

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Construction Certificate
 Modified Construction Certificate

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr Mrs Ms Dr Other

Given Names (or ACN) Family Name (or Company)

Postal Address (we will post all mail to this address)

Post Code

Daytime telephone Alternate no. Mobile no.

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company, the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s)

Address

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no. Street name

Suburb Post code

Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no. DP no.

RECEIVED MONA VALE
 13 JUN 2012
 SERVICE

R-323288

4. Description of work

What type of work do you propose to carry out?
Please describe briefly everything that you want approved.

MINOR MODIFICATIONS TO EXISTING CC N° 1408CC2

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work \$ 19,000,000

6. Development Consent

Council Consent no. 0834/05/596/2

Date of Determination 1/6/2012

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification CLASS 2+7

8. Builder's details

If known, to be completed in the case of residential building work

Name INFINITY CONSTRUCTION GROUP P/L

Licence no. 173639C

Owner/builder permit no.

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature

DIRECTOR / SECRETARY

DIRECTOR

BAMVIEW INVESTMENT GROUP P/L

Date

12.06.12

THIS DOCUMENT IS NOT AN AUTHORITY TO COMMENCE ANY BUILDING WORKS - NO BUILDING WORK MAY TAKE PLACE UNLESS A CONSTRUCTION CERTIFICATE AND REQUIRED PCA STATUTORY NOTICES HAVE BEEN ISSUED AND RECEIVED.

OWNER'S ACCEPTANCE OF SERVICE AGREEMENT / APPOINTMENT OF PCA

Proposed Building Works:

39 APARTMENTS + ASSOCIATED PARKING

Council DA No:

834/05/596/2

Property Address:

1825 PITTWATER RD BAYVIEW

In accordance with the *Terms and Conditions* contained herein, and the issued Fee Proposal document, I hereby agree to this Service Agreement with **Insight Building Certifiers Pty Ltd**, including the associated payment of fees. In accordance with the Act and Regulations, I hereby make application to appoint as the Principal Certifying Authority ('the PCA') for the proposed building works under the subject development consent, concluding upon the issuing of the Final Occupation Certificate or upon termination of this agreement. I acknowledge that **Insight Building Certifiers Pty Ltd** is not the PCA until it has accepted and confirmed its appointment to me in writing.

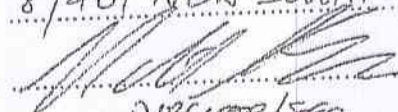
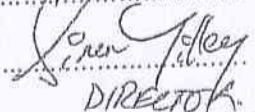
Owner's Name:

BAYVIEW INVESTMENT GROUP P/L

Owner's Address:

8/401 NEW SOUTH HEAD RD, DOUBLE BAY NSW 2028

Owner's Signature:


DIRECTOR/SEC. 
DIRECTOR

ACCREDITED CERTIFIER'S ACCEPTANCE OF SERVICE AGREEMENT

I hereby agree to provide the nominated services detailed in this Service Agreement and the issued Fee Proposal, subject to the terms and conditions attached.

Insight Building Certifiers Pty Ltd

Accredited Certifier No.

(Building Professionals Board)

Date:

Mr M Carolan
C/- Bayview Investment Group Pty Ltd
8/401 New South Head Rd
Double Bay NSW 2028

Construction Certificate

Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises:

Address of Property: 1825 Pittwater Rd, Bayview NSW 2104

Plan Numbers Approved: Project AA. Res 0801, Drawings No.s A1.04 Rev D Dated 1.10.10, A1.05 & A1.06 Rev B dated 17.1.11 & A1.07, A2.01, A2.02, A1.11, A1.12, A1.13, A3.01, A1.16, A3.02, A1.19 & A3.03 all Rev C dated 28.5.12

NOTE: REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE READ IN CONJUNCTION WITH THIS CONSTRUCTION CERTIFICATE.

Information attached to this decision:



A Fire Safety Schedule

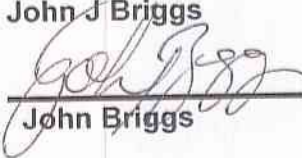


The Conditions of the Certificate

Construction Certificate No: 1408CC5
Date of this Decision and Certificate: 13th June 2012

Certifying Authority: John J Briggs

Signature:
Name of accredited Certifier:


John Briggs

Building Professionals Board Accreditation No: BPB 0049

Proposal: Screening of air-conditioning units & other minor modifications.

Development Consent No: N0834/05 & N0834/05/S96/1 & N0834/05/S96/2

Date of Determination: 16.3.07 & 21.12.10 & 1.6.12

Council Area: Pittwater

Applicant's right of appeal – If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

WALL SCHEDULE - BASEMENT			
600/600 DETAIL NOTES - 1 hr Structural Adequacy / Integrity / Insulation			
TYPE	FIRE RATING	DESCRIPTION	REMARKS
1	120 / 120 / 120	200 Dincor Retaining wall. Reinforced internally except for plant room or store room	--
2	120 / 120 / 120	200 Dincor Retaining wall with 25mm turning channel and PB one side	--
3	120 / 120 / 120	200 Dincor Retaining wall with PB or VB or R-render one side	--
4	120 / - / -	200 Internal Dincor Wall Painted except for plant room or store room	--
5	120 / - / -	200 Internal Dincor Wall Painted with PB or VB one side (VB in wet areas)	--
6	120 / 90 / 90	200 Internal Dincor Wall	--
7	120 / 120 / 120	200 Dincor retaining wall with 50mm battens / 7.5 blueboard and render	--
8	120 / 90 / 90	200 Dincor external wall - PB int. / Dincor 50mm battens / 7.5 blueboard and render	--
9	120 / 120 / 120	200 Internal double brick wall rendered and painted both sides	--
11	120 / 120 / 120	CB wall - Painted except for plant room or store room shaft	--
12	120 / 120 / 120	CB wall finished on one side with PB or R-render (PB to lobby and render to carpark)	--
13	120 / 120 / 120	CB wall - R / CB / 25 turning channel / PB (PB to lobby and render to carpark)	--
14	120 / 120 / 120	CB wall finished on one side with 25 turning channel and PB	--
15	120 / - / -	CB wall - Painted	--
16	120 / 120 / 120	CB wall - PB / CB / R-render external	--
17	120 / 90 / 90	CB wall	--
18	- / - / -	140 CB wall rendered externally	--
37	- / - / -	RC wall	--
70	90 / - / -	Single brick wall	--
88	- / - / -	TS wall with PB or VB both sides	--
84	- / - / -	75mm MS wall with PB one side	--
85	- / - / -	75mm MS wall with PB both sides	--

WALL NUMBERING	WALL LEGEND
1-10 Basement Dincor walls	RC Reinforced Concrete (wall or column dimensions as per structural engineer's specifications)
11-20 Basement CB walls	CB Concrete Blockwork (190 mm U.N.O.)
21-30 Ground and First level CB walls	BR Brickwork (110 mm U.N.O.)
31-40 RC Walls	MS Metal Stud (64 mm U.N.O.)
41-60 Cavity or double brick wall	TS Timber Stud (90 mm U.N.O.)
61-80 Single brick	PB Plasterboard (13 mm U.N.O.)
81-100 Brick veneer and stud wall	VB Vills Board (6 mm U.N.O.)
	FC Fibre Cement sheets

LIST OF AMENDMENTS	
Revision	Description
B	Annotation added for concrete driveway colour
D	Cart exit at the basement moved away from North Eastern boundary by 2.6 metres and reduced in width from 4 metres to 2.4 metres; Reconfiguration of bicycle store, store room and cleaners toilet and install secondary electrical switch room; Door number 20 (sliding fire door) changed to fire shutter door.

SIGNAGE	
LS	Lobby Signs as detailed
GS	Gym/ Pool Sign as detailed

ABBREVIATIONS:	
BRE	Bin Room Exhaust (Penetration)
CPE	Car Park Exhaust (Penetration)
CL	Centre Line
DP	Down Pipe
FF	Fireplace Flue
FHR	Fire Hose Reel
GM	Gas Meter
ME	Mechanical Exhaust: bathroom/ kitchen
RWO	Rain Water Outlet
TOP	Top Of Parapet

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Design + Statutory Approvals by: Marchese + Partners International Pty Ltd
Level 7, 107 Mount Street North Sydney NSW 2060

**CONSTRUCTION
CERTIFICATE**

ANTONIAADES ARCHITECTS

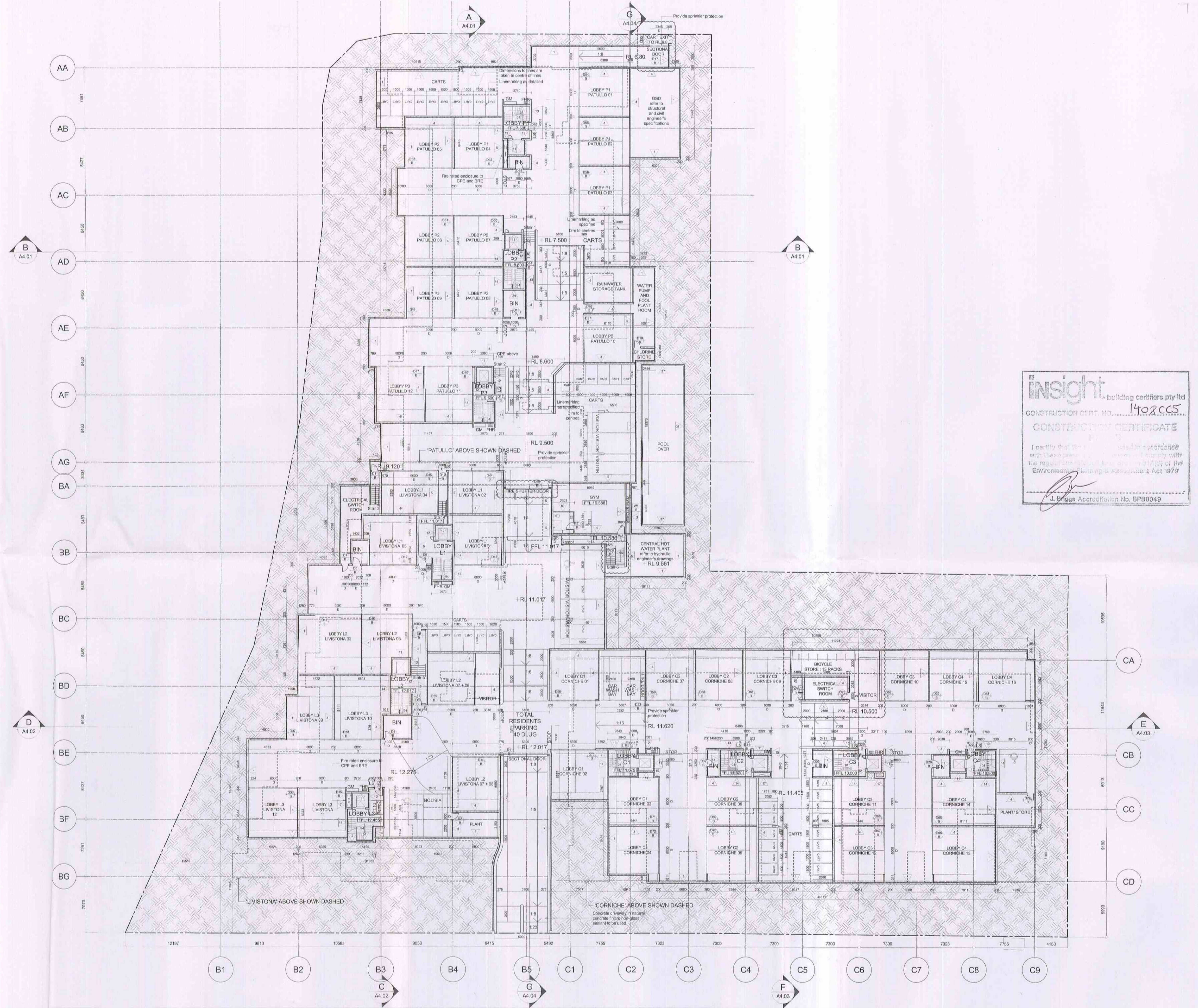
Suite 1, L2, 24 Bay St, Double Bay NSW 2028
Tel: 9329 3339 Fax: 9329 3369
www.antoniaades.com.au ACN 129 731 559

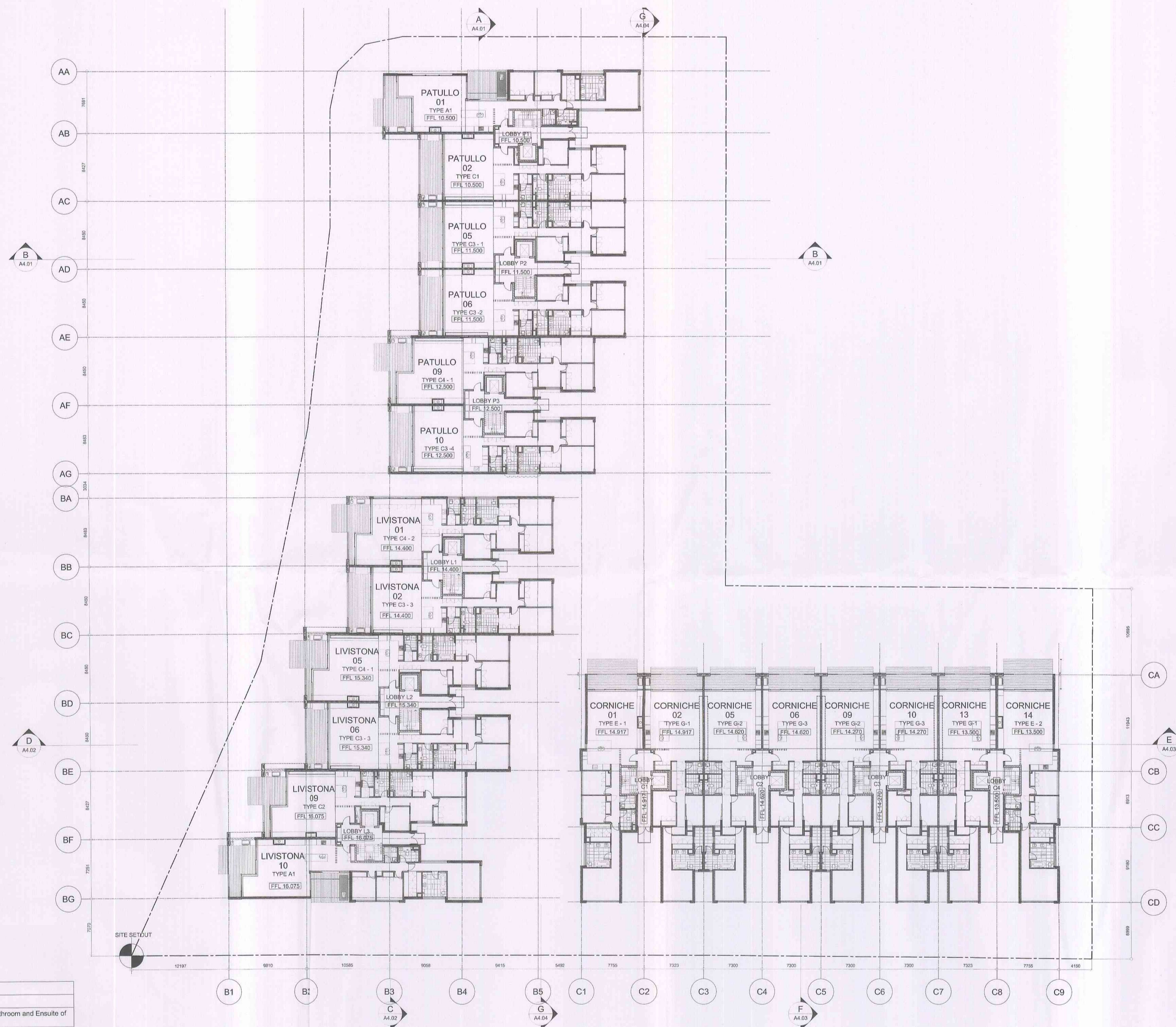
PROJECT
THE MASTERS
DARLEY STREET WEST, BAYVIEW
THE MASTERS RESIDENCES PTY LTD

DRAWING TITLE
BASEMENT PLAN

SCALE 1:250@A1

DATE	OCTOBER 2010	DRAWN	KM, EC
PROJECT NO.	AA.RES.0801	CHECKED	AA
DRAWING NO.	A1.04	APPROVED	AA
		REVISION	D





insight building certifiers pty ltd
 CONSTRUCTION CERT. NO. 1408cc5
CONSTRUCTION CERTIFICATE
 PLANS
 I certify that the work depicted in accordance with these plans & specifications complies with the regulatory provisions of Section 61A(5) of the Environmental Planning & Assessment Act 1978
 J. Briggs Accreditation No. BP80049

Revision	Description
B	Highlight windows added to Bathroom and Ensuite of Patullo 10

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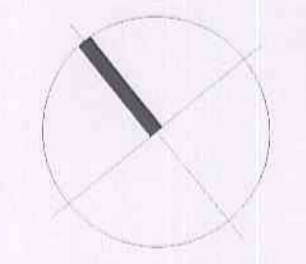
CONSTRUCTION CERTIFICATE

REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	17.01.11
B	Amended Construction Certificate Application	AA	AA	24.05.12

