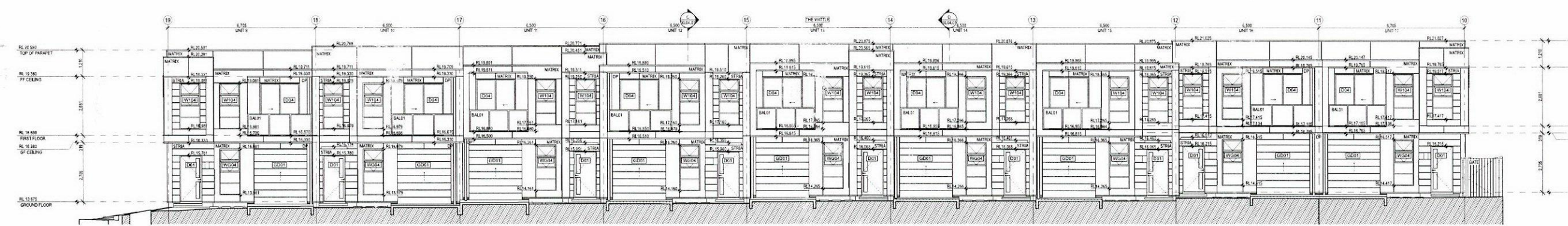


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Scale 1:100

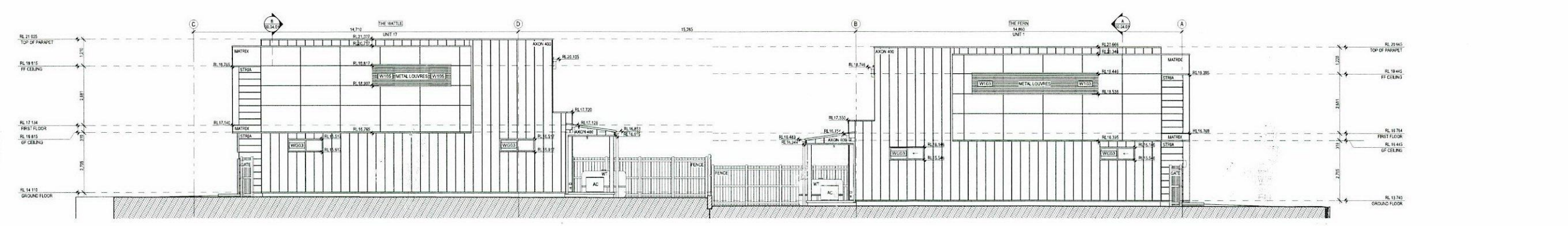


02 ELEVATION 02 - THE FERN & THE WATTLE  
Scale 1:100

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Certificate No. 20131914-4  
Date 15 JUL 2015



03 ELEVATION 03 - THE WATTLE  
Scale 1:100



04 ELEVATION 04 - THE WATTLE & THE FERN  
Scale 1:100

C 15/06/2015 ISSUED FOR CC  
D 15/06/2015 REISSUED FOR CONSTRUCTION  
A 11/02/2015 ISSUED FOR CONSTRUCTION  
BY: [Signature] DRAWN: [Signature]  
Unit 25 Old Cremery Lane  
Berry NSW 2535  
Tel: 444 3822 | Fax: 444 3825

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WARRIWOOD PROPERTIES  
WARRIWOOD - THE GROVE  
CORNER MACHERSON STREET &  
GARDEN STREET,  
WARRIWOOD, NSW, 2102

ELEVATIONS 01

Lot 11 Section C, DP5464  
ISSUED FOR CC

CD DD ML 1:100  
CP01042 00.03.01 C

20131914-4 15 JUL 2015

B 10/06/2015 ISSUED FOR GC  
A 11/02/2015 ISSUED FOR CONSTRUCTION

REV: 04/04 Revision Notes

Unit 28 Old Creamery Lane  
Berry NSW 2535

Tel: 4464 3802 | Fax: 4464 3803

drawing  
**ROOF PLAN**

ISSUED FOR CC

stage	drawn	checked	scale @ A1
CD	DD	MI	1:100

CD	DD	ML	T.100
project #		drawing #	rev

CP01042 00.02.03