

21 May 2015

The General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir/Madam,

6-14 MACPHERSON STREET, WARRIEWOOD, NSW 2102  
LOTS 1, 2, 3, 4 & 5 DP 1161389  
DEVELOPMENT APPLICATION NO: N0267/13 & N0267/13/S96/1  
CONSTRUCTION CERTIFICATE NO: 142440/2  
DATE OF DETERMINATION: 21/05/15

As required by clause 142(2) of the EP&A Regulations 2000 notice is hereby given of the determination of the following application:

- Construction Certificate No. CC 142440/2


Please also find enclosed a cheque for Council's registration fee plus the following documentation:

- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the certificate.
- Notice of Appointment of Principal Certifying Authority.

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Brendan Bennett on 8270-3500.

Yours faithfully



Brendan Bennett  
Managing Director

Encl

836 REC: 378491 27/5/15

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6-14 Macpherson Street, Warriewood, NSW 2102  
Construction Certificate No. 142440/2





## CONSTRUCTION CERTIFICATE NO. 142440/2

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

### APPLICANT

Name of person having benefit of the development consent: **Peter Magnisalis - Anglican Retirement Villages (Diocese of Sydney)**

Address: **Level 2, 62 Norwest Boulevard, Baulkham Hills, NSW 2153**

Contact Details: **Phone: (02) 9421 5331 Fax: (02) 9421 2222**

### DEVELOPMENT CONSENT

Consent Authority/Local Government Area:

**Pittwater Council**

Development Consent No:

**N0267/13 & N0267/13/S96/1**

Date of Development Consent:

**20/02/14 & 15/04/15**

### PROPOSAL

Address of Development:

**6-14 Macpherson Street Warriewood, NSW 2102**

Lot & DP No:

**Lots 1, 2, 3, 4 & 5 DP 1161389**

Building Code of Australia Classification:

**59 x Class 1a**

Type of Construction:

**N/A**

Scope of building works covered by this Notice:

**Stage 3 – Addition of carports to types C, D & D1 ILUs; changes to Type S2 buildings & material changes**

Value of Construction Certificate (Incl GST):

**\$19,480,517.00 (Overall value)**

Plans and Specifications approved:

**Schedule 1**

Fire Safety Schedule:

**N/A**

Critical Stage Inspections:

**See attached Notice**

Exclusions:

**Nil**

Conditions (Clause 187 or 188 of the Environmental Planning & Assessment Regulation 2000):

**Nil**

Date of the Application for Construction Certificate:

**08/05/15**

Date Application Received:

**11/05/15**

### PROJECT BUILDING SURVEYOR

Please contact **Brendan Bennett** for any inquiries

### CERTIFYING AUTHORITY

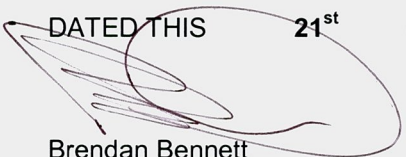
**Brendan Bennett** for and on behalf of **City Plan Services Pty Ltd**

### ACCREDITATION NUMBER

**BPB 0027**

*That I, Brendan Bennett, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (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 Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.*

DATED THIS **21<sup>st</sup>** day of **May** 2015

  
**Brendan Bennett**  
Managing Director

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.



## SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

### 1. Endorsed Architectural plans prepared by Environa Studio

Plan Title	Drawing No	Revision	Date
Site Plan Stage 4,5	003	G	19/12/14
Plan: ILU Type C	C101	L	16/03/15
Plan: ILU Type D	D101	L	16/03/15
Plan: ILU Type D1	D1 101	L	16/03/15
Roof Plan – Type C	C102	F	18/12/14
Roof Plan – Type D	D102	F	18/12/14
Roof Plan – Type D1	D1 102	F	18/12/14
Elevations – Type C	C103	F	15/01/15
Elevations – Type D	D103	F	15/01/15
Elevations – Type D1	D1 103	F	15/01/15
Plan: ILU Type S2	S2 101	P	14/05/15
Slab Setout Plan: ILU Type S2	S2 101	P	14/05/15
Roof Plan – Type S2	S2 102	P	14/05/15
Elevations – Type S2	S2 103	P	14/05/15
Sections Window Schedule – ILU Type S2	S2 104	P	14/05/15
Electrical – ILU Type S2	S2 105	P	14/05/15
Materials/Finishes Schedule	006	K	09/04/15

### 2. Other documents relied upon

Title	Prepared By	Reference	Date
Construction Certificate Application	Anglican Retirement Villages Diocese of Sydney	-	08/05/15
Design Statement of Compliance	Accessible Building Solutions	-	07/05/15
BASIX Certificate	NSW Govt Planning & Infrastructure	499606M_03	19/12/14
Pre (CC) Inspection Report	City Plan Services	142440/2	20/05/15



## NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 and Regulations 2000

### PROPOSAL

Address of land on which the work is to be carried out: **6-14 Macpherson Street, Warriewood, NSW 2102**

Lot & DP Number: **Lots 1, 2, 3, 4 & 5 DP 1161389**

Description of building works covered by this Notice: **Stage 3 - Addition of carports to types C, D & D1 ILUs; changes to Type S2 buildings & material changes**

### APPLICANT

Name of person having benefit of the development consent: **Peter Magnisalis - Anglican Retirement Villages (Diocese of Sydney)**