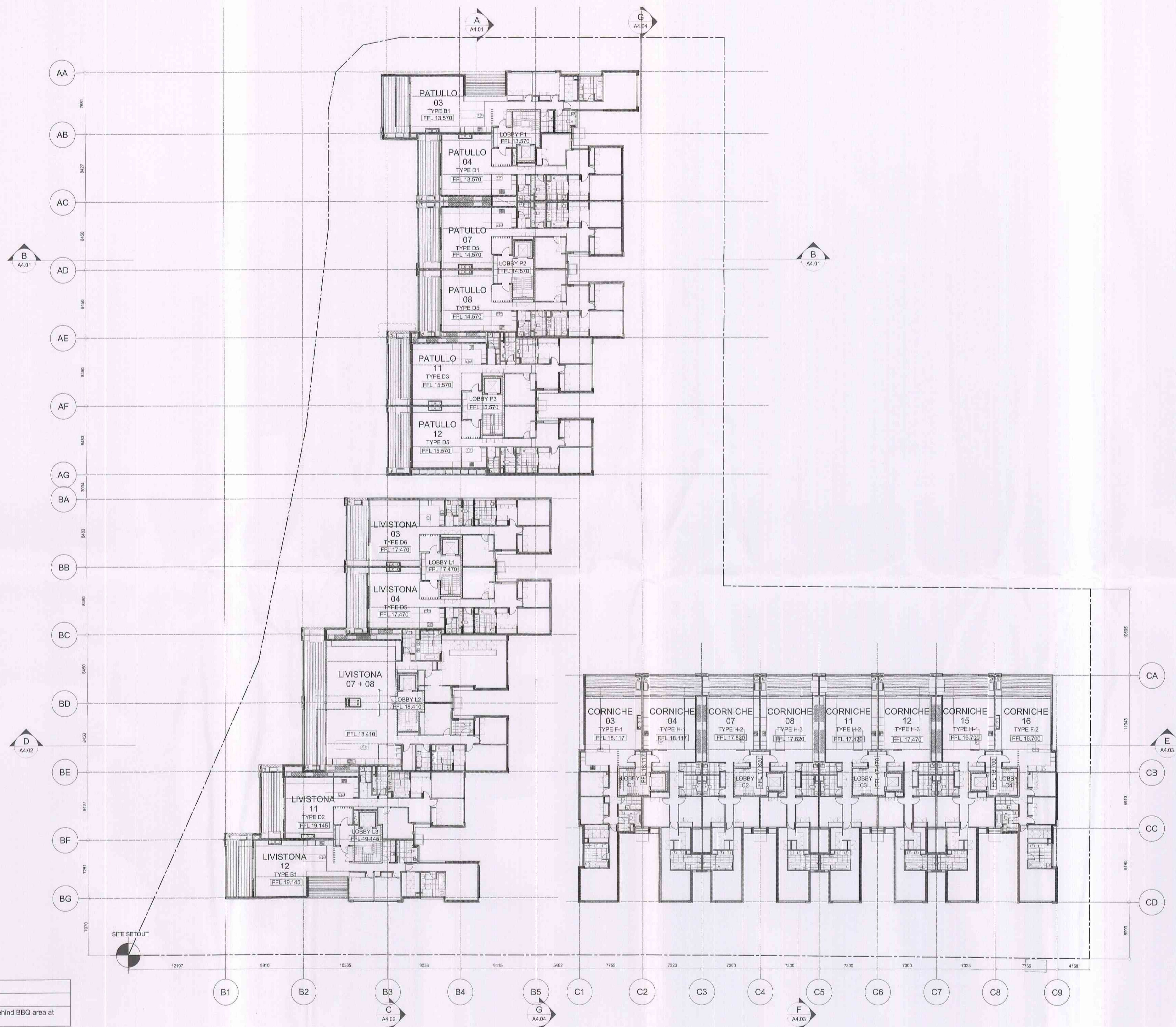
ANTONIADES ARCHITECTS

Suite 1, L2, 24 Bay St, Double Bay NSW 2028
 Tel: 9328 3339 Fax: 9328 3369
 www.antoniadis.com.au ACN 129 731 559

PROJECT
THE MASTERS
 DARLEY STREET WEST, BAYVIEW
 THE MASTERS RESIDENCES PTY LTD
 DRAWING TITLE
GROUND FLOOR PLAN



SCALE 1:250@A1			
0	2.5	5	12.5
DATE JANUARY 2011			
DRAWN KM, EC		CHECKED AA	
PROJECT NO. AA.RES.0801		APPROVED AA	
DRAWING NO. A1.05		REVISION B	



insight building certifiers pty ltd
 CONSTRUCTION CERT. NO. 1408cc5
CONSTRUCTION CERTIFICATE PLANS
 I certify that these plans were completed in accordance with these plans and that the plans will comply with the regulations set out in Section 51A(3) of the Environmental Planning & Assessment Act 1979
 J. Briggs Accreditation No. BPB0049

Revision	Description
B	Vertical louvres added to wall behind BBQ area at Patullo 11

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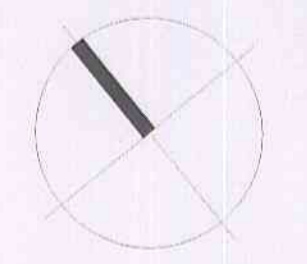
CONSTRUCTION CERTIFICATE

REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	17.01.11
B	Amended Construction Certificate Application	AA	AA	24.05.12

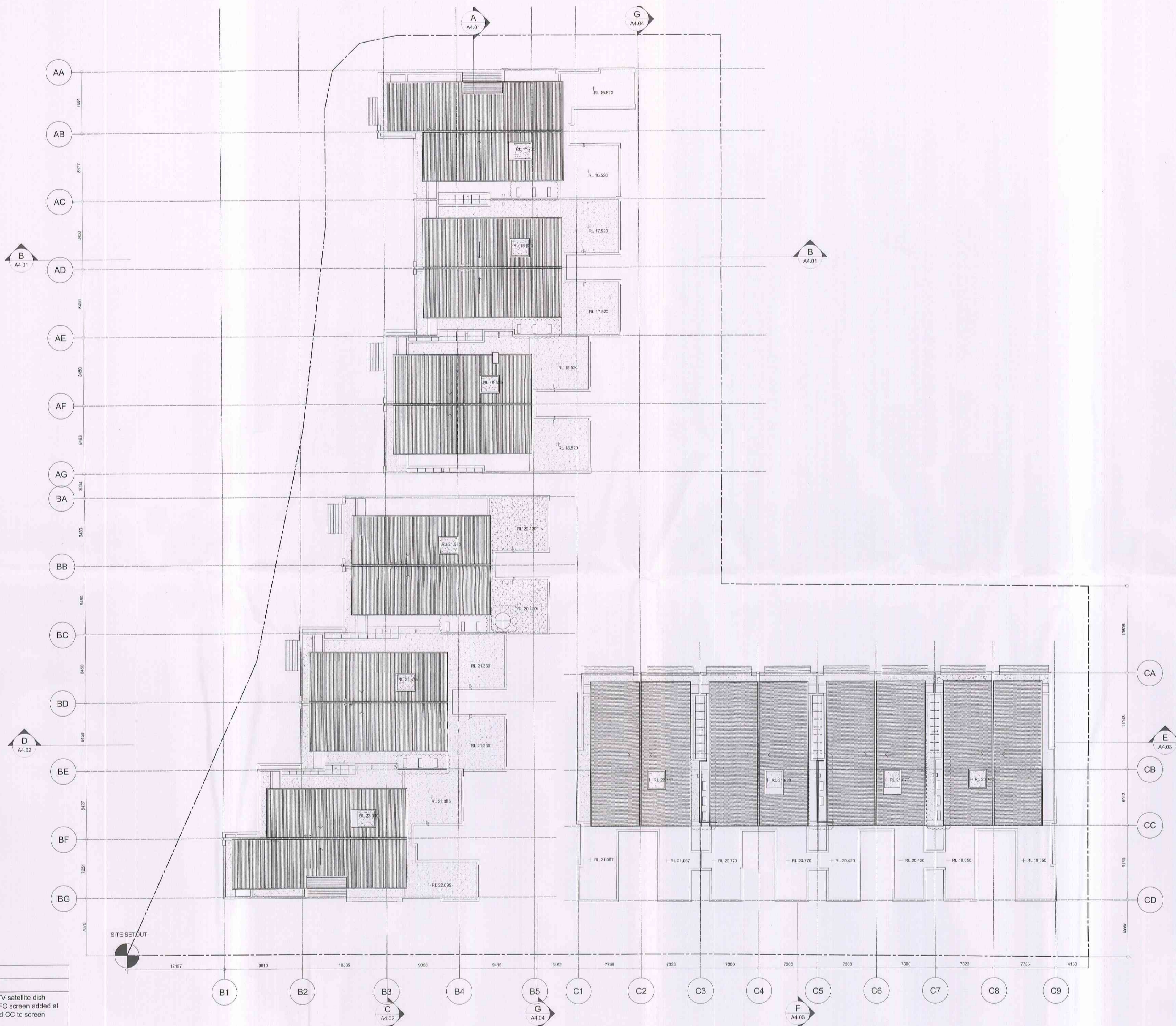
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 Tel: 9328 3339 Fax: 9328 3369
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PROJECT
THE MASTERS
 DARLEY STREET WEST, BAYVIEW
 THE MASTERS RESIDENCES PTY LTD
 DRAWING TITLE
FIRST LEVEL FLOOR PLAN



SCALE 1:250@A1			
0	2.5	5	12.5
		25m	
DATE	JANUARY 2011	DRAWN	EC
PROJECT NO.	AA.RES.0801	CHECKED	AA
DRAWING NO.	A1.06	APPROVED	AA
		REVISION	B



Revision	Description
C	Condenser units added to roof; TV satellite dish added to roof above livistona 4; FC screen added at grids C3 and C4 between CB and CC to screen condensers from view

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Design + Statutory Approvals by: Marchese + Partners International Pty Ltd
Level 7, 107 Mount Street North Sydney NSW 2059

CONSTRUCTION CERTIFICATE

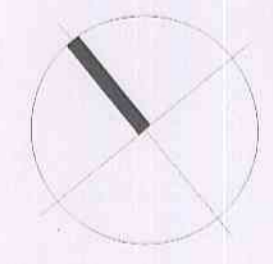
REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	17.01.11
B	Issued for information	AA	AA	26.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

ANTONIAADES ARCHITECTS

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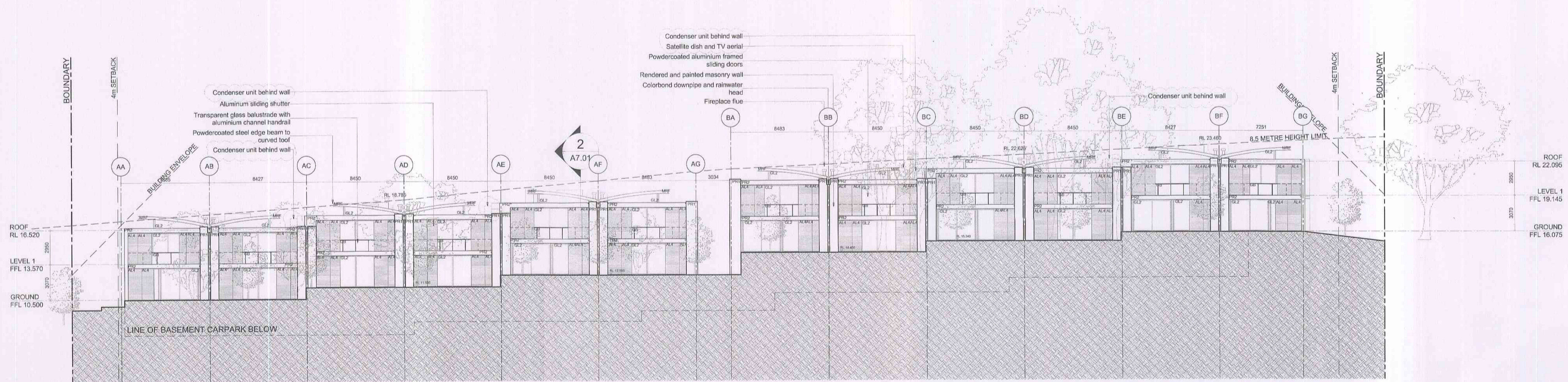
PROJECT
THE MASTERS
DARLEY STREET WEST, BAYVIEW
THE MASTERS RESIDENCES PTY LTD

DRAWING TITLE
ROOF PLAN



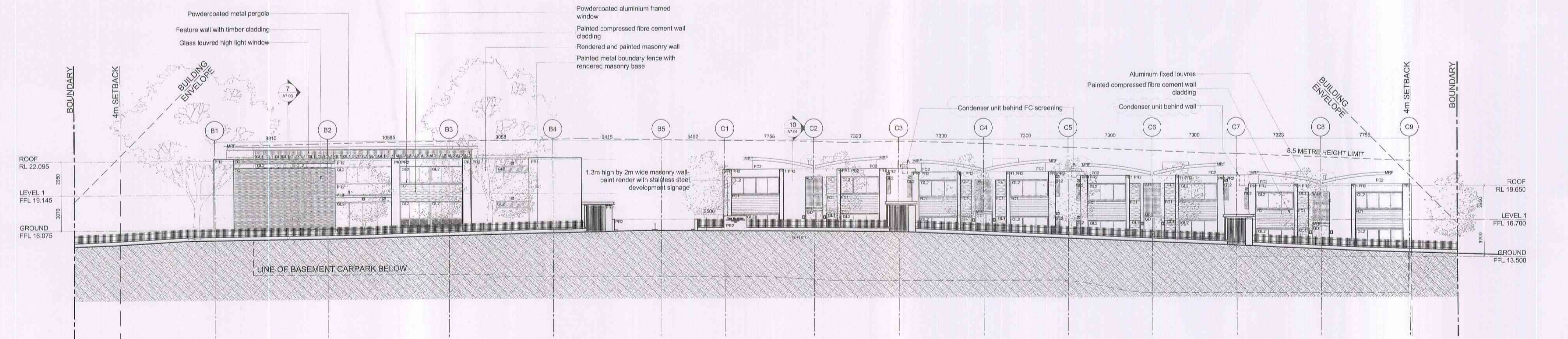
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DATE JANUARY 2011		DRAWN EC	
PROJECT NO. AA.RES.0801		CHECKED AA	APPROVED AA
DRAWING NO. A1.07		REVISION C	

insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 1402CC5
CONSTRUCTION CERTIFICATE
PLANS
I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 51A(5) of the Environmental Planning & Assessment Act 1979
J. Briggs Accreditation No. BPP0049



1 NORTH WEST ELEVATION

insight building certifiers pty ltd
 CONSTRUCTION CERT. NO. 1408CC5
CONSTRUCTION CERTIFICATE PLANS
 I certify that the work completed in accordance with these plans & specifications will comply with the requirements related to its Section 31A(3) of the Environmental Planning & Assessment Act 1979
 J. Briggs Accreditation No. BPB0049



2 SOUTH WEST ELEVATION

LIST OF AMENDMENTS	
Revision	Description
C	A/C Condensers added to roof; FC screen wall added at grids C3 and C5 to be painted to match wall under curved roof; TV aerial and satellite dish added at grid BC; Signage wall added near entry driveway at grid C1; Fireplace flues reduced in height to 150mm below top of steel roof

MATERIAL LEGEND:	
AL1	Aluminium vertical privacy screen: Powdercoated
AL2	Aluminium louvres: Powdercoated
AL3	Aluminium horizontal sun louvres: Powdercoated
AL4	Aluminium sliding louvres: Powdercoat
AL5	Aluminium horizontal privacy screen: Powdercoat
FC1	Painted finish: FC sheet 1
FC2	Painted finish: FC sheet 2
GB	Glass Balustrades
GD	Glass Door
GL1	Glass louvres: Powdercoated aluminium framing
GL2	Glazing: Powdercoated aluminium framing
MRF	Metal roof framing: Painted as specified
PR1	Painted render: Colour 1
PR2	Painted render: Colour 2
TC	Timber cladding

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REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	14.02.11
B	Issued for information	AA	AA	24.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

CONSTRUCTION CERTIFICATE

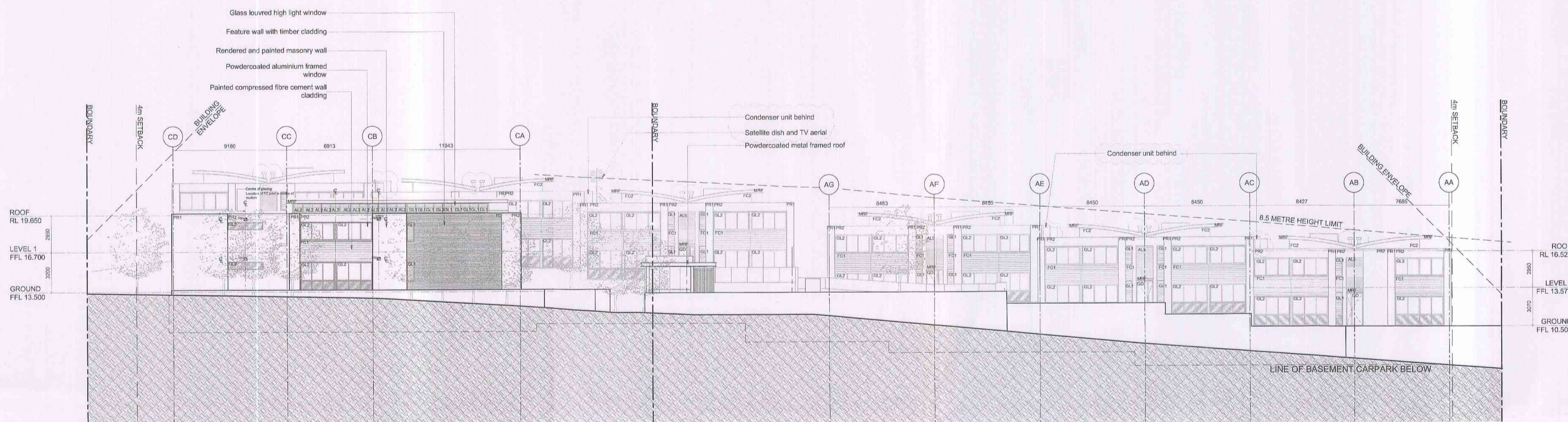
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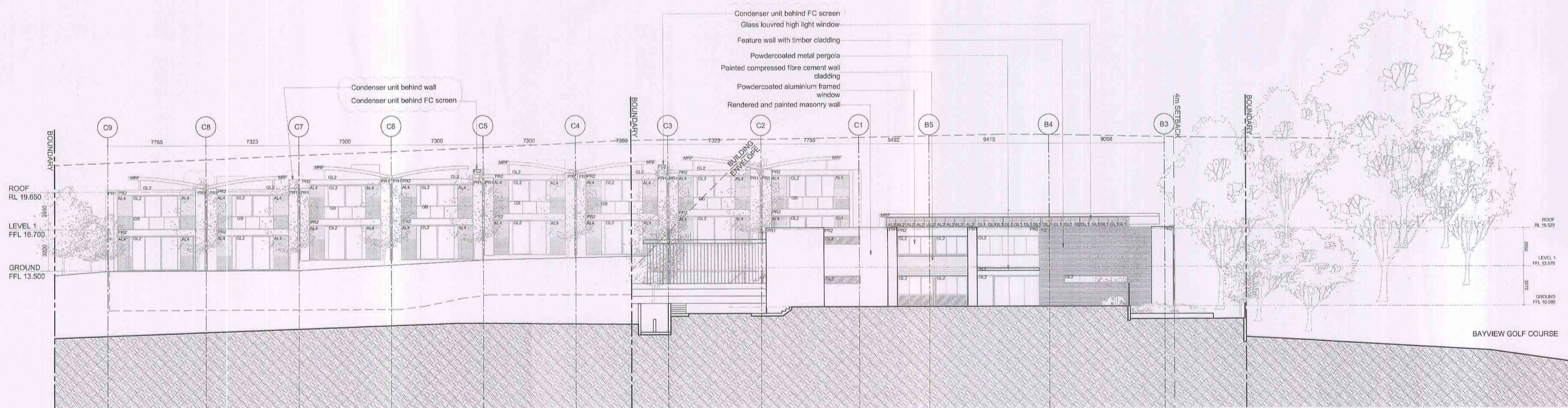
PROJECT
THE MASTERS
 DARLEY STREET WEST, BAYVIEW
 THE MASTERS RESIDENCES PTY LTD
 DRAWING TITLE
NORTH WEST AND SOUTH WEST ELEVATIONS

SCALE 1:200@A1	
0	1 2 5 10m
DATE	FEBRUARY 2010
PROJECT NO.	AA.RES.0801
DRAWING NO.	A2.01
DRAWN	EC
CHECKED	AA
APPROVED	AA
REVISION	C

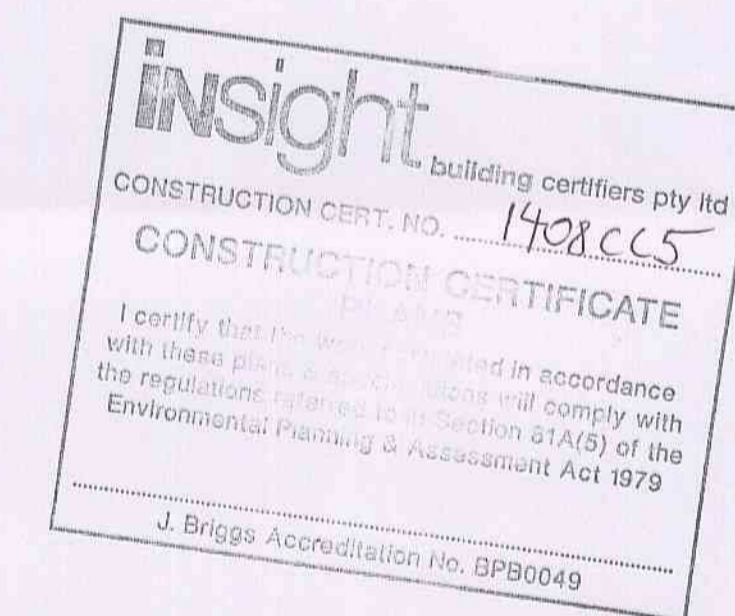
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1 SOUTH - EAST ELEVATION



2 NORTH - EAST ELEVATION



LIST OF AMENDMENTS	
Revision	Description
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AL4	Aluminium sliding louvres: Powdercoat
AL5	Aluminium horizontal privacy screen: Powdercoat
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FC2	Painted finish: FC sheet 2
GB	Glass Balustrades
GD	Glass Door
GL1	Glass louvres: Powdercoated aluminium framing
GL2	Glazing: Powdercoated aluminium framing
MRF	Metal roof framing: Painted as specified
PR1	Painted render: Colour 1
PR2	Painted render: Colour 2
TC	Timber cladding

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Design + Statutory Approvals by: Marchese + Partners International Pty Ltd
Level 7, 107 Mount Street, North Sydney NSW 2060

**CONSTRUCTION
CERTIFICATE**

REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	14.02.11
B	Issued for Information	AA	AA	24.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

ANTONIAADES ARCHITECTS

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www.antoniaades.com.au ACN 129 731 559

PROJECT
THE MASTERS
DARLEY STREET WEST, BAYVIEW
THE MASTERS RESIDENCES PTY LTD

DRAWING TITLE
SOUTH EAST AND NORTH EAST ELEVATIONS

SCALE	1:200@A1
DATE	FEBRUARY 2010
PROJECT NO.	AA.RES.0801
DRAWING NO.	A2.02
DRAWN	EC
CHECKED	AA
APPROVED	AA
REVISION	C

T:\PROJECTS\AA.RES.0801 - Bayview\04 Documents\Cad Drawings\CC\A2.02

WALL SCHEDULE - GROUND AND FIRST LEVEL		
GRID DENOTES - 1 for Structural Adequacy / Integrity / Insulation		
TYPE	FIRE RATING	DESCRIPTION
21	90 / 90 / 90	CB wall
22	90 / 90 / 90	CB wall finished with PB or VB one side
23	90 / 90 / 90	CB wall finished with PB or VB both sides
24	90 / 90 / 90	CB wall finished on one side with 28 firing channel and PB
25	90 / 90 / 90	CB wall - PB or VB Ht. / CB 28 firing channel / PB or VB
26	90 / 90 / 90	CB and brick wall - PB or VB Ht. / BR / min. 25mm cavity / CB
27	90 / 90 / 90	CB and stud wall - PB 28 firing channel / CB / 65mm battens / plaster / PB
28	90 / 90 / 90	CB and brick wall - BR / min. 25mm cavity / CB
29	90 / 90 / 90	140 CB wall - PB or VB Internal / 140 CB / 35mm battens / insulation (Kingspan Acelor Hatched) / 13 W channel / FC external
30	90 / 90 / 90	140 CB wall - PB or VB Internal / 100mm PB / 140 CB / 65mm battens / insulation (Kingspan Acelor Hatched) / 13 W channel / FC external
31	90 / 90 / 30	RC wall or column with - R / RC / PB internal
32	90 / 90 / 30	RC and masonry wall - R / RC cavity / RC / 16 firing channel / PB
33	90 / 90 / 90	RC and masonry wall - BR / cavity / RC - finished with 16 firing channel and PB both sides
34	90 / 90 / 90	RC wall finished with 28 firing channel and PB or VB from top and glassless acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
35	90 / 90 / 90	RC and stud wall - PB or VB Ht. cavity / RC / 16 firing channel / PB or VB and glassless acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
36	90 / 90 / 90	RC wall or column with PB or VB one side
41	90 / 90 / 30	350 Cavity bricks - 150 BR / 50 cavity / 150 BR / render both sides
42	90 / 90 / 30	270 Cavity bricks - PB or VB Ht. / BR / 30 cavity / BR / render external
43	90 / 90 / 30	270 Cavity bricks - BR / 50 cavity / BR finished with render external
44	90 / 90 / 30	270 Cavity bricks - BR / 50 cavity / BR finished with render both sides
45	90 / 90 / 30	270 Cavity bricks - PB or VB Ht. / 16 firing channel / BR / min. 30 cavity / BR / render external
46	90 / 90 / 30	310 Cavity bricks - PB or VB Ht. / 150 BR / 50 cavity / BR / render external
47	90 / 90 / 30	250 Cavity bricks - PB or VB Ht. / BR / 30 cavity / BR / render external
48	90 / 90 / 30	250 Cavity bricks - BR / 30 cavity / BR finished with render both sides
49	90 / 90 / 30	250 Cavity bricks - BR / 30 cavity / BR finished with render one side
50	90 / 90 / 30	250 Cavity bricks - PB or VB Ht. / 16 firing channel / BR / 30 cavity / BR / render external
51	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with PB or VB both sides
52	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with PB or VB one side
53	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with 16 firing channel and PB or VB both sides
54	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR
55	90 / 90 / 90	Cavity bricks - BR cavity / BR finished with PB or VB both sides
56	90 / 90 / 90	230 Double bricks - BR / 10 cavity / BR finished with PB or VB both sides
57	90 / 90 / 90	230 Double bricks - BR / 10 cavity / BR finished with PB or VB one side
58	90 / 90 / 90	220 Double bricks with PB one side
59	90 / 90 / 90	250 Cavity bricks - PB or VB / BR / 30 cavity / BR / 16 firing channel / PB or VB
60	90 / 90 / 90	Cavity bricks - VB 35 firing channel / BR / cavity / BR / 7WB and glassless acoustic insulation in stud cavity with battens adding extra 25mm thick, min. 10kg/m ³
61	90 / 90 / 90	150 Single brick finished with 28 firing channel, FC and render both sides
62	90 / 90 / 90	150 Single brick finished with 28 firing channel, FC and render one side
63	90 / 90 / 90	150 Single brick finished with 28 firing channel and PB or VB both sides and glassless acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
64	90 / 90 / 90	150 Single brick finished with 28 firing channel and PB or VB one side
65	90 / 90 / 90	150 Single brick finished with PB or VB one side
66	90 / 90 / 90	150 Single brick finished with PB or VB both sides
67	90 / 90 / 90	Single brick with PB or VB or render one side
68	90 / 90 / 90	Single brick with PB or VB both sides
69	90 / 90 / 90	Single brick with PB or VB one side
70	90 / 90 / 90	Single brick wall
71	90 / 90 / 90	150 Single brick finished with render both sides
72	- / - / -	Single brick with 28mm firing channel and VB
81	90 / 90 / 30	Reinforced concrete wall - render on one side / RC cavity / 90 / 150 BR / FC / render finish casting external and Acelor Hatched 65 in stud cavity
84	90 / 90 / 90	160 Brick veneer wall - PB or VB Ht. / 160 BR / 30 cavity / BR / PB or VB and glassless acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
85	90 / 90 / 90	160 Brick veneer wall - PB or VB Ht. / 160 BR / 30 cavity / BR / and glassless acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
86	- / - / -	90 MS wall with MDF cladding both sides
87	- / - / 90	70 TS wall with PB or VB one side - provide glassless insulation between studs (25mm thick, min. 10kg/m ³)
88	- / - / -	Double 70 TS wall - 70 TS / 95 cavity / 70 TS finished with PB or VB both sides
89	- / - / -	TS wall with PB or VB both sides
90	- / - / 90	TS wall with FC or PB or VB one side (FC external)
91	90 / 90 / 90	730 Brick veneer wall - 730 BR / 25 cavity / 730 BR / 25mm firing channel / VB and glassless acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³) and plaster cavity (25mm thick, min. 10kg/m ³)
92	90 / 90 / 90	160 Brick veneer wall - VB / 150mm firing channel / BR / 70 cavity / BR / PB and glassless acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³) and plaster cavity (25mm thick, min. 10kg/m ³)
93	90 / 90 / 90	230 Brick veneer wall - VB / 75 cavity / 150 BR / 25mm firing channel / PB and glassless acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³) and plaster cavity (25mm thick, min. 10kg/m ³)

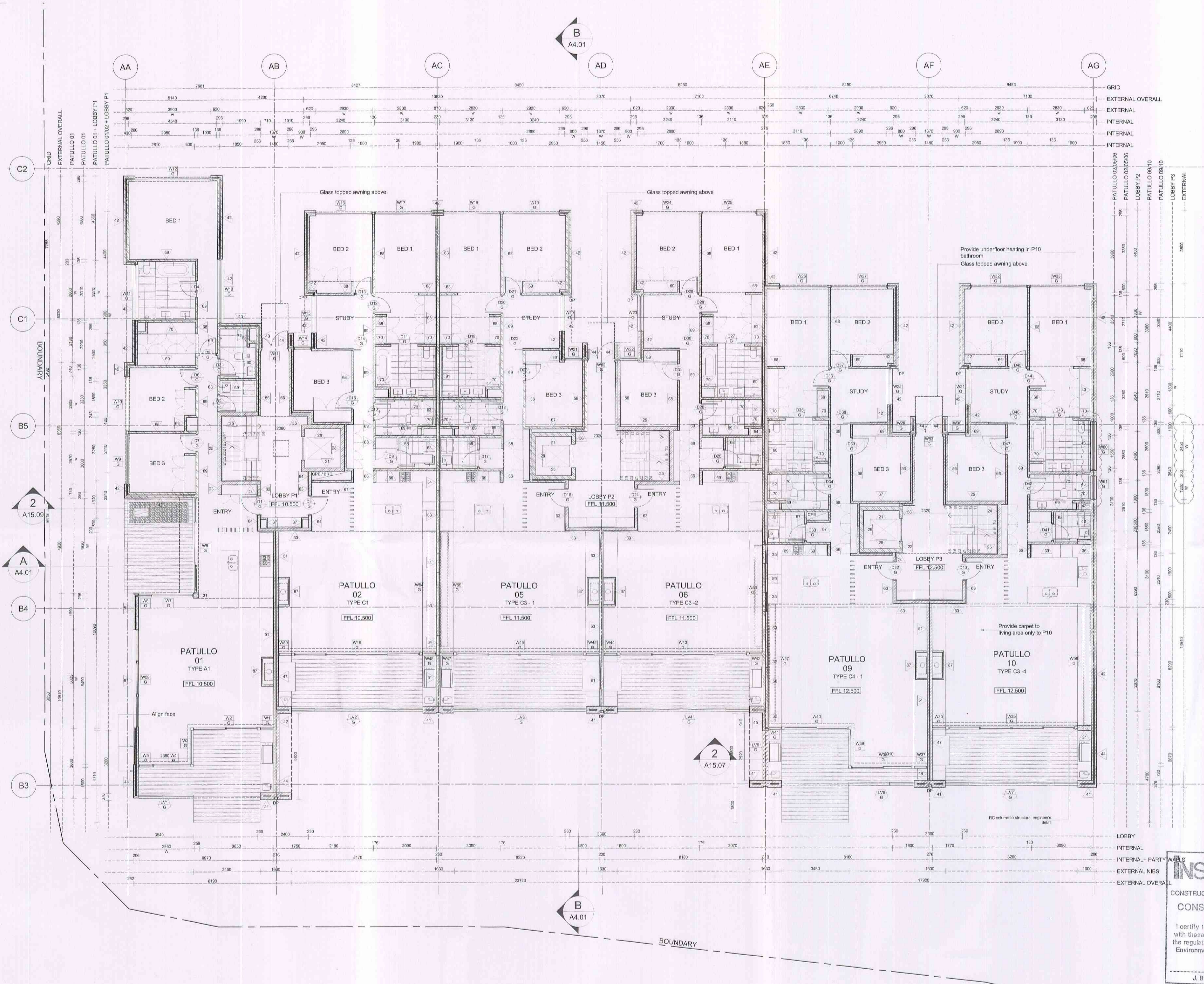
WALL NUMBERING	WALL LEGEND
1-10	Basement Dimple walls
11-20	Basement CB walls
21-30	Ground and First level CB walls
31-40	RC Walls
41-60	Cavity or double brick wall
61-80	Single brick
81-100	Brick veneer and stud wall
RC	Reinforced Concrete (wall or column dimensions as per structural engineer's specifications)
CB	Concrete Blockwork (190 mm U.N.O.)
BR	Brickwork (110 mm U.N.O.)
MS	Metal Stud (54 mm U.N.O.)
TS	Timber Stud (90 mm U.N.O.)
PB	Plasterboard (13 mm U.N.O.)
VB	Vista Board (6 mm U.N.O.)
FC	Fibre Cement sheets

Revision	Description
C	Highlight windows added to Bathroom and Ensuite of Patullo 10

ABBREVIATIONS:	
BRE	Bin Room Exhaust (Penetration)
CPE	Car Park Exhaust (Penetration)
CL	Centre Line
DP	Down Pipe
FF	Fireplace Flue
FHR	Fire Hose Reel
GM	Gas Meter
ME	Mechanical Exhaust: bathroom/ kitchen
RWO	Rain Water Outlet
TOP	Top Of Parapet

Insight building certifiers pty ltd
 CONSTRUCTION CERT. NO. 1408CCS
CONSTRUCTION CERTIFICATE PLANS
 I certify that the work contained in accordance with these plans & specifications will comply with the regulations referred to in Section 61A(5) of the Environmental Planning & Assessment Act 1979
 J. Briggs Accreditation No. 0PB0049

SCALE: 1:100@A1	
DATE: JANUARY 2011	DRAWN: EC
PROJECT NO. AA.RES.0801	CHECKED: EC
DRAWING NO. A1.11	APPROVED: AA
	REVISION: C