Address: **Level 2, 62 Norwest Boulevard, Baulkham Hills, NSW 2153**

Contact Details: **Phone: (02) 9421 5331 Fax: (02) 9421 2222**

### RELEVANT CONSENTS

Consent Authority: **Pittwater Council**

Development Consent No: **N0267/13 & N0267/13/S96/1**

Date of Development Consent: **20/02/14 & 15/04/15**

Construction Certificate No: **CC 142440/2**

Date of Construction Certificate: **21/05/15**

### INSPECTION TELEPHONE NUMBER

Please telephone the following number to book a critical stage inspection: **Ph: 8270 3500**

A minimum period of 48 hours is to be provided

### PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett** for and on behalf of  
**City Plan Services Pty Ltd**

### ACCREDITATION NUMBER

**BPB 0027**

### MANDATORY CRITICAL STAGE INSPECTIONS


*That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.*

*The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(lii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.*

*To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.*

*Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.*

DATED THIS **21st** day of **May** 2015

  
**Brendan Bennett**  
Managing Director

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Page 1 of 2

LEVEL 1, 364 KENT ST, SYDNEY NSW 2000

TEL +61 2 8270 3500 FAX +61 2 8270 3501 WWW.CITYPLAN.COM.AU

CITY PLAN SERVICES P/L ABN 30 075 223 353

**SCHEDULE 1  
MANDATORY CRITICAL STAGE INSPECTIONS**

<b>NO.</b>	<b>CRITICAL STAGE INSPECTION</b>	<b>INSPECTOR</b>
1.	After excavation for, and prior to the placement of, any footings	Certifying Authority
2.	Prior to pouring any in-situ reinforced concrete building element	Certifying Authority
3.	Prior to covering of the framework for any floor, wall, roof or other building element	Certifying Authority
4.	Prior to covering waterproofing in any wet areas	Certifying Authority
5.	Prior to covering any stormwater drainage connections	Certifying Authority
6.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

**SCHEDULE 2  
OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY**

<b>NO.</b>	<b>OTHER CRITICAL STAGE INSPECTIONS</b>	<b>INSPECTOR</b>
	None have been specified in this instance	N/A



## NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

### NOTICE TO

**Pittwater Council**  
**PO Box 882, Mona Vale, NSW 1660**

### PROPOSAL

Address of land on which the work is to be carried out:

**6-14 Macpherson Street, Warriewood,  
NSW 2102**

Lot & DP Number:

**Lots 1, 2, 3, 4 & 5 DP 1161389**

Description of building works covered by this Notice:

**Stage 3 - Addition of carports to types C, D  
& D1 ILUs; changes to Type S2 buildings &  
material changes**

### DETAILS OF THE PERSON APPOINTING PCA

Name of person having benefit of the development consent:

**Peter Magnisalis - Anglican Retirement  
Villages (Diocese of Sydney)**

Address:

**Level 2, 62 Norwest Boulevard,  
Baulkham Hills, NSW 2153**

Contact Details:

**Phone: (02) 9421 5331 Fax: (02) 9421 2222**

*The applicant has appointed Brendan Bennett as the Principal Certifying Authority as stated in the Construction Certificate Application lodged with City Plan Services for the building works identified in this Notice.*

### RELEVANT CONSENTS

Consent Authority:

**Pittwater Council**

Development Consent No:

**N0267/13 & N0267/13/S96/1**

Date of Development Consent:

**20/02/14 & 15/04/15**

Construction Certificate No:

**CC 142440/2**

Date of Construction Certificate:

**21/05/15**

### PRINCIPAL CERTIFYING AUTHORITY

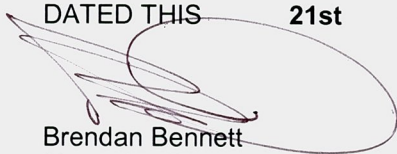
**Brendan Bennett for and on behalf of  
City Plan Services Pty Ltd**

### ACCREDITATION NUMBER

**BPB 0027**

*That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice.*

DATED THIS **21st** day of **May** 2015



Brendan Bennett  
Managing Director

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## CONSTRUCTION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979* Section 109C(1)(b) & Section 139 of Regulations 2000

### Information for the applicant

- This form may be used to apply for a construction certificate to carry out building work or subdivision work.
- To minimise delay in receiving a decision about the application, please fill in all sections and ensure all relevant information and documents are provided.
- A construction certificate has no effect if it is issued after the building work or subdivision work to which it relates is physically commenced on the land to which the relevant development consent applies.

### APPLICANT

Name of person having benefit of the development consent.\*

Name Anglican Retirement Villages Diocese of Sydney  
Company \_\_\_\_\_

ABN Number (if applicable) \_\_\_\_\_

Address Level 2, 62 Norwest Boulevard

Suburb or town Baulkham Hills Postcode 2153

Telephone 02 9421 5331 Fax \_\_\_\_\_

Mobile 0412 186 333 Email peter.magnisalis@arv.org.au

*\*An application for a construction certificate may only be made by a person who has the benefit of the development consent. An application may not be made by the person who will carry out the building work or subdivision work unless that person owns the land on which the work is to be carried out.*

### IDENTIFICATION OF BUILDING

Address 6-14 Macpherson Street, Warriewood

Lot No 3, 4 & 5

DP No 1161389

Suburb or town Warriewood Postcode 2102 Addition of \_\_\_\_\_

### DESCRIPTION OF DEVELOPMENT

Building or Subdivision Works:

Addition of car ports to types C, D & D1 ILUs

### BUILDING CODE OF AUSTRALIA BUILDING CLASSIFICATION

Class(s) 1

### VALUE OF WORK

Estimated Cost of Work:  
(Including GST)

\$ Cost included in previous CC

*The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment).*



**DEVELOPMENT CONSENT**

Provide electronic copies of:

- a) approved plans endorsed by the consent authority
- b) conditions of development consent
- c) other documents referenced by the development consent that are relevant to this application.