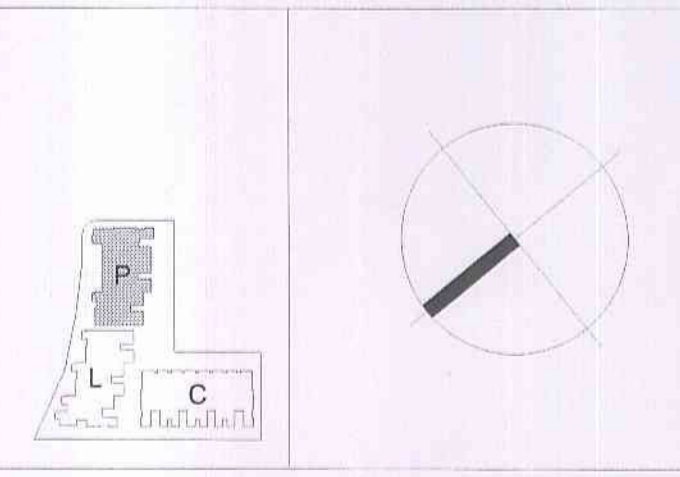
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 Report any discrepancies to Antoniaades Architects Pty Ltd.
 All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.
 Design & Statutory Approvals by Marchesa & Partners International Pty Ltd Level 7, 101 Mount Street North Sydney NSW 2060

CONSTRUCTION CERTIFICATE

REV.	REVISION DESCRIPTION	CHK	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	17.01.11
B	Issued for Information	AA	AA	24.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

ANTONIAADES ARCHITECTS
 Suite 1, L2, 24 Bay St, Double Bay NSW 2028
 Tel: 0228 3339 Fax: 0228 3369
 www.antoniaades.com.au ACN 129 731 559

PROJECT
THE MASTERS
 DARLEY STREET WEST, BAYVIEW
 THE MASTERS RESIDENCES PTY LTD
DRAWING TITLE
 PATULLO
 GROUND LEVEL FLOOR PLAN

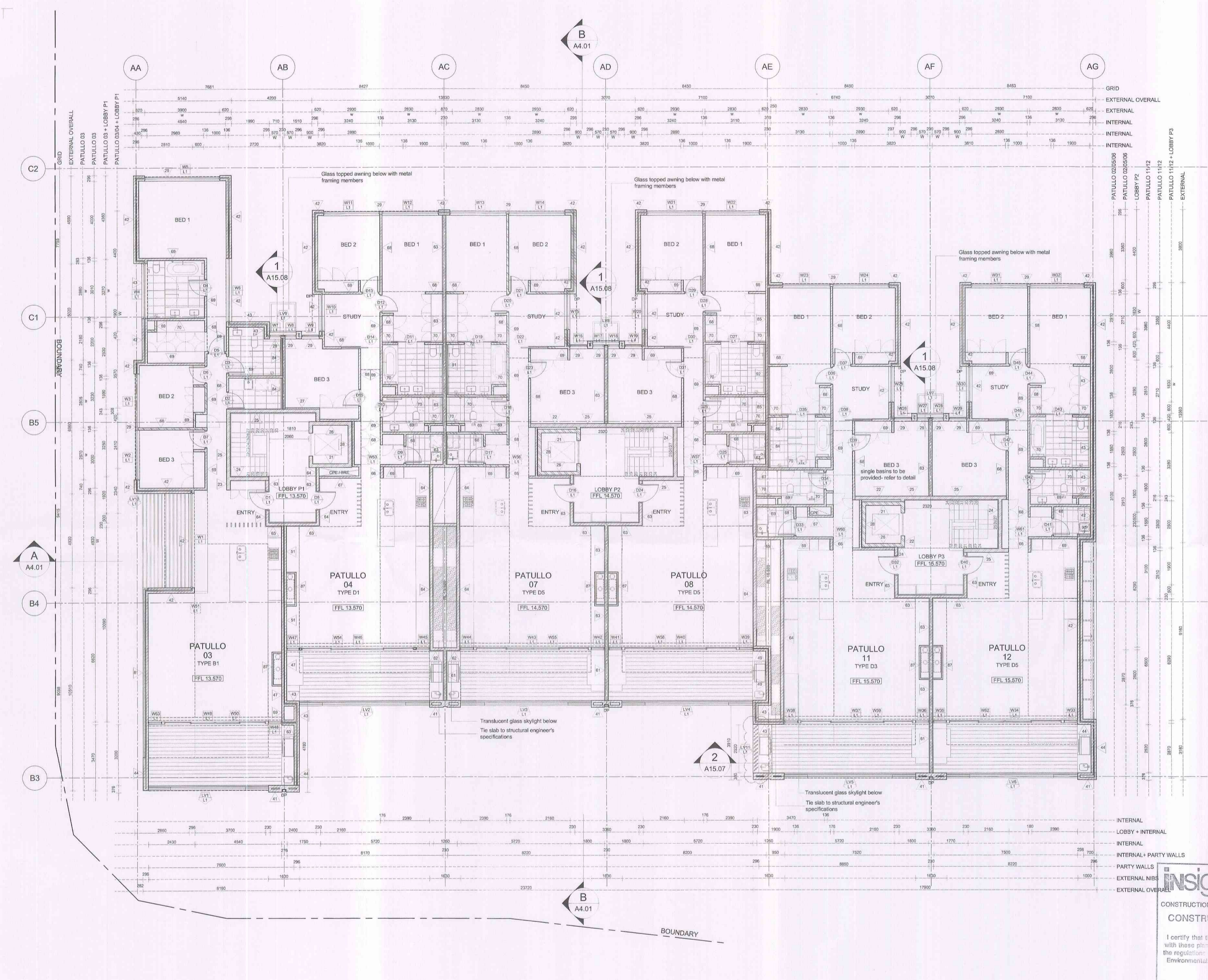


WALL SCHEDULE - GROUND AND FIRST LEVEL		
BASIC CONCRETE - 1st Structural Approval / Integrity / Insulation		
TYPE / FIRE RATING	DESCRIPTION	REMARKS
21	90 / 90 / 90	CB wall
22	90 / 90 / 90	CB wall finished with PB or VB one side
23	90 / 90 / 90	CB wall finished with PB or VB both sides
24	90 / 90 / 90	CB wall finished on one side with 28 furring channel and PB
25	90 / 90 / 90	CB wall - PB or VB int. / CB / 28 furring channel / PB or VB
26	90 / 90 / 90	CB and stud wall - PB or VB int. / BR / min. 20mm cavity / CB
27	90 / 90 / 90	CB and stud wall - PB / 28 furring channel / CB / 65mm timber battens / PB
28	90 / 90 / 90	CB and stud wall - BR / min. 20mm cavity / CB
29	90 / 90 / 90	140 CB wall - PB or VB internal / 140 CB / 35mm battens insulation (Kingspan Ancestral Resistant) / 13 W channel / FC external
30	90 / 90 / 90	140 CB wall - PB or VB internal / 140 CB / 35mm battens insulation (Kingspan Ancestral Resistant) / 13 W channel / FC external
31	90 / 90 / 90	RC wall and column with - 10 / 100 / 100 internal
32	90 / 90 / 90	RC and masonry wall - R / BR / cavity / FC / 18 furring channel / PB
33	90 / 90 / 90	RC and masonry wall - BR / cavity / FC / 18 furring channel / PB and PB both sides
34	90 / 90 / 90	RC wall finished with 28 furring channel and PB or VB both sides and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
35	90 / 90 / 90	RC and stud wall - PB or VB int. / cavity / FC / 18 furring channel / PB or VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
36	90 / 90 / 90	RC wall or column with PB or VB one side
41	90 / 90 / 90	380 Cavity bricks - 150 BR / 50 cavity / 150 BR and render both sides
42	90 / 90 / 90	270 Cavity bricks - PB or VB int. / BR / 50 cavity / BR / render external
43	90 / 90 / 90	270 Cavity bricks - BR / 50 cavity / BR / render external
44	90 / 90 / 90	270 Cavity bricks - BR / 50 cavity / BR / render both sides
45	90 / 90 / 90	270 Cavity bricks - PB or VB int. / 150 BR / 50 cavity / BR / render external
46	90 / 90 / 90	250 Cavity bricks - PB or VB int. / 130 cavity / BR / render external
47	90 / 90 / 90	230 Cavity bricks - BR / 30 cavity / BR / render both sides
48	90 / 90 / 90	230 Cavity bricks - BR / 30 cavity / BR / render one side
49	90 / 90 / 90	230 Cavity bricks - PB or VB int. / 18 furring channel / BR / render external
50	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR / render both sides
51	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR / render one side
52	90 / 90 / 90	230 Cavity bricks - BR / 30 cavity / BR / render both sides
53	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR / render both sides and PB or PWB both sides
54	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR
55	90 / 90 / 90	Cavity Bricks - BR / cavity / BR finished with PB or VB both sides
56	90 / 90 / 90	230 Double bricks - BR / 40 cavity / BR finished with PB or VB both sides
57	90 / 90 / 90	230 Double bricks - BR / 40 cavity / BR finished with PB or VB one side
58	90 / 90 / 90	230 Double bricks with PB one side
59	90 / 90 / 90	250 Cavity bricks - PB or VB / BR / 30 cavity / BR / 18 furring channel / PB or PWB
60	90 / 90 / 90	Cavity bricks - VB / 35 furring channel / BR / cavity / BR / PB and glasswool acoustic insulation in channel cavity (25mm thick, min. 10kg/m ³)
61	90 / 90 / 90	150 Single brick finished with 28 furring channel, FC and Render both sides
62	90 / 90 / 90	150 Single brick finished with 28 furring channel, FC and Render one side
63	90 / 90 / 90	150 Single brick finished with 28 furring channel and PB or VB both sides and glasswool acoustic insulation in channel cavity (25mm thick, min. 10kg/m ³)
64	90 / 90 / 90	150 Single brick finished with 28 furring channel and PB or VB one side
65	90 / 90 / 90	150 Single brick finished with PB or VB both sides
66	90 / 90 / 90	150 Single brick with PB or VB or Render one side
67	90 / 90 / 90	150 Single brick with PB or VB or Render both sides
68	90 / 90 / 90	150 Single brick with PB or VB one side
69	90 / 90 / 90	150 Single brick with PB or VB one side
70	90 / 90 / 90	150 Single brick with PB or VB one side
71	90 / 90 / 90	150 Single brick finished with render both sides
72	90 / 90 / 90	150 Single brick with 28mm furring channel and VB
73	90 / 90 / 90	Reverse brick veneer wall - Render or PB or VB / BR / cavity / 70 / 18 furring channel / FC / timber frame cladding external and Ancestral Resistant 65 in stud cavity
74	90 / 90 / 90	70 Brick veneer wall - PB or VB / BR / 50 cavity / BR / PB or VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
75	90 / 90 / 90	70 Brick veneer wall - PB or VB / BR / 50 cavity / BR / PB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)
76	90 / 90 / 90	70 TS wall with MCR cladding both sides
77	90 / 90 / 90	70 TS wall with PB or VB one side - provide glasswool insulation between sides
78	90 / 90 / 90	Double 70 TS wall - 70 TS / 50 cavity / 70 TS finished with PB or VB both sides
79	90 / 90 / 90	70 TS wall with PB or VB both sides
80	90 / 90 / 90	70 TS wall with FC or PB or VB one side (FC external)
81	90 / 90 / 90	284 Brick veneer wall - VB / BR / 50 cavity / 70 / 18 furring channel / VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³) and channel cavity (25mm thick, min. 10kg/m ³)
82	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR / 20 cavity / 140 / PB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³) and channel cavity (25mm thick, min. 10kg/m ³)
83	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR and channel cavity (25mm thick, min. 10kg/m ³)
84	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR and channel cavity (25mm thick, min. 10kg/m ³)
85	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR and channel cavity (25mm thick, min. 10kg/m ³)
86	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR and channel cavity (25mm thick, min. 10kg/m ³)
87	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR and channel cavity (25mm thick, min. 10kg/m ³)
88	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR and channel cavity (25mm thick, min. 10kg/m ³)
89	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR and channel cavity (25mm thick, min. 10kg/m ³)
90	90 / 90 / 90	284 Brick veneer wall - VB / 28mm furring channel / BR and channel cavity (25mm thick, min. 10kg/m ³)

WALL NUMBERING	WALL LEGEND
1-10	Basement Dintel walls
11-20	Basement CB walls
21-30	Ground and First level CB walls
31-40	RC Walls
41-50	Cavity or double brick wall
61-80	Single brick
81-100	Brick veneer and stud wall
RC	Reinforced Concrete (wall or column dimensions as per structural engineer's specifications)
CB	Concrete Blockwork (190 mm U.N.O)
BR	Brickwork (110 mm U.N.O)
MS	Metal Stud (64 mm U.N.O)
TS	Timber Stud (90 mm U.N.O)
PB	Plasterboard (13 mm U.N.O)
VB	Vita Board (6 mm U.N.O)
FC	Fibre Cement sheets

LIST OF AMENDMENTS	
Revision	Description
C	Vertical louvres added to wall behind BBQ area at Patullo 11; Wall types added with acoustic insulation

ABBREVIATIONS:	
BRE	Bin Room Exhaust (Penetration)
CPE	Car Park Exhaust (Penetration)
CL	Centre Line
DP	Down Pipe
FF	Fireplace Flue
FHR	Fire Hose Reel
GM	Gas Meter
ME	Mechanical Exhaust: bathroom/ kitchen
RWO	Rain Water Outlet
TOP	Top Of Parapet



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Design + Statutory Approvals by: Marchese + Partners International Pty Ltd Level 7, 107 Mount Street North Sydney NSW 2060

CONSTRUCTION CERTIFICATE

REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	17.01.11
B	Issued for information	AA	AA	24.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

ANTONIAADES ARCHITECTS

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www.antoniaades.com.au ACN 129 731 559

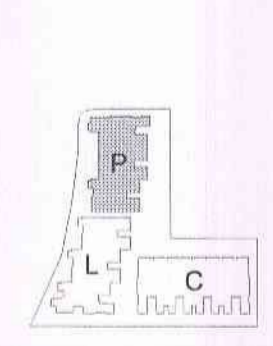
PROJECT
THE MASTERS
DARLEY STREET WEST, BAYVIEW
THE MASTERS RESIDENCES PTY LTD

DRAWING TITLE
PATULLO
FIRST LEVEL FLOOR PLAN

insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 1408.CCS
CONSTRUCTION CERTIFICATE PLANS

I certify that the work completed in accordance with these plans & specifications will comply with the regulatory references in Section 51A(3) of the Environmental Planning & Assessment Act 1979

J. Briggs - Accreditation No. BPB0049



SCALE 1:100@A1

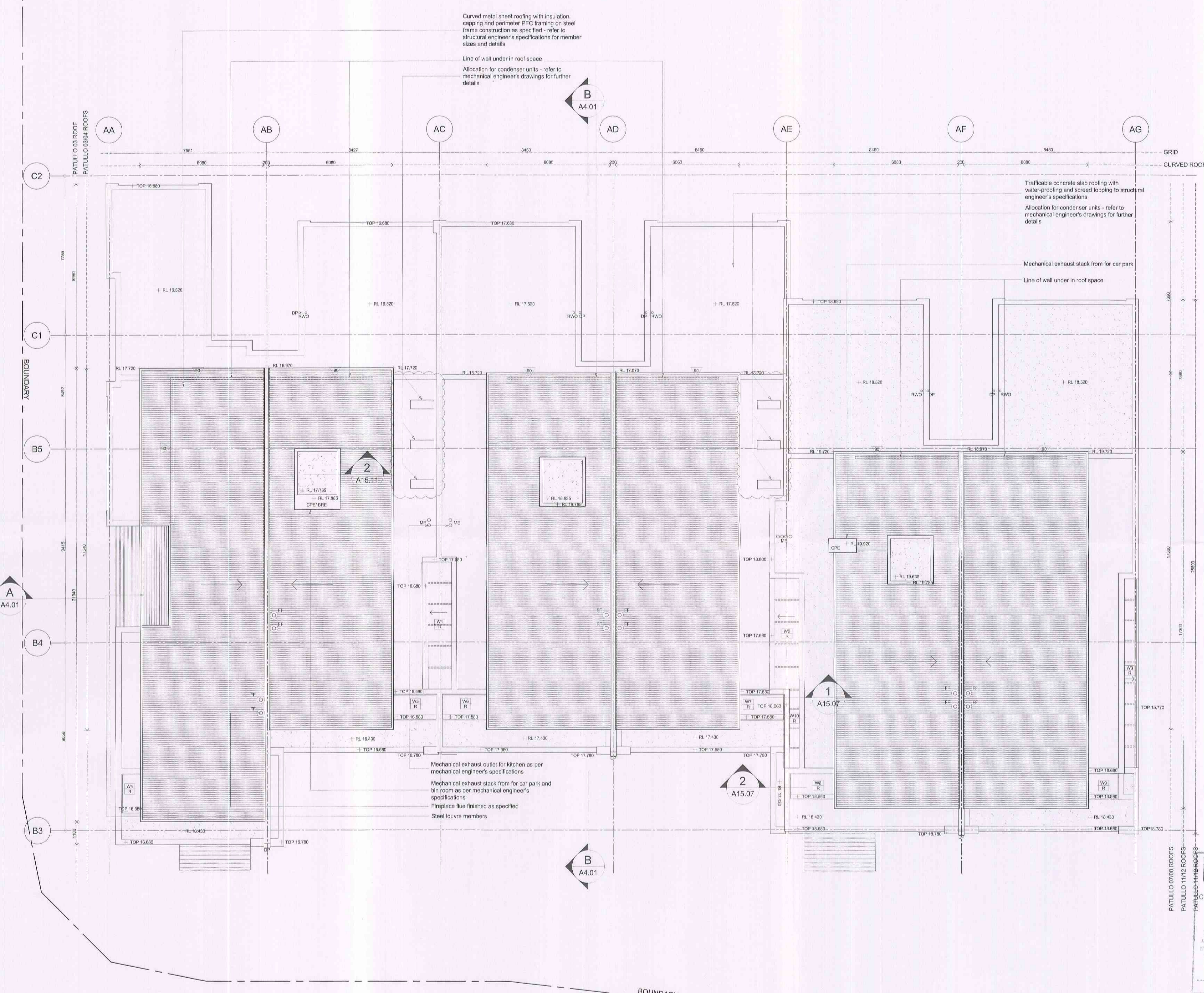
DATE	JANUARY 2011	DRAWN	EC
PROJECT NO.	AA.RES.0801	CHECKED	AA
DRAWING NO.	A1.12	APPROVED	AA
		REVISION	C

WALL SCHEDULE - GROUND AND FIRST LEVEL			
TYPE	FIRE RATING	DESCRIPTION	REMARKS
21	90 / 90 / 90	CB wall	..
22	90 / 90 / 90	CB wall finished with PB or VB one side	..
23	90 / 90 / 90	CB wall finished with PB or VB both sides	..
24	90 / 90 / 90	CB wall finished on one side with 25 turning channel and PB	..
25	90 / 90 / 90	CB wall - PB or VB int. / CB / 25 turning channel / PB or VB	..
26	90 / 90 / 90	CB and stud wall - PB or VB int. / PB / min. 25mm cavity / CB	..
27	90 / 90 / 90	CB and stud wall - PB / 25 turning channel / CB / 55mm timber battens / PB	..
28	90 / 90 / 90	CB and brick wall - BR / min. 25mm cavity / CB	..
29	90 / 90 / 90	140 CB wall - PB or VB internal / 140 CB / 30mm battens insulation (Kingspan Axiel Fibreboard) / 13 W channel / FC external	..
30	90 / 90 / 90	140 CB wall - PB or VB internal / 100mm PB / 140 CB / 65mm battens insulation (Kingspan Axiel Fibreboard) / 13 W channel / FC external	..
31	90 / 90 / 90	RC wall or column with - R / RC / PB internal	..
32	90 / 90 / 90	RC and masonry wall - R / BR / cavity / RC / 16 turning channel / PB	..
33	90 / 90 / 90	RC and masonry wall - BR / cavity / RC finished with 16 turning channel and PB both sides	..
34	90 / 90 / 90	RC wall finished with 25 turning channel and PB or VB both sides and glasswool acoustic insulation in channel cavity (25mm thick, min. 10kg/m ³)	..
35	90 / 90 / 90	RC and stud wall - PB or VB int. / cavity / RC / 16 turning channel / PB or VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m ³)	..
36	90 / 90 / 90	RC wall or column with PB or VB one side	..
41	90 / 90 / 90	350 Cavity bricks - 150 BR / 50 cavity / 150 BR and render both sides	..
42	90 / 90 / 90	270 Cavity bricks - PB or VB int. / BR / 50 cavity / BR / render external	..
43	90 / 90 / 90	270 Cavity bricks - BR / 50 Cavity / BR finished with render external	..
44	90 / 90 / 90	270 Cavity bricks - BR / 50 cavity / BR finished with render both sides	..
45	90 / 90 / 90	270 Cavity bricks - PB or VB int. / 16 turning channel / BR / min. 50 cavity / BR / render external	..
46	90 / 90 / 90	310 Cavity bricks - PB or VB int. / 150 BR / 50 cavity / BR / render external	..
47	90 / 90 / 90	250 Cavity bricks - PB or VB int. / BR / 30 cavity / BR / render external	..
48	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with render both sides	..
49	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with render one side	..
50	90 / 90 / 90	250 Cavity bricks - PB or VB int. / 16 turning channel / BR / 30 cavity / BR / render external	..
51	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with PB or VB both sides	..
52	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with PB or VB one side	..
53	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with 16 turning channel and PB or VB both sides	..
54	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR	..
55	90 / 90 / 90	Cavity bricks - BR / cavity / BR finished with PB or VB both sides	..
56	90 / 90 / 90	230 Double bricks - BR / 10 cavity / BR finished with PB or VB both sides	..
57	90 / 90 / 90	230 Double bricks - BR / 10 cavity / BR finished with PB or VB one side	..
58	90 / 90 / 90	220 Double bricks with PB one side	..
59	90 / 90 / 90	250 Cavity bricks - PB or VB / BR / 30 cavity / BR / 16 turning channel / PB or VB	..
60	90 / 90 / 90	Cavity bricks - VB / 35 turning channel / BR / cavity / BR / 7 PB and glasswool acoustic insulation in channel cavity at party walls between adjacent units (25mm thick, min. 10kg/m ³)	..
61	90 / 90 / 90	150 Single brick finished with 25 turning channel, FC and render both sides	..
62	90 / 90 / 90	150 Single brick finished with 25 turning channel, FC and render one side	..
63	90 / 90 / 90	150 Single brick finished with 25 turning channel and PB or VB both sides and glasswool acoustic insulation in channel cavity at party walls between adjacent units (25mm thick, min. 10kg/m ³)	..
64	90 / 90 / 90	150 Single brick finished with 25 turning channel and PB or VB one side	..
65	90 / 90 / 90	150 Single brick finished with PB or VB one side	..
66	90 / 90 / 90	150 Single brick finished with PB or VB both sides	..
67	90 / 90 / 90	Single brick with PB or VB one side	..
68	90 / 90 / 90	Single brick with PB or VB both sides	..
69	90 / 90 / 90	Single brick with PB or VB one side	..
70	90 / 90 / 90	Single brick wall	..
71	90 / 90 / 90	150 Single brick finished with render both sides	..
72	.. / .. / ..	Single brick with 25mm turning channel and VB	..
81	90 / 90 / 90	Reinforced brick veneer wall - RC / BR / cavity / 16 TS / 16mm FC timber battens backing external and Axiel Fibreboard 65 in stud cavity	..
84	90 / 90 / 90	184 Brick veneer wall - PB or VB / 140 TS / 20 cavity / BR / PB or VB and glasswool acoustic insulation in stud cavity (50mm thick, min. 10kg/m ³)	..
85	90 / 90 / 90	184 Brick veneer wall - PB or VB / 140 TS / 20 cavity / BR and glasswool acoustic insulation in stud cavity (50mm thick, min. 10kg/m ³)	..
86	.. / .. / ..	92 MS wall with MDF cladding both sides	..
87	.. / .. / ..	70 TS wall with PB or VB one side - provide glasswool insulation between studs (50mm thick, min. 10kg/m ³)	..
88	.. / .. / ..	Double 70 TS wall - 70 TS / 95 cavity / 70 TS finished with PB or VB both sides	..
89	.. / .. / ..	TS wall with PB or VB both sides	..
90	.. / .. / ..	TS wall with FC or PB or VB one side (FC external)	..
91	90 / 90 / 90	234 Brick veneer wall - VB / MS / 20 cavity / 150 BR / 25mm turning channel / VB and glasswool acoustic insulation in stud cavity (50mm thick, min. 10kg/m ³) and channel cavity (25mm thick, min. 10kg/m ³)	..
92	90 / 90 / 90	184 Brick veneer wall - VB / 35mm turning channel / BR / 20 cavity / MS / PB and glasswool acoustic insulation in stud cavity (50mm thick, min. 10kg/m ³) and channel cavity (25mm thick, min. 10kg/m ³)	..
93	90 / 90 / 90	220 Brick veneer wall - VB / TS / 20 cavity / 150 BR / 25mm turning channel / PB and glasswool acoustic insulation in stud cavity (50mm thick, min. 10kg/m ³) and channel cavity (25mm thick, min. 10kg/m ³)	..

WALL NUMBERING	WALL LEGEND
1-10	Basement Dintel walls
11-20	Basement CB walls
21-30	Ground and First level CB walls
31-40	RC Walls
41-60	Cavity or double brick wall
61-80	Single brick
81-100	Brick veneer and stud wall
RC	Reinforced Concrete (wall or column dimensions as per structural engineer's specifications)
CB	Concrete Blockwork (150 mm U.N.O)
BR	Brickwork (110 mm U.N.O)
MS	Metal Stud (64 mm U.N.O)
TS	Timber Stud (50 mm U.N.O)
PB	Plasterboard (13 mm U.N.O)
VB	Villa Board (6 mm U.N.O)
FC	Fibre Cement sheets

LIST OF AMENDMENTS	
Revision	Description
C	Condensers added to roof

ABBREVIATIONS:	
BRE	Bin Room Exhaust (Penetration)
CPE	Car Park Exhaust (Penetration)
CL	Centre Line
DP	Down Pipe
FF	Fireplace Flue
FHR	Fire Hose Reel
GM	Gas Meter
ME	Mechanical Exhaust: bathroom/ kitchen
RWO	Rain Water Outlet
TOP	Top Of Parapet



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Design - Staturley Approvals by - Marchase + Partners International Pty Ltd Level 7, 107 Mount Street North Sydney NSW 2060

CONSTRUCTION CERTIFICATE

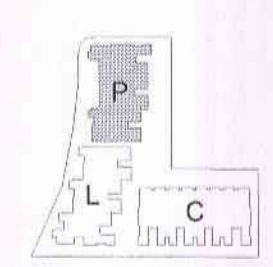
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A	Issued for Construction Certificate	AA	AA	17.01.11
B	Issued for construction	AA	AA	24.05.12
C	Amended Construction Certificate application	AA	AA	28.05.12

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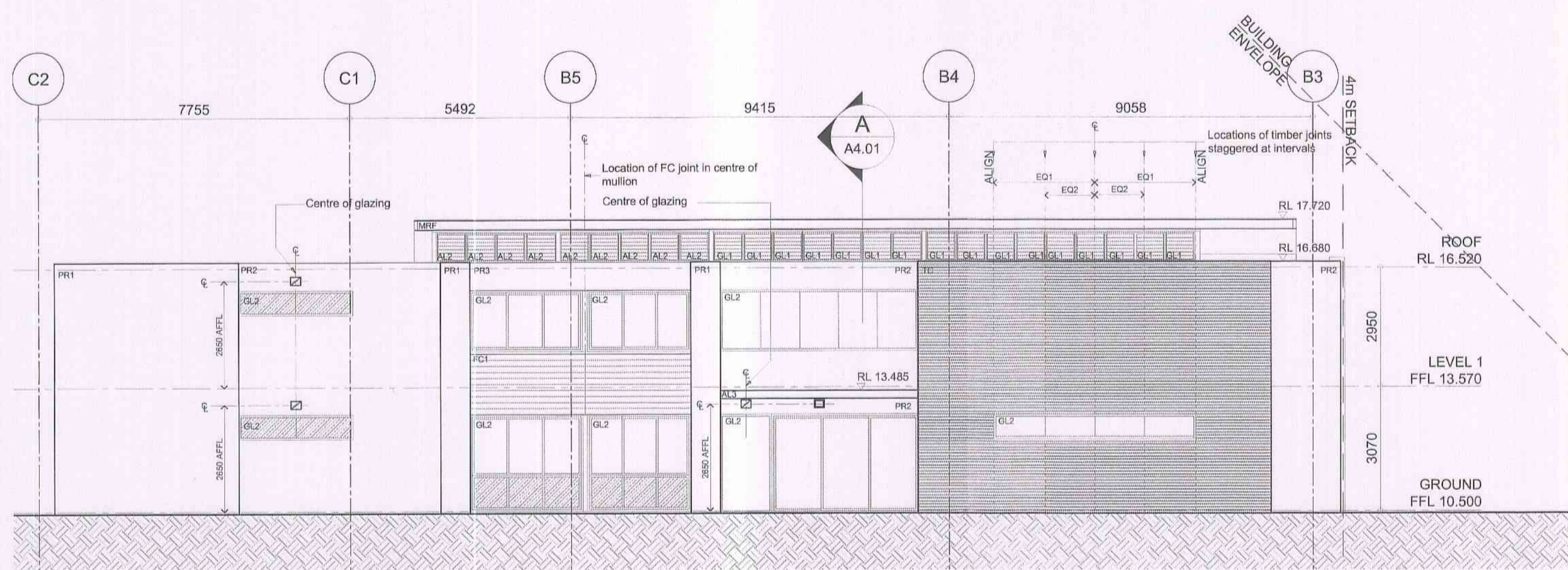
Suite 1, L2, 24 Bay St, Double Bay NSW 2028
Tel: 02 929 3339 Fax: 02 929 3369
www.antoniaades.com.au ACN 129 731 559

PROJECT
THE MASTERS
DARLEY STREET WEST, BAYVIEW
THE MASTERS RESIDENCES PTY LTD

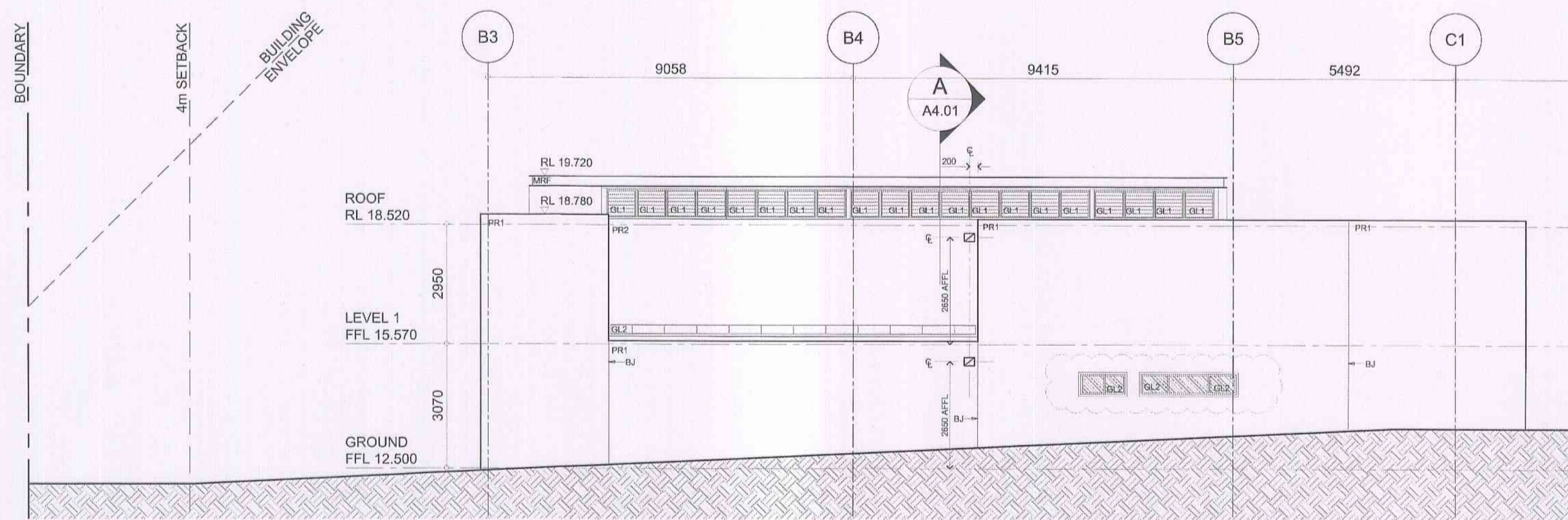
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PATULLO
ROOF PLAN



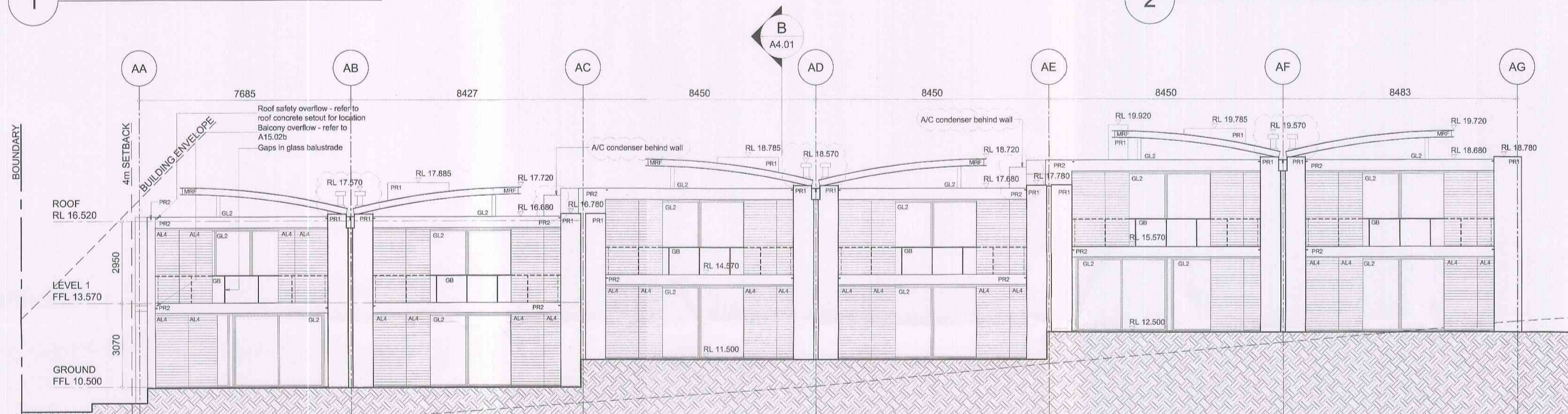
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DRAWN	EC
CHECKED	AA
APPROVED	AA
REVISION	C