Consent Authority Pittwater Council  
 Development Consent No N0267/13/S96/1  
 Date of Determination 15/4/15  
 Name of Applicant on Development Consent Anglican Retirement V

**ADDITIONAL REQUIREMENTS**

- Schedule 1 must be completed and accompanied by information required to be submitted with the application for a construction certificate for proposed building works. Prepare and attach a list of all documents provided.
- Applications for construction certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

**Schedule 1 – Attachments relating to the proposed development**

Applicants must provide electronic copies of the documents listed below that are relevant to the type of development that is proposed. Please place a cross in the appropriate box(s) to indicate the type of development involved.

**1. SUBDIVISION WORK**

Does the development involve Subdivision Work?

Yes  No

**If Yes - provide:**

Appropriate subdivision work plans and specifications, which include copies of:

- a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned
- c) detailed engineering plans as to the following matters:
  - i. earthworks
  - ii. roadworks
  - iii. road pavement
  - iv. road furnishings
  - v. stormwater drainage
  - vi. water supply works
  - vii. sewerage works
  - viii. landscaping works
  - ix. erosion control works

**2. BUILDINGS**

2.1 Does the development involve building work (including work in relation to a dwelling house or building or structure ancillary to a dwelling house?)

Yes  No

**If Yes - provide:**

- 1. A detailed description of the development by completing page 3 of the application form
- 2. Appropriate building work plans and specifications, which include copies of:
  - a) detailed plans drawn to a suitable scale and consisting of a block plan and a general plan, that show:
    - i. a plan of each floor section
    - ii. a plan of each elevation of the building
    - iii. the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
    - iv. the height, design, construction and provision for fire safety and fire resistance (if any)
  - b) specifications for the development:
    - i. that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
    - ii. that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used
  - c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used)
  - d) a description of any accredited building product or system sought to be relied on for the purposes of section 79C(4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act)\*
  - e) copies of any compliance certificate to be relied on
  - f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building
  - g) if a BASIX certificate has been obtained for the development, such other matters as the BASIX certificate requires to be included in the plans and specifications.

\*S.79C(4) EP&A Act provides that a consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the *Building Code of Australia* if the building product or system is accredited in respect of the requirement in accordance with the EP7A regulation 2000.



2.2 Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion)?

Yes

No

**If Yes - provide:**

- a) A list of any existing fire safety measures provided in relation to the land or any existing building on the land.
- b) A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

2.3 Is any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986?

Yes

No

**If Yes - Provide:**

A copy of a receipt for any long service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy).

2.4 Does the application involve a BASIX affected development or a BASIX optional development in respect of which the applicant has obtained a BASIX certificate?

Yes

No

**If Yes - Provide:**

The BASIX certificate(s) for the development (being either the BASIX certificate issued when the development consent was granted or some other BASIX certificate(s) that have been issued no earlier than three months before the date of the Application being made), and such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

*BASIX (the Building and Sustainability Index) ensures homes are built to be more energy and water efficient. BASIX uses an online program to assess a building's design and compares it against energy and water reduction targets. The design must meet these targets before a BASIX certificate can be printed. Any changes made to a building's design after a BASIX certificate has been issued requires another BASIX assessment and new BASIX certificate. "BASIX affected buildings" contain one or more dwellings (but do not include hotels or motels).*

A BASIX certificate **MUST** be obtained for every "BASIX affected development", which are any of the following (other than development that is "BASIX excluded development"):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building
- (b) development that involves a change of building use by which a building becomes a BASIX affected building
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

"BASIX excluded development" is

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the Heritage Act 1977
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "BASIX optional development". "BASIX optional development" means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

*If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.*

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>

2.5 Have the plans subject to the application been stamped by a Sydney Water Quick Check Agent or the relevant water utility authority or their authorised agent?

Yes

No

**If Yes - Provide:**

A copy of the stamped plans.

*Note: The approved plans must be submitted to a Sydney Water Quick Check agent or other relevant water utility to determine whether the development will affect any wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.*

3. RESTRICTIONS ON THE TITLES

Is the proposed work affected by any restrictions on the titles (including covenants, easements & rights of way)?

Yes

No

**If Yes - Provide Details**



4. HOME BUILDING ACT REQUIREMENTS

In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

Yes

No

If Yes - Provide:

a) In the case of work by a licensee under the Act:

- i) a statement detailing the licensee's name and contractor licence number, and
- ii) documentary evidence that the licensee has complied with the applicable requirements of that Act\*.

or

b) In the case of work done by any other person:

- i) a statement detailing the person's name and owner builder permit number, or
- ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purpose of the definition of *owner-builder work* in section 29 of that Act.

\*A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

5. LIST OF DOCUMENTS

Prepare & attach a list of all documents provided under Development Consent, Additional Requirements & Schedule 1.

Yes

No

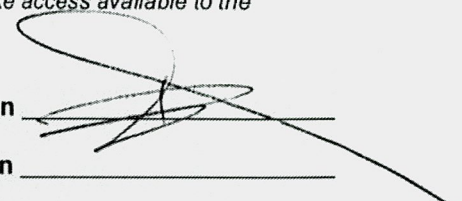
If Yes - Provide Details

6. OWNERS CONSENT

As the owner(s) of the land on which the work is to be carried out:

1. I/we hereby consent to the applicant(s) named on the application to act on my/our behalf as the person with benefit of the development consent nominated herein.
2. I/we hereby consent to the certifying authority, or an accredited certifier nominated by City Plan Services P/L, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we will undertake all necessary steps to make access available to the property to enable the inspection to be carried out.

Signature of all owner(s):

Name Paul Magrish Sign 

Name \_\_\_\_\_ Sign \_\_\_\_\_

Date 8/5/2015

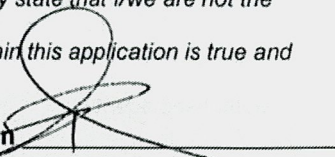
A certifying authority must not issue a construction certificate for the development on a site which affects an existing building unless the certifying authority or an accredited certifier nominated by City Plan Services P/L has carried out an inspection of the site of the development.

7. APPLICANT SIGNATURE

As a person eligible to be an applicant for this work:

1. I/we hereby submit this Construction Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.
2. I/we hereby appoint  Brendan Bennett/  Chris Michaels/  Adam DeLooze/  Darren Bugg of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.
3. I/we (if not the owner(s) of the land on which the work is to be carried out), hereby state that I/we are not the contractor who will carry out the building work or subdivision.
4. I/we hereby state that, to the best of my knowledge, the information provided within this application is true and accurate.

Signature of applicant(s):

Name Paul Magrish Sign 

Name \_\_\_\_\_ Sign \_\_\_\_\_

Date 8/5/2015

**DETAILED DESCRIPTION**

For each proposed new building, indicate:

The number of storeys (including underground storeys) in the building.	1
Gross floor area of existing building (m <sup>2</sup> )	N/A
The gross site area of the land on which the building is to be erected (m <sup>2</sup> )	N/A

For each proposed new residential building, indicate:

The number of existing dwellings on the land on which the new building is to be erected.	N/A
The number of existing dwellings that are to be demolished in connection with the erection of the new building	None
The number of dwellings to be included in the new building	None
Whether the new building is to be attached to any existing building	N/A
Whether the new building is to be attached to any other new building	N/A
Whether the site contain a dual occupancy	N/A
The materials to be used in the construction of the new building by completing the table below	_____

**MATERIALS TO BE USED**

Walls	Code	Roof	Code
Brick (double)	11	Tiles	10
Brick (vener)	12	Concrete/Slate	20
Concrete /Stone	20	Fibrous cement	30
Fibrous cement	20	Steel	60 <b>Yes</b>
Timber	40	Aluminium	70
Curtain glass	50	Other	80
Steel	60	Not specified	90
Aluminium cladding	70		
Timber/weatherboard	40		
Other	80		
Not specified	90		

Floor	Code	Frame	Code
Concrete/Slate	20	<b>Yes</b> Timber	40 <b>Yes</b>
Timber	40	Steel	60 <b>Yes</b>
Other	80	Aluminium	70
Unknown	90	Other	80
		Unknown	90



## DESIGN STATEMENT OF COMPLIANCE

<b>Site Details:</b>					
Street no. / name:	<b>6-14 Macpherson St</b>				
Suburb:	<b>Warriewood</b>	State:	<b>NSW</b>	Postcode:	
<b>Description of Work:</b>	Dwellings and community facility for aged persons NO 267/13				
<b>Scope of Certificate</b>	This Statement / Certificate relates to: • The whole works				

### Certification:

DA Item No.	Tick box for items to be certified (✓)	Detail of Condition of Consent or Design Standard ( BCA AS1428.1 etc)	Verification Method
B26 C21	✓	2 visitor parking spaces complying with AS 2890.6 shall be provided – 1 at the community centre and 1 near the main entrance	Review of architectural drawings
C17	✓	Confirmation that the recommendations of the access report submitted for DA are implemented.	Review of architectural drawings
C25	✓	The drawings shall indicate 4 dwellings have a garage width of 4.8m.	Review of architectural drawings
C26	✓	An access consultant is to confirm that access is maintained from the front door to the street with the inclusion of an additional carport.	Review of architectural drawings
D14	✓	The requirements for SEPP SL Schedule 3 shall be incorporated into the design	Review of architectural drawings
E16		An accredited access consultant shall confirm that the CC requirements have been incorporated into the built works	

I, the undersigned, certify that the above Conditions of Consent have been satisfactorily incorporated, or are capable of being incorporated, within the design of building work. The following documents have been used in this assessment:

List of Certified Drawings/documents:

- Report by Accessible Building Solutions  
Date of report: 27<sup>th</sup> August 2013
- Architectural Drawings prepared by Environa Studio -  
002( E), A101- A107( E), B101- B107( E), C101(L) C102- C107( E), Ca101-  
Ca107( E), D1 101(L) D1 102- D1 107( E), D1a 101- D1a 107( E),  
S2 101- S2 107( E), CS101-Cs106 (E), D101(L)

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified. I am holding appropriate current professional indemnity insurance to the satisfaction of the building owner or the principal authorising the design work being certified.