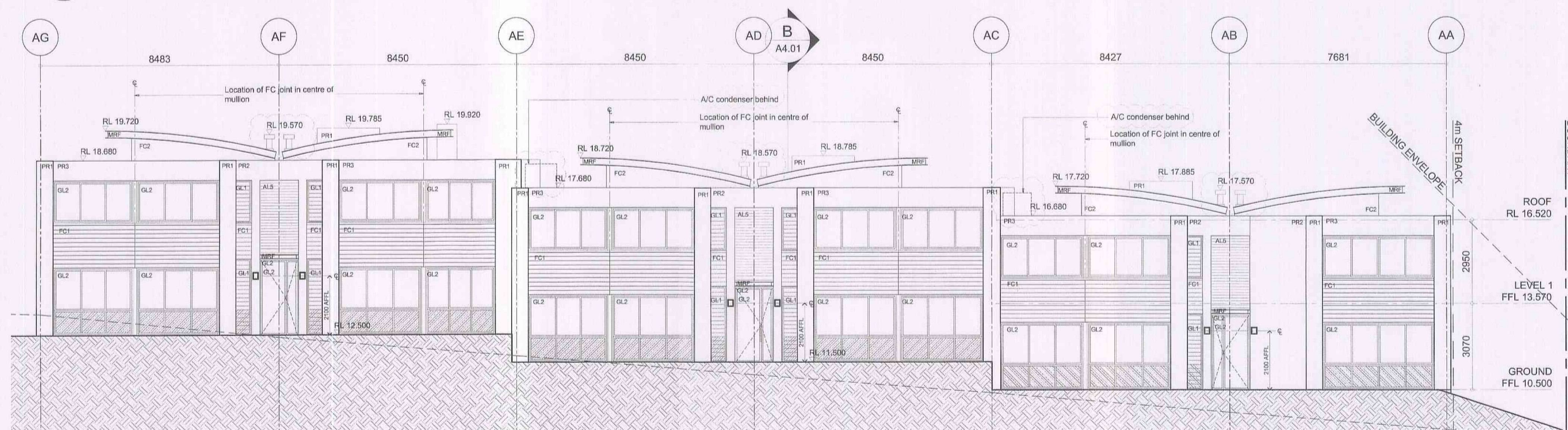
1 NORTH-EAST ELEVATION



2 SOUTH-WEST ELEVATION



3 NORTH-WEST ELEVATION



4 SOUTH-EAST ELEVATION

insight building certifiers pty ltd
 CONSTRUCTION CERT. NO. 1408cc5
CONSTRUCTION CERTIFICATE PLANS
 I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
 J. Briggs Accreditation No. BPB0049

LIST OF AMENDMENTS	
Revision	Description
C	A/C Condensers added to roof; Fireplace flues reduced to a height of 150mm below top of steel roof; Highlight windows added to South West Elevation

ABBREVIATION	
BJ	Brick Joint

MATERIAL LEGEND:	
AL1	Aluminium vertical privacy screen: Powdercoated
AL2	Aluminium louvres: Powdercoated
AL3	Aluminium horizontal sun louvres: Powdercoated
AL4	Aluminium sliding louvres: Powdercoat
AL5	Aluminium horizontal privacy screen: Powdercoat
FC1	Painted finish: FC sheet 1
FC2	Painted finish: FC sheet 2
GB	Glass Balustrades
GD	Glass Door
GL1	Glass louvres: Powdercoated aluminium framing
GL2	Glazing: Powdercoated aluminium framing
MRF	Metal roof framing: Painted as specified
PR1	Painted render: Colour 1
PR2	Painted render: Colour 2
TC	Timber cladding

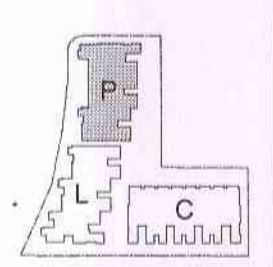
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 Design + Statutory Approvals by Marchessa + Partners International Pty Ltd Level 7, 107 Mount Street North Sydney NSW 2060

CONSTRUCTION CERTIFICATE

REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	17.01.11
B	Issued for information	AA	AA	24.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

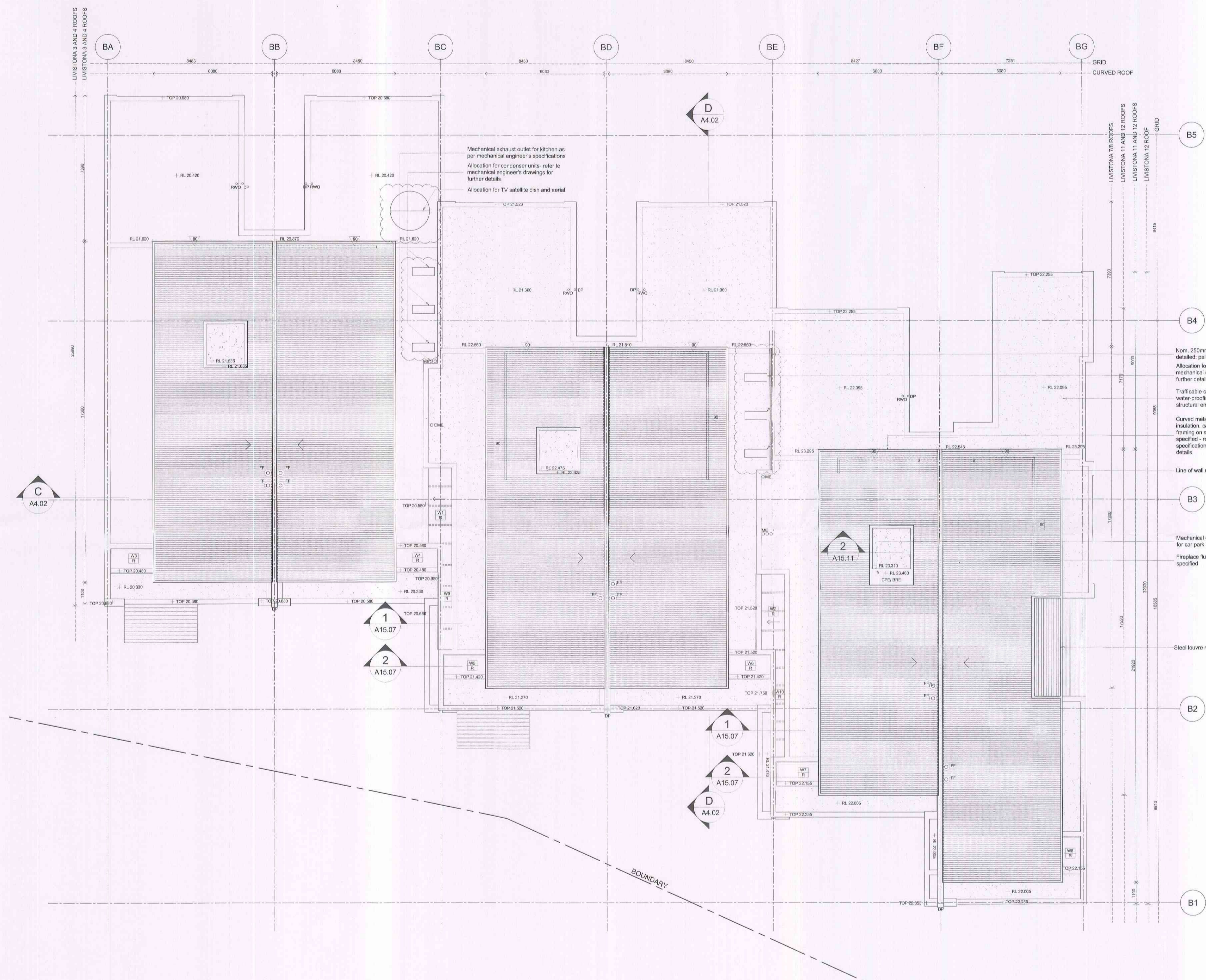
ANTONIADES ARCHITECTS
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PROJECT
THE MASTERS
 DARLEY STREET WEST, BAYVIEW
 THE MASTERS RESIDENCES PTY LTD
 DRAWING TITLE
PATULLO ELEVATIONS



SCALE 1:100@A1	
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DATE	JANUARY 2011
PROJECT NO.	AA.RES.0801
DRAWING NO.	A3.01
DRAWN	EC
CHECKED	AA
APPROVED	AA
REVISION	C

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WALL SCHEDULE - GROUND AND FIRST LEVEL		
60000 DENOTES - 1 hr Structural Adequacy / Integrity / Insulation		
TYPE	FIRE RATING	DESCRIPTION
21	90 / 90 / 90	CB wall
22	90 / 90 / 90	CB wall finished with PB or VS one side
23	90 / 90 / 90	CB wall finished with PB or VS both sides
24	90 / 90 / 90	CB wall finished on one side with 28 furring channel and PB
25	90 / 90 / 90	CB wall - PB or VS int. / CB / 28 furring channel / PB or VS
26	90 / 90 / 90	CB and brick wall - PB or VS int. / CB / 150 BR / 20mm cavity / CB
27	90 / 90 / 90	CB and stud wall - PB / VS int. / 28 furring channel / CB / 65mm timber battens / PB
28	90 / 90 / 90	CB and brick wall - BR / 150 BR / 20mm cavity / CB
29	90 / 90 / 90	140 CB wall - PB or VS internal / 40 CB / 35mm battens / insulation (Kingspan Aural Netshield) / 13 W channel / FC external
30	90 / 90 / 90	140 CB wall - PB or VS internal / 100 BR / 150 BR / 20mm cavity / insulation (Kingspan Aural Netshield) / 13 W channel / FC external
31	90 / 90 / 90	RC wall or column with - R / RC / PB internal
32	90 / 90 / 90	RC and masonry wall - R / RC / cavity / RC / 16 furring channel / PB
33	90 / 90 / 90	RC and masonry wall - BR / cavity / RC / finished with 16 furring channel and PB both sides
34	90 / 90 / 90	RC wall veneer - VS int. / 16 furring channel and PB or VS both sides and glasswool acoustic insulation in channel cavity (25mm thick min. 10kg/m3)
35	90 / 90 / 90	RC and stud wall - PB or VS int. / 16 furring channel / RC / 16 furring channel / PB or VS and glasswool acoustic insulation in stud cavity (65mm thick min. 8kg/m3)
36	90 / - / -	RC wall or column with PB or VS one side
41	90 / 60 / 30	300 Cavity bricks - 150 BR / 50 cavity / 150 BR and render both sides
42	90 / 60 / 30	270 Cavity bricks - PB or VS int. / BR / 50 cavity / BR / render external
43	90 / 60 / 30	270 Cavity bricks - BR / 50 cavity / BR finished with render external
44	90 / 60 / 30	270 Cavity bricks - BR / 50 cavity / BR finished with render both sides
45	90 / 60 / 30	270 Cavity bricks - PB or VS int. / 16 furring channel / BR / 150 BR / 50 cavity / BR / render external
46	90 / 60 / 30	310 Cavity bricks - PB or VS int. / 150 BR / 50 cavity / BR / render external
47	90 / 60 / 30	260 Cavity bricks - PB or VS int. / BR / 30 cavity / BR / render external
48	90 / 60 / 30	260 Cavity bricks - BR / 30 cavity / BR finished with render both sides
49	90 / 60 / 30	260 Cavity bricks - BR / 30 cavity / BR finished with render one side
50	90 / 60 / 30	260 Cavity bricks - PB or VS int. / 16 furring channel / BR / 30 cavity / BR / render external
51	90 / 60 / 30	260 Cavity bricks - BR / 30 cavity / BR finished with PB or VS both sides
52	90 / 60 / 30	260 Cavity bricks - BR / 30 cavity / BR finished with PB or VS one side
53	90 / 60 / 30	260 Cavity bricks - BR / 30 cavity / BR finished with 16 furring channel and PB or PVB both sides
54	90 / 60 / 30	260 Cavity bricks - BR / 30 cavity / BR
55	90 / 60 / 30	Cavity Bricks - BR / cavity / BR finished with PB or VS both sides
56	90 / 60 / 30	230 Double bricks - BR / 10 cavity / BR finished with PB or VS both sides
57	90 / 60 / 30	230 Double bricks - BR / 10 cavity / BR finished with PB or VS one side
58	90 / - / -	220 Double bricks with PB one side
59	90 / 60 / 30	220 Cavity bricks - PB or VS / BR / 30 cavity / BR / 16 furring channel / PB or PVB
60	90 / 60 / 30	Cavity bricks - VS 35 furring channel / BR / cavity / BR / PB and glasswool acoustic insulation in channel cavity (25mm thick min. 10kg/m3) and channel cavity (25mm thick min. 10kg/m3)
61	90 / 60 / 30	150 Single brick finished with 28 furring channel, FC and Render both sides
62	90 / 30 / 30	150 Single brick finished with 28 furring channel, FC and Render one side
63	90 / 60 / 30	150 Single brick finished with 28 furring channel and PB or VS both sides and glasswool acoustic insulation in channel cavity at party walls between adjoining units only (25mm thick min. 10kg/m3)
64	90 / 60 / 30	150 Single brick finished with 28 furring channel and PB or VS one side
65	90 / 60 / 30	150 Single brick finished with PB or VS one side
66	90 / - / -	150 Single brick finished with PB or VS both sides
67	90 / 60 / 30	Single brick with PB or VS on Render one side
68	90 / - / -	Single brick with PB or VS both sides
69	90 / - / -	Single brick with PB or VS one side
70	90 / - / -	Single brick wall
71	90 / 60 / 30	150 Single brick finished with render both sides
72	- / - / -	Single brick with 28mm furring channel and VS
81	90 / 60 / 30	Reverse brick veneer wall - Render or PB or VS / BR / 10 TS / 16mm FC for render shading external and Aural Netshield 65 in stud cavity
84	90 / 60 / 30	150 Brick veneer wall - PB or VS int. / 40 CB / 35mm battens / insulation (Kingspan Aural Netshield) / 13 W channel / FC external
85	90 / 60 / 30	150 Brick veneer wall - PB or VS int. / 40 CB / 35mm battens / insulation (Kingspan Aural Netshield) / 13 W channel / FC external
86	- / - / -	90 MS wall with 100' cladding both sides
87	- / 90 / 90	70 TS wall with 100' cladding - provide glasswool acoustic insulation in stud cavity (65mm thick min. 8kg/m3)
88	- / - / -	Double 70 TS wall - 70 TS / 85 cavity / 70 TS finished with PB or VS both sides
89	- / - / -	TS wall with PB or VS both sides
90	- / 90 / 90	TS wall with FC or PB or VS one side FC external
91	90 / 90 / 90	220 Brick veneer wall - VS 160' cladding / 150 BR / 150 BR / 20mm cavity / insulation (Kingspan Aural Netshield) / 13 W channel / FC external
92	90 / 90 / 90	150 Brick veneer wall - VS 160' cladding / 150 BR / 150 BR / 20mm cavity / insulation (Kingspan Aural Netshield) / 13 W channel / FC external
93	90 / 90 / 90	220 Brick veneer wall - VS 160' cladding / 150 BR / 150 BR / 20mm cavity / insulation (Kingspan Aural Netshield) / 13 W channel / FC external

WALL NUMBERING	WALL LEGEND
1-10	Basement Dical walls
11-20	Basement CB walls
21-30	Ground and First level CB walls
31-40	RC Walls
41-50	Cavity or double brick wall
61-80	Single brick
81-100	Brick veneer and stud wall
RC	Reinforced Concrete (wall or column dimensions as per structural engineer's specifications)
CB	Concrete Blockwork (190 mm U.N.O)
BR	Brickwork (110 mm U.N.O)
MS	Metal Stud (84 mm U.N.O)
TS	Timber Stud (90 mm U.N.O)
PB	Plasterboard (13 mm U.N.O)
VB	Villa Board (6 mm U.N.O)
FC	Fibre Cement sheets

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 CONSTRUCTION CERT. NO. 1408 CCS
CONSTRUCTION CERTIFICATE PLANS
 I certify that the plans shown in accordance with these plans are in accordance with the requirements of the Environmental Planning and Assessment Act 1979
 J. Briggs Accreditation No. BPS0049

LIST OF AMENDMENTS	
Revision	Description
C	Condenser units added to roof; low screen added above the parapet at Grid BE between grid B3 and B4 to screen condensers from view; satellite dishes and TV aerial added to roof above Livistona 04

ABBREVIATIONS:	
BRE	Bin Room Exhaust (Penetration)
CPE	Car Park Exhaust (Penetration)
CL	Centre Line
DP	Down Pipe
FF	Fireplace Flue
FHR	Fire Hose Reel
GM	Gas Meter
ME	Mechanical Exhaust: bathroom/ kitchen
RWO	Rain Water Outlet
TOP	Top Of Parapet