Name: Howard Moutrie

Company Name: Accessible Building Solutions

Company Address: 124 Upper Washington Drive Bonnet Bay

Signature:



Qualification: BArch(Hons).  
ACAA Accredited Access  
Consultant No 177

ABN No: 58 006 628 812

Tel: 02 9528 0276

Position Title: Director

Date: 7<sup>th</sup> May 2015 RevA

# BASIX<sup>®</sup> Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 499606M\_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by Planning & Infrastructure. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 499606M lodged with the consent authority or certifier on 17 September 2013 with application NO267/13.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director-General

Date of issue: Friday, 19 December 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.



### Project summary

Project name	"ARV Warriewood Brook" (Stages 4-6)_03
Street address	6-10 Macpherson Street WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	deposited 11611389
Lot no.	3-5
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	16
No. of single dwelling houses	43
<b>Project score</b>	
Water	✓ 40 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 42 Target 40

### Certificate Prepared by

Name / Company Name: Benchmark Building Certifiers
ABN (if applicable): 47078953215



# Description of project

## Project address

Project name	"ARV Warriewood Brook" (Stages 4-6)_03
Street address	6-10 Macpherson Street WARRLEWOOD 2102
Local Government Area	Pitwater Council
Plan type and plan number	deposited 1 161 1389
Lot no.	3-5
Section no.	-

## Project type

No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	16
No. of single dwelling houses	43

## Site details

Site area (m <sup>2</sup> )	26772
Roof area (m <sup>2</sup> )	9925
Non-residential floor area (m <sup>2</sup> )	0
Residential car spaces	118
Non-residential car spaces	16

## Common area landscape

Common area lawn (m <sup>2</sup> )	4050
Common area garden (m <sup>2</sup> )	5300
Area of indigenous or low water use species (m <sup>2</sup> )	4000

## Assessor details

Assessor number	20102
Certificate number	1007229329
Climate zone	56

## Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 42	Target 40

## Description of project

The tables below describe the dwellings and common areas within the project

### Single dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1	3	93.0	10.0	30	0
5	3	91.0	10.0	30	0
9	3	91.0	10.0	30	0
13	3	91.0	10.0	30	0
33	2	75.0	10.0	30	0
37	2	78.0	9.0	30	0
41	2	78.0	9.0	30	0
45	3	93.0	10.0	30	0
49	3	91.0	10.0	30	0
53	2	78.0	9.0	30	0
57	3	93.0	10.0	30	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
2	3	93.0	10.0	30	0
6	3	91.0	10.0	30	0
10	2	78.0	9.0	30	0
14	3	91.0	10.0	30	0
34	3	91.0	10.0	30	0
38	2	78.0	9.0	30	0
42	3	91.0	10.0	30	0
46	3	91.0	10.0	30	0
50	2	78.0	9.0	30	0
54	3	91.0	10.0	30	0
58	2	78.0	9.0	30	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
3	3	93.0	10.0	30	0
7	3	91.0	10.0	30	0
11	3	93.0	10.0	30	0
17	2	86.0	7.0	30	0
35	3	91.0	10.0	30	0
39	3	91.0	10.0	30	0
43	3	91.0	10.0	30	0
47	2	78.0	9.0	30	0
51	3	91.0	10.0	30	0
55	2	86.0	7.0	30	0
59	3	93.0	10.0	30	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
4	3	91.0	10.0	30	0
8	3	91.0	10.0	30	0
12	2	78.0	9.0	30	0
30	3	95.0	8.0	30	0
36	3	91.0	10.0	30	0
40	2	78.0	9.0	30	0
44	2	78.0	9.0	30	0
48	3	93.0	10.0	30	0
52	3	91.0	10.0	30	0
56	2	78.0	9.0	30	0

### Multi-dwelling houses



15	2	86.0	7.0	30	0
20	2	86.0	7.0	30	0
24	3	95.0	8.0	30	0
28	3	95.0	8.0	30	0

16	2	86.0	7.0	30	0
21	2	86.0	7.0	30	0
25	3	95.0	8.0	30	0
29	3	95.0	8.0	30	0

18	2	86.0	7.0	30	0
22	2	86.0	7.0	30	0
26	3	95.0	8.0	30	0
31	3	95.0	8.0	30	0

19	2	86.0	7.0	30	0
23	2	86.0	7.0	30	0
27	3	95.0	8.0	30	0
32	3	95.0	8.0	30	0

## Description of project

The tables below describe the dwellings and common areas within the project



# Schedule of BASIX commitments

## 1. Commitments for multi-dwelling houses

### (a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

## 2. Commitments for single dwelling houses

### (a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

## 3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

## Schedule of BASIX commitments

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

### 1. Commitments for multi-dwelling houses

#### (a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> <li>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</li> <li>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</li> </ul>		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓



Dwelling no.	Fixtures			Appliances			Individual pool			Individual spa				
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but ≤ 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

**Alternative water source**

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (\$)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (no. 1)	Tank size (min) 1000 litres	To collect run-off from at least: 50 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	no	no	no	no
None	-	-	-	-	-	-	-	-