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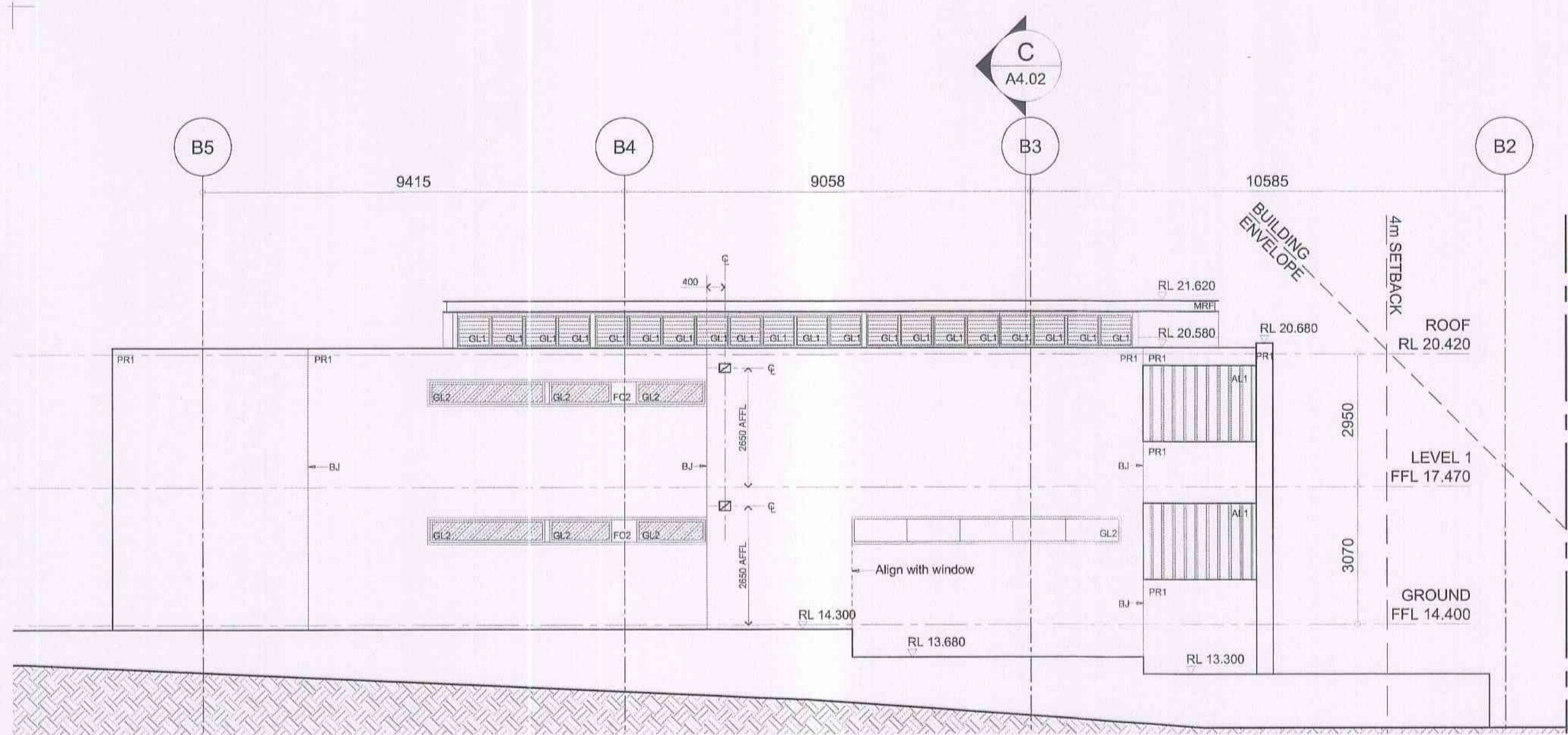
CONSTRUCTION CERTIFICATE

REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	17.01.11
B	Issued for Information	AA	AA	24.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

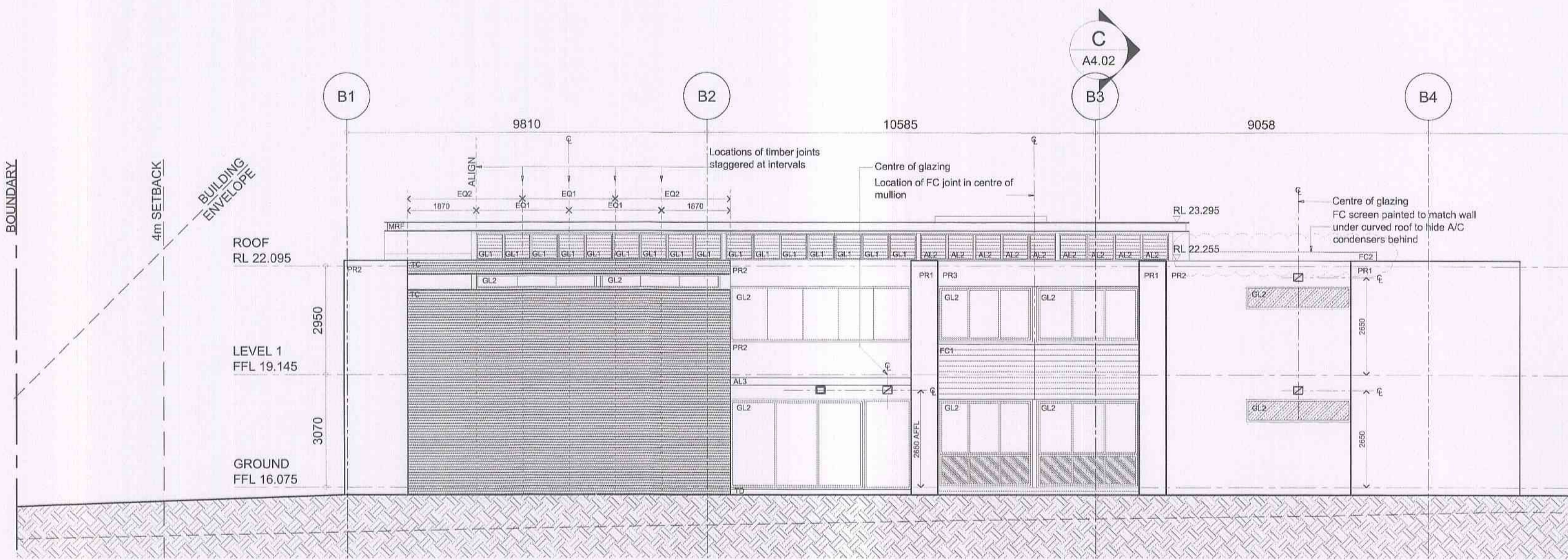
ANTONIADES ARCHITECTS ●●●
 Suite 1, L2, 24 Bay St, Double Bay NSW 2026
 Tel: 9329 3339 Fax: 9329 3369
 www.antoniadis.com.au AON 129 731 559

PROJECT
THE MASTERS
 DARLEY STREET WEST, BAYVIEW
 THE MASTERS RESIDENCES PTY LTD
DRAWING TITLE
 LIVISTONA ROOF PLAN

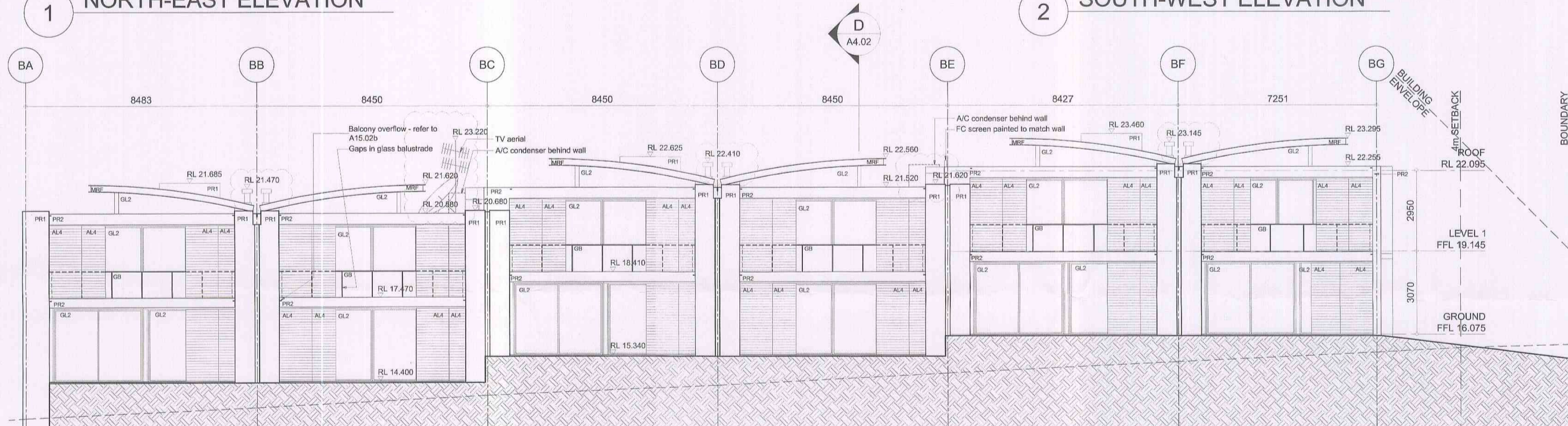
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 DRAWING NO. A1.16 REVISION AA
C



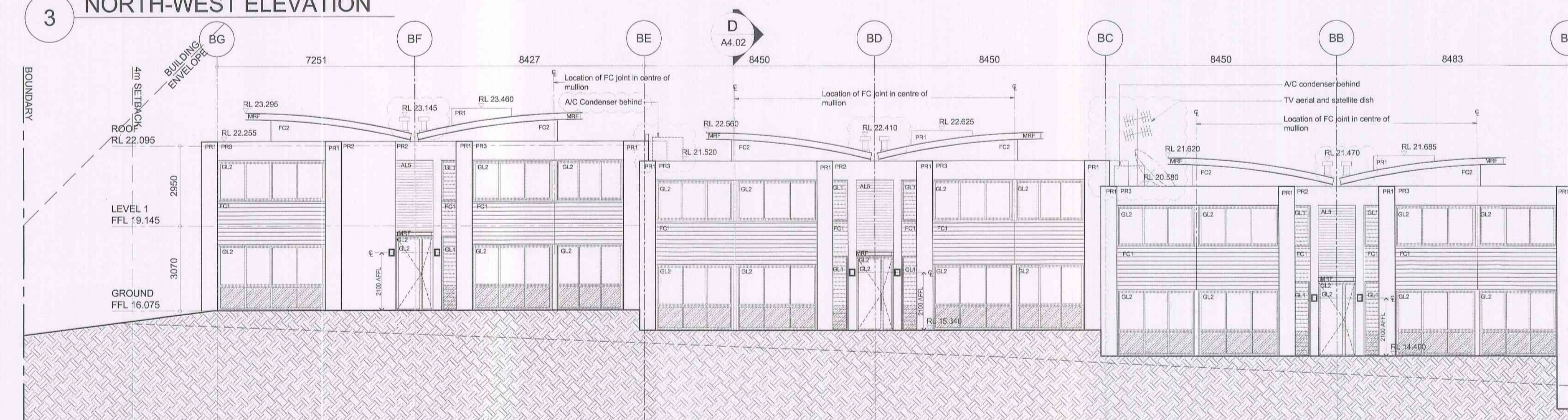
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2 SOUTH-WEST ELEVATION



3 NORTH-WEST ELEVATION



4 SOUTH-EAST ELEVATION

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 CONSTRUCTION CERT. NO. 1408ccs
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 I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
 J. Briggs Accreditation No. BPB0049

LIST OF AMENDMENTS	
Revision	Description
C	A/C Condensers added to roof; short FC screen wall added at grid BE between grids B3 and B4 to be painted to match wall under curved roof; TV aerial and satellite dish added at grid BC; Fireplace flues reduced to a height of 150mm below top of steel roof

ABBREVIATION	
BJ	Brick Joint

MATERIAL LEGEND:	
AL1	Aluminium vertical privacy screen: Powdercoated
AL2	Aluminium louvres: Powdercoated
AL3	Aluminium horizontal sun louvres: Powdercoated
AL4	Aluminium sliding louvres: Powdercoat
AL5	Aluminium horizontal privacy screen: Powdercoat
FC1	Painted finish: FC sheet 1
FC2	Painted finish: FC sheet 2
GB	Glass Balustrades
GD	Glass Door
GL1	Glass louvres: Powdercoated aluminium framing
GL2	Glazing: Powdercoated aluminium framing
MRF	Metal roof framing: Painted as specified
PR1	Painted render: Colour 1
PR2	Painted render: Colour 2
TC	Timber cladding

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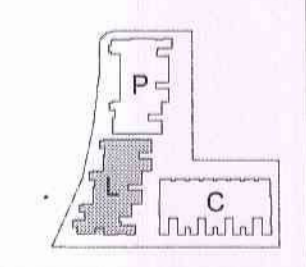
CONSTRUCTION CERTIFICATE

REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for Construction Certificate	AA	AA	17.01.11
B	Issued for information	AA	AA	24.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

ANTONIADES ARCHITECTS

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PROJECT
THE MASTERS
 DARLEY STREET WEST, BAYVIEW
 THE MASTERS RESIDENCES PTY LTD
 DRAWING TITLE
LIVISTONA
 ELEVATIONS



SCALE 1:100@A1

0	1	2	5	10m
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DATE	JANUARY 2011	DRAWN	EC
PROJECT NO.	AA.RES.0801	CHECKED	AA
DRAWING NO.	A3.02	APPROVED	AA
		REVISION	C

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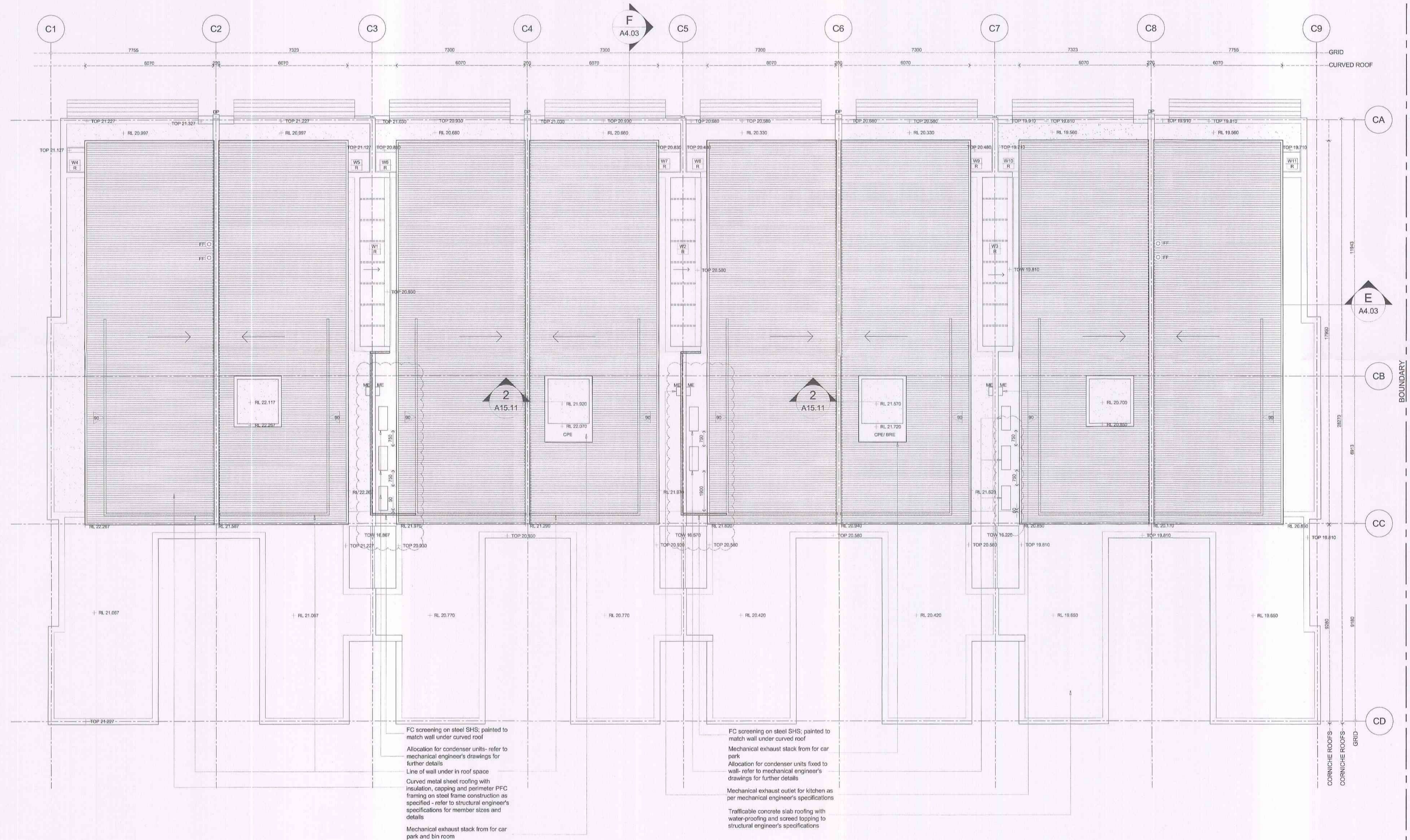
WALL SCHEDULE - GROUND AND FIRST LEVEL		
605000 DENOTES - 1 hr Structural Adequacy / Integrity / Insulation		
TYPE	FIRE RATING	DESCRIPTION
21	90 / 90 / 90	CB wall
22	90 / 90 / 90	CB wall finished with PB or VB one side
23	90 / 90 / 90	CB wall finished with PB or VB both sides
24	90 / 90 / 90	CB wall finished on one side with 28 turning channel and PB
25	90 / 90 / 90	CB wall - PB or VB int. / CB / 28 turning channel / PB or VB
26	90 / 90 / 90	CB and brick wall - PB or VB int. / BR / min. 20mm cavity / CB
27	90 / 90 / 90	CB and stud wall - PB / 28 turning channel / CB / 85mm timber battens / PB
28	90 / 90 / 90	CB and brick wall - BR / min. 20mm cavity / CB
29	90 / 90 / 90	140 CB wall - PB or VB int. / 140 CB / 35mm battens / insulation (Kingspan Acoustic Retain1607) / 13 W channel / FC external
30	90 / 90 / 90	140 CB wall - PB or VB int. / 140 CB / 35mm battens / insulation (Kingspan Acoustic Retain1607) / 13 W channel / FC external
31	90 / 90 / 90	RC wall or column with - R / RC / PB internal
32	90 / 90 / 90	RC and masonry wall - R / BR / cavity / RC / 15 turning channel / PB
33	90 / 90 / 90	RC and masonry wall - BR / cavity / RC finished with 16 turning channel and PB both sides
34	90 / 90 / 90	RC wall finished with 28 turning channel and PB or VB both sides and glasswool acoustic insulation in channel cavity (25mm thick, min. 10kg/m3)
35	90 / 90 / 90	RC and stud wall - PB or VB int. / RC / 15 turning channel / PB or VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m3)
36	90 / - / -	RC wall or column with PB or VB one side

WALL SCHEDULE - GROUND AND FIRST LEVEL		
605000 DENOTES - 1 hr Structural Adequacy / Integrity / Insulation		
TYPE	FIRE RATING	DESCRIPTION
41	90 / 90 / 90	300 Cavity bricks - 150 BR / 50 cavity / 150 BR and render both sides
42	90 / 90 / 90	270 Cavity bricks - PB or VB int. / BR / 50 cavity / BR / render external
43	90 / 90 / 90	270 Cavity bricks - BR / 50 cavity / BR finished with render external
44	90 / 90 / 90	270 Cavity bricks - BR / 50 cavity / BR finished with render both sides
45	90 / 90 / 90	270 Cavity bricks - PB or VB int. / 16 turning channel / BR / 50 cavity / BR / render external
46	90 / 90 / 90	310 Cavity bricks - PB or VB int. / 150 BR / 50 cavity / BR / render external
47	90 / 90 / 90	250 Cavity bricks - PB or VB int. / BR / 30 cavity / BR / render external
48	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with render one side
49	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with render both sides
50	90 / 90 / 90	250 Cavity bricks - PB or VB int. / 16 turning channel / BR / 30 cavity / BR / render external
51	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with PB or VB one side
52	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with PB or VB both sides
53	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR finished with 16 turning channel and PB or VB both sides
54	90 / 90 / 90	250 Cavity bricks - BR / 30 cavity / BR
55	90 / 90 / 90	Cavity Bricks - BR / cavity / BR finished with PB or VB both sides
56	90 / 90 / 90	230 Double bricks - BR / 10 cavity / BR finished with PB or VB both sides

WALL SCHEDULE - GROUND AND FIRST LEVEL		
605000 DENOTES - 1 hr Structural Adequacy / Integrity / Insulation		
TYPE	FIRE RATING	DESCRIPTION
57	90 / - / -	230 Double bricks - BR / 10 cavity / BR finished with PB or VB one side
58	90 / - / -	230 Double bricks with PB one side
59	90 / 90 / 90	250 Cavity bricks - PB or VB int. / BR / 16 turning channel / PB or VB
60	90 / 90 / 90	Cavity bricks - 150 / 35 turning channel / BR / cavity / BR / PB and glasswool acoustic insulation in channel cavity at party walls between adjoining units only (25mm thick, min. 10kg/m3)
61	90 / 60 / 30	150 Single brick finished with 28 turning channel, FC and render both sides
62	90 / 30 / 30	150 Single brick finished with 28 turning channel, FC and render one side
63	90 / 90 / 90	150 Single brick finished with 28 turning channel and PB or VB both sides and glasswool acoustic insulation in channel cavity at party walls between adjoining units only (25mm thick, min. 10kg/m3)
64	90 / 90 / 90	150 Single brick finished with 28 turning channel and PB or VB one side
65	90 / 90 / 90	150 Single brick finished with PB or VB one side
66	90 / - / -	150 Single brick finished with PB or VB both sides
67	90 / 90 / 90	Single brick with PB or VB one side
68	90 / - / -	Single brick with PB or VB one side
69	90 / - / -	Single brick with PB or VB one side
70	90 / - / -	Single brick wall
71	90 / 90 / 90	150 Single brick finished with render both sides
72	- / - / -	Single brick with 28mm turning channel and VB

WALL SCHEDULE - GROUND AND FIRST LEVEL		
605000 DENOTES - 1 hr Structural Adequacy / Integrity / Insulation		
TYPE	FIRE RATING	DESCRIPTION
81	90 / 90 / 20	Reinforced brick veneer wall - Render or PB or VB / BR / cavity / 16 / 15 / 16mm PFC timber frame opposing external and Alcaal Penetration 65 in stud cavity
84	90 / 90 / 90	180 Brick veneer wall - PB or VB int. / 50 cavity / BR / FC or VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m3)
85	90 / 90 / 90	180 Brick veneer wall - PB or VB int. / 50 cavity / BR / FC or VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m3)
86	- / - / -	120 140 wall with MDF - render both sides
87	- / - / -	70 TS wall with PB or VB one side - provide glasswool insulation between studs (25mm thick, min. 10kg/m3)
88	- / - / -	Double 70 TS wall - 70 TS / 95 cavity / 70 TS finished with PB or VB both sides
89	- / - / -	TS wall with PB or VB both sides
90	- / 90 / 90	TS wall with FC or PB or VB one side (FC external)
91	90 / 90 / 90	70 TS brick veneer wall - 70 TS / 70 cavity / 150 / 35mm turning channel / VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m3) and channel cavity (25mm thick, min. 10kg/m3)
92	90 / 90 / 90	180 Brick veneer wall - 180 TS / 35mm turning channel / BR / 70 cavity / 150 / 35mm turning channel / VB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m3) and channel cavity (25mm thick, min. 10kg/m3)
93	90 / 90 / 90	230 Brick veneer wall - 180 / 15 / 35 cavity / 150 / 35mm turning channel / PB and glasswool acoustic insulation in stud cavity (25mm thick, min. 10kg/m3) and channel cavity (25mm thick, min. 10kg/m3)

WALL NUMBERING		WALL LEGEND	
1-10	Basement Dintel walls	RC	Reinforced Concrete (wall or column dimensions as per structural engineer's specifications)
11-20	Basement CB walls	CB	Concrete Blockwork (180 mm U.N.O)
21-30	Ground and First level CB walls	BR	Brickwork (110 mm U.N.O)
31-40	RC Walls	MS	Metal Stud (64 mm U.N.O)
41-60	Cavity or double brick wall	TS	Timber Stud (90 mm U.N.O)
61-80	Single brick	PB	Plasterboard (13 mm U.N.O)
81-100	Brick veneer and stud wall	VB	Villa Board (8 mm U.N.O)
		FC	Fibre Cement sheets



LIST OF AMENDMENTS	
Revision	Description
C	Condenser added to roof. FC screen wall added at grids C3 and C5 between CB and CC to be painted to match wall under curved roof

ABBREVIATIONS:	
BRE	Bin Room Exhaust (Penetration)
CPE	Car Park Exhaust (Penetration)
CL	Centre Line
DP	Down Pipe
FF	Fireplace Flue
FHR	Fire Hose Reel
GM	Gas Meter
ME	Mechanical Exhaust: bathroom/ kitchen
RWO	Rain Water Outlet
TOP	Top Of Parapet

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Design + Statutory Approvals by: Mercedes + Partners International Pty Ltd Level 7, 107 Mount Street North Sydney NSW 2060

CONSTRUCTION CERTIFICATE

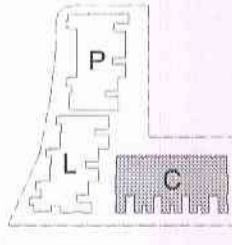
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B	Issued for Information	AA	AA	24.05.12
C	Amended Construction Certificate Application	AA	AA	28.05.12

ANTONIAADES ARCHITECTS

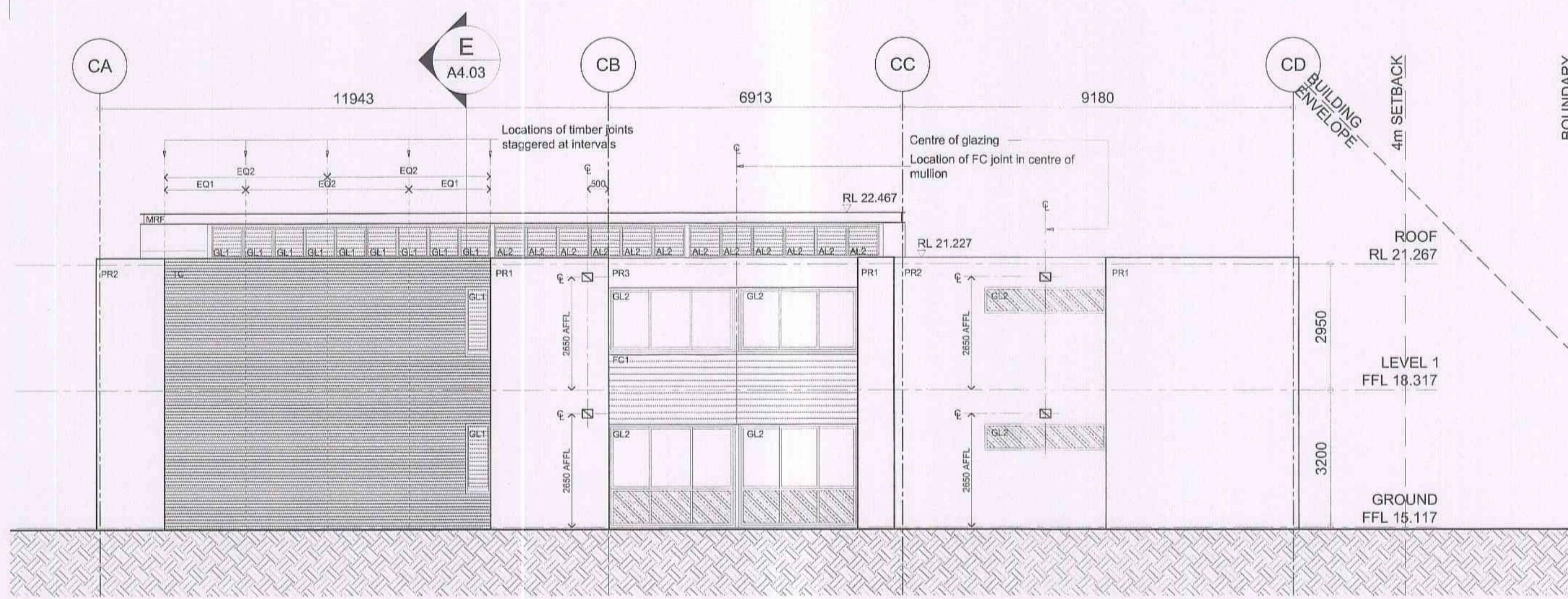
Suite 1, L2, 24 Bay St, Double Bay NSW 2028
Tel: 9328 3339 Fax: 9328 3369
www.antoniaades.com.au ACN: 128 731 559

PROJECT
THE MASTERS
DARLEY STREET WEST, BAYVIEW
THE MASTERS RESIDENCES PTY LTD

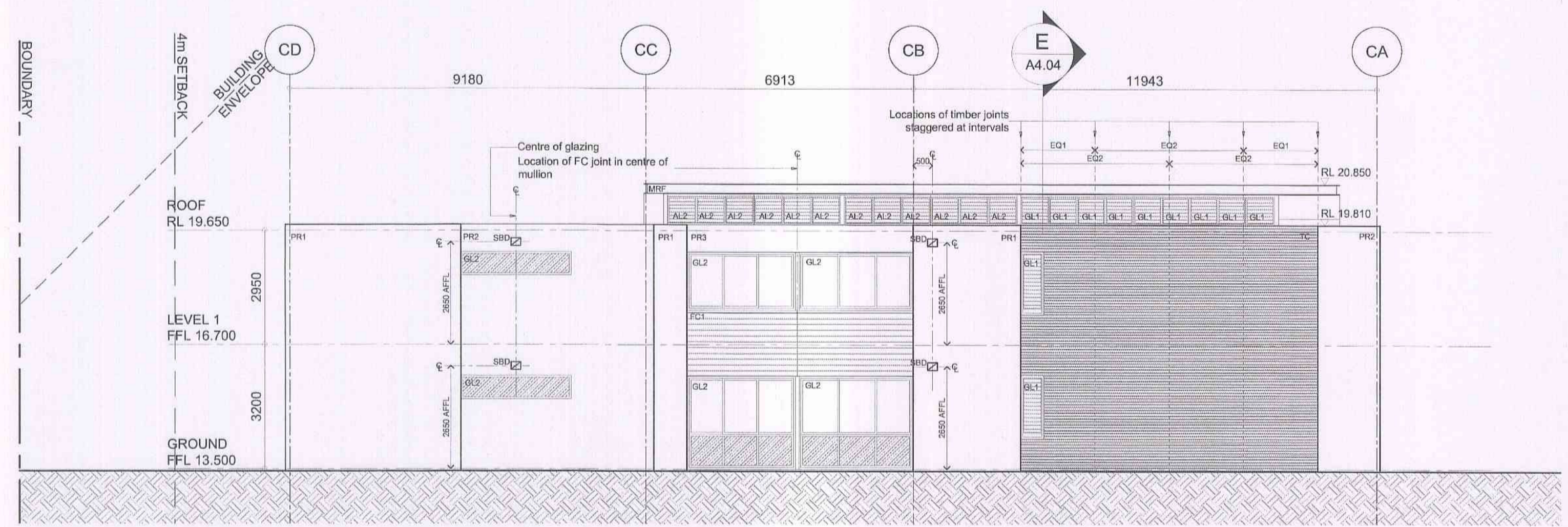
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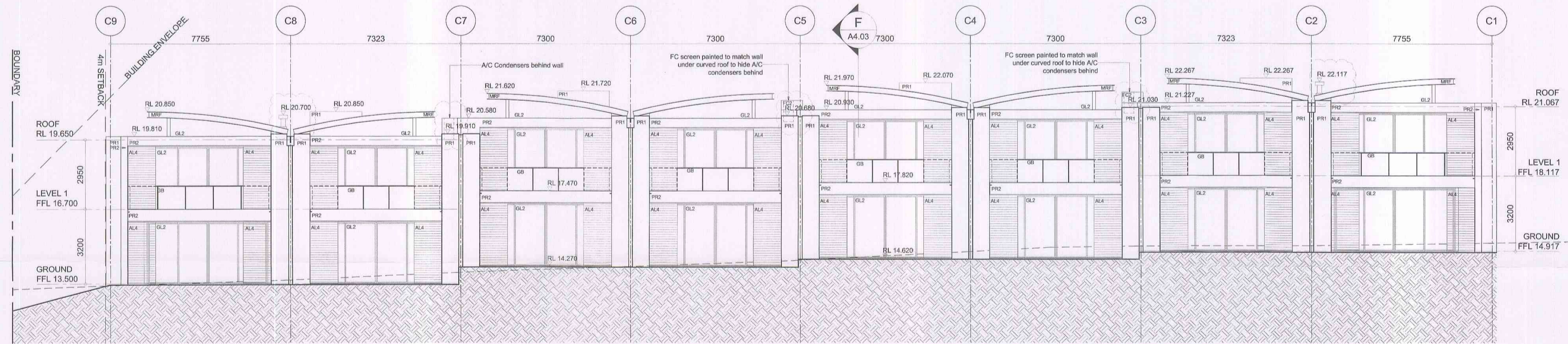
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A1.19	C



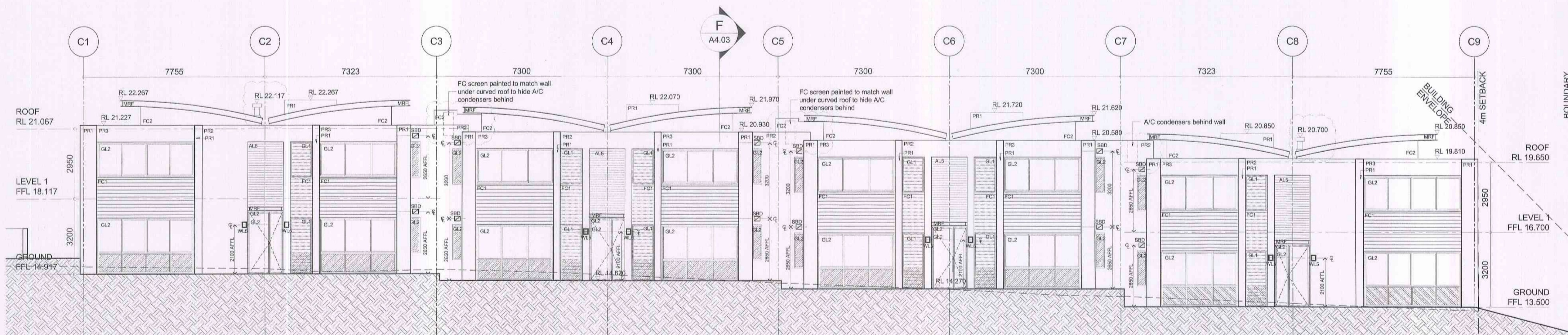
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2 SOUTH-EAST ELEVATION



3 NORTH-EAST ELEVATION



4 SOUTH-WEST ELEVATION



LIST OF AMENDMENTS	
Revision	Description
C	A/C Condensers added to roof; FC screen wall added at grids C3 and C5 to be painted to match wall under curved roof; Fireplace flues reduced to a height of 150mm below top of steel roof

ABBREVIATION	
BJ	Brick Joint

MATERIAL LEGEND:	
AL1	Aluminium vertical privacy screen: Powdercoated
AL2	Aluminium louvers: Powdercoated
AL3	Aluminium horizontal sun louvers: Powdercoated
AL4	Aluminium sliding louvers: Powdercoat
AL5	Aluminium horizontal privacy screen: Powdercoat
FC1	Painted finish: FC sheet 1
FC2	Painted finish: FC sheet 2
GB	Glass Balustrades
GD	Glass Door
GL1	Glass louvers: Powdercoated aluminium framing
GL2	Glazing: Powdercoated aluminium framing
MRF	Metal roof framing: Painted as specified
PR1	Painted render: Colour 1
PR2	Painted render: Colour 2
TC	Timber cladding

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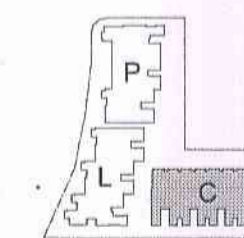
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ANTONIAADES ARCHITECTS

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PROJECT
THE MASTERS
DARLEY STREET WEST, BAYVIEW
THE MASTERS RESIDENCES PTY LTD

DRAWING TITLE
CORNICHE ELEVATIONS



SCALE 1:100@A1	
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DATE JANUARY 2011	DRAWN EC
PROJECT NO. AA.RES.0801	CHECKED AA
DRAWING NO. A3.03	APPROVED AA
	REVISION C

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