**(ii) Energy**

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓



**(ii) Energy**

		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e)	This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	✓	✓	✓
(f)	This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g)	This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> <li>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and</li> <li>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.</li> </ul>	✓	✓	✓
(h)	The applicant must install in the dwelling: <ul style="list-style-type: none"> <li>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below;</li> <li>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and</li> <li>(cc) any clothes drying line specified for the dwelling in the "Appliances &amp; other efficiency measures" column of the table.</li> </ul>	✓	✓	✓
(i)	If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	✓	✓	✓
(j)	The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Dwelling no.	Hot water system	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each Kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off



Dwelling no.	Cooling		Heating			Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
15, 16, 18, 19, 20, 21, 22, 23	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	2	2	yes	yes	yes	yes	2	yes
24, 25, 26, 27, 28, 29, 31, 32	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	3	2	yes	yes	yes	yes	1	yes

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	no	-	-	-	no	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-



**(iii) Thermal Comfort**

<p>(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.</p> <p>(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.</p> <p>(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.</p> <p>(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.</p> <p>(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.</p> <p>(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.</p> <p>(g) Where there is an in-slab heating or cooling system, the applicant must:</p> <p>(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or</p> <p>(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.</p> <p>(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.</p>	<p>Show on DA plans</p>	<p>Show on CC/CDC plans &amp; specs</p>	<p>Certifier check</p>
	✓	✓	✓
	✓	✓	✓
	✓	✓	✓

		<b>Thermal loads</b>	
<b>Dwelling no.</b>	<b>Area adjusted heating load (in mJ/m<sup>2</sup>/yr)</b>	<b>Area adjusted cooling load (in mJ/m<sup>2</sup>/yr)</b>	
15	45.0	20.7	
18, 20, 22	45	20.7	
16, 19, 21, 23	36.9	32.4	
24, 26, 28, 31	44	26.9	
All other dwellings	57.1	21.7	



**Construction of floors and walls**

Dwelling no.	Concrete slab on ground(m <sup>2</sup> )	Suspended floor with open subfloor (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rammed earth or mudbrick walls
15,16,18,19,20,21,22,23	-	-	-	-	No
All other dwellings	103	-	-	-	No

## 2. Commitments for single dwelling houses

### (a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> <li>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</li> <li>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</li> </ul>	✓	✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓



Dwelling no.	Fixtures				Appliances		Individual pool			Individual spa				
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Size	Configuration	Alternative water source				
				Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
10, 12, 17, 30, 33, 37, 38, 40, 41, 44, 47, 50, 53, 55, 56, 58	individual water tank (no. 1)	Tank size (min) 1000 litres	To collect run-off from at least: 50 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	no	no	no	no
All other dwellings	individual water tank (no. 1)	Tank size (min) 1000 litres	To collect run-off from at least: 50 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	yes	no	no	no

**(ii) Energy**

- (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.
- (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
- (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.

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



**(ii) Energy**

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<p>(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.</p>	✔	✔	✔
<p>(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.</p>	✔	✔	✔
<p>(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.</p>	✔	✔	✔
<p>(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:</p> <p>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and</p> <p>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.</p>	✔	✔	✔
<p>(h) The applicant must install in the dwelling:</p> <p>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below;</p> <p>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and</p> <p>(cc) any clothes drying line specified for the dwelling in the "Appliances &amp; other efficiency measures" column of the table.</p>	✔	✔	✔
<p>(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".</p>	✔	✔	✔
<p>(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.</p>	✔	✔	✔



Dwelling no.	Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	gas instantaneous 5 star	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
30	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	3	2	yes	yes	yes	yes	1	yes
33	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	2	2	yes	yes	yes	yes	2	yes
10, 12, 17, 37, 38, 40, 41, 44, 47, 50, 53, 55, 56, 58	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	2	2	yes	yes	yes	yes	2	yes
1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 34, 35, 36, 39, 42, 43, 45, 46, 48, 49, 51, 52, 54, 57, 59	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	3	2	yes	yes	yes	yes	2	yes



Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	no	-	-	-	no	yes

**Alternative energy**

**Dwelling no.** Photovoltaic system (min rated electrical output in peak kW)

All dwellings

**(iii) Thermal Comfort**

- (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.
- (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
- (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.
- (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.
- (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.
- (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
- (g) Where there is an in-slab heating or cooling system, the applicant must:

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



(iii) Thermal Comfort

- (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
  - (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
- (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

Thermal loads			
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)	
2	43.4	31.4	
3	43.1	34	
7	47.3	38.5	
9	56.8	34.5	
10	44.5	35.1	
11	43.2	31.9	
12	62.6	32.3	
17	48.2	32.4	
30	59	21.7	
33	47.9	35.4	
37	49.9	33.3	
39	51.4	34.7	
40	57.8	32.1	
41	61.8	31.7	
42	51.7	35.5	
43	49.5	36.5	
48	54.0	29.1	
55	43.6	32.1	
56	60.6	32.6	

Show on DA plans

Show on CC/CDC plans & specs

Certifier check



Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)
6, 8	53.2
4, 54	54.5
47, 53	65.4
49, 51	55.4
5, 46, 52	41.5
1, 45, 57, 59	54.5
38, 44, 50, 58	61.2
All other dwellings	50.1

Construction of floors and walls					
Dwelling no.	Concrete slab on ground(m <sup>2</sup> )	Suspended floor with open subfloor (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rammed earth or mudbrick walls
30	103	-	-	-	No
33	85	-	-	-	No
17,55	93	-	-	-	No
10,12,37,38,40,48,74,47,50,53,56,58		-	-	-	No
All other dwellings	101	-	-	-	No



### 3. Commitments for common areas and central systems/facilities for the development (non-building specific)

#### (b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.	✓	✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in Kls) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.	✓	✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.	✓	✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.	✓	✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.	✓	✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.	✓	✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓



## Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

## Legend

1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).



## INSPECTION REPORT


*This inspection report is a record of inspections in accordance with Clause 143C of the Environmental Planning & Assessment Regulation 2000.*

<b>CC No.</b>	:	142440/2	
<b>DA No.</b>	:	N0267/13 & N0267/13/S96/1	
<b>PCA</b>	:	Brendan Bennett, BPB0027	
<b>Site Address</b>	:	6-14 Macpherson Street, Warriewood, NSW 2102	
<b>Requested by</b>	:	Martin Moore - Morgan Moore & Associates	
<b>Contact No.</b>	:	0417 370 357	<b>Contact email:</b>
<b>Inspection Type</b>	:	Inspection of the existing building as per Clause 143B of the EP&A Regs	
<b>Date Inspected</b>	:	20 May 2015	<b>Time Requested:</b>

### RESULT OF INSPECTION

<b>Satisfactory</b>	<input checked="" type="checkbox"/>	<b>No re-inspection required</b>
<b>Satisfactory subject to actions</b>	<input type="checkbox"/>	<b>No re-inspection required</b>
<b>Unsatisfactory/actions required</b>	<input type="checkbox"/>	<b>Re-inspection required</b> Yes <input type="checkbox"/> No <input type="checkbox"/>

- The plans and specifications accompanying the application for the CC adequately and accurately depict the condition of the existing building and/or site conditions.
- At the time of the inspection, building works subject to the CC has not commenced on site.

**Signature** : 

**Inspected by\*** : Brendan Bennett

**Accreditation No.** : BPB0027

**Date** : 20 May 2015

*\*This serves as written notification from the contractor for a change in the nominated inspector for this project as required under the contract agreement made under Clause 73A of the Building Professional Act 2005 and Clause 19A of the Building Professional Regulations 2007*



NOTES

1. All work to be carried out in accordance with local, state, federal and council requirements. Council requirements in particular must be followed. All dimensions are in millimetres unless stated otherwise. All measurements are to the face of the work unless stated otherwise. Refer to all drawings for details. Refer to all drawings for details.

REV	DATE	DESCRIPTION
A	04.07.14	DRAFT CC / TENDER ISSUE
B	07.08.14	PRACISE ISSUE
C	20.08.14	TENDER ISSUE
D	23.10.14	ISSUE FOR CERTIFIER
E	29.10.14	AMENDED ISSUE FOR CERTIFIER

2. All work to be carried out in accordance with local, state, federal and council requirements. Council requirements in particular must be followed. All dimensions are in millimetres unless stated otherwise. All measurements are to the face of the work unless stated otherwise. Refer to all drawings for details. Refer to all drawings for details.

**PITWATER COUNCIL**

**APPROVED DEVELOPMENT CONSENT PLANS**

**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.**

2. All work to be carried out in accordance with local, state, federal and council requirements. Council requirements in particular must be followed. All dimensions are in millimetres unless stated otherwise. All measurements are to the face of the work unless stated otherwise. Refer to all drawings for details. Refer to all drawings for details.

1. FOR ALL BASIX/SECTION J REQUIREMENTS, REFER TO SCHEDULES SHEETS 210, 211

2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920

3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

DE 5464



project management	MORGAN MOORE ph: 02 9957 6788
planner	DON FOX PLANNING ph: 02 9980 6933
landscape architect	JOHN LOCK & ASSOCIATES ph: 02 9989 9886
engineer (civil / hydraulic)	HENRY & HYMAS ph: 02 9417 8400
<b>environa studio</b> 19/51 Tivoliux St Surry Hills 2010 t: 02 9332 1211 f: 02 9332 1355 e: info@environastudio.com.au architects registration: 6239	
project	ARV AT WARREWOOD BROOK
client	ARV Villagers
location	MACPHERSON STREET WARREWOOD BROOK
drawing	SITE PLAN STAGE 4.5
stage	CC
project no.	731
date	19/12/14
drawn	TW CK
issue	G

**CITY PLAN SERVICES**

Construction Certificate No: 142440/2

Approved Date: 21 May 2015

Certifying Authority: Brendan Bennett

Accreditation No: BPB 0027

Scale: 1:750 @ A3

Scale bar: 0 25 30 35 40 45 50 M



**NOTES**  
 all work to be carried out in accordance with bca, ssa codes and conditions of council measurements in mm's unless noted, use figured dimensions, do not scale drawings, site measure before starting work, refer all discrepancies to the architect.

REV	DATE	AMENDMENT
A	04.07.14	DRAFT CC / tender issue
B	01.08.14	DRAFT CC issue
C	20.08.14	TENDER ISSUE
D	23.10.14	ISSUE FOR CERTIFIER
E	29.10.14	AMENDED ISSUE FOR CERTIFIER: ILU type Ca/D1a amended for access, garage requirements, ILU 83/10/11 moved 410mm west.
F	18.12.14	S96 issue
G	09.03.15	clarification: 4.8m by 3m clear space in garage for accessibility shown
L	16.03.15	clarification: swing door and 3080mm lintel shown for adaptation

**NOTE:**  
 1. FOR ALL BASIS/SECTION J REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
 3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project manager  
**MORGAN MOORE**  
 ph: 02 9957 6188


planner  
**DON FOX PLANNING**  
 ph: 02 9980 6533

landscape architect  
**JOHN LOCK & ASSOCIATES**  
 ph: 02 9969 9866

engineer (civil / hydraulic)  
**HENRY & HYMAS**  
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 surry hills 2010  
 t: 02 9332 1211 f: 02 9332 1355  
 e: info@environastudio.com.au  
 architects registration: 6239

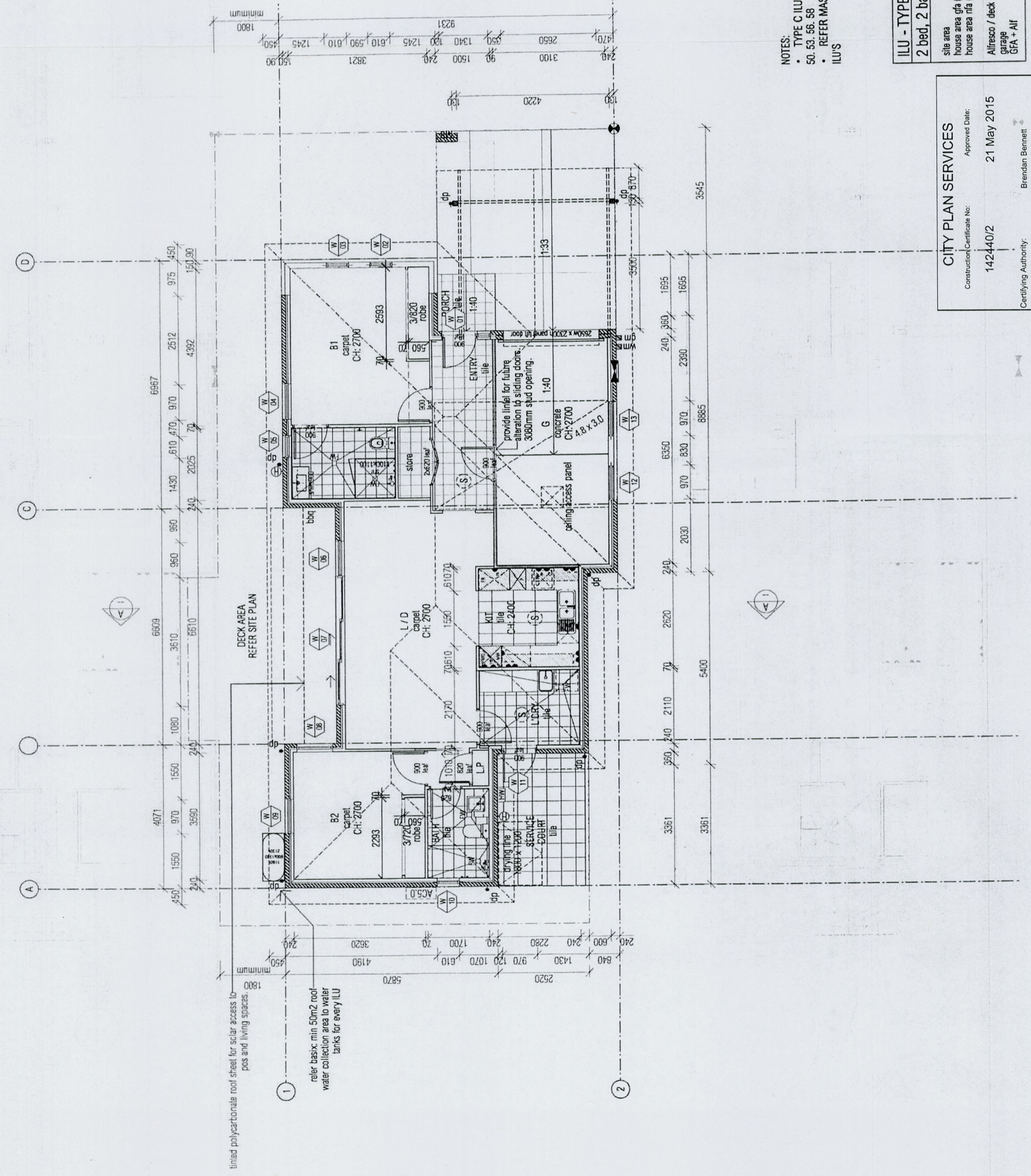
project  
**ARV AT WARREWOOD BROOK**

for/client  


location  
**MACPHERSON STREET**

#  
**WARREWOOD BROOK**

drawing PLAN: ILU TYPE C	
stage S96	project no. 731
dwg no. C101	date 16/03/15
chud TW	ck CK
iss. #	1



**NOTES:**  
 • TYPE C ILU # 12, 37, 38, 40, 41, 44, 47, 50, 53, 56, 58  
 • REFER MASTERPLAN FOR FFL R/L'S OF ILU'S

drawing ILU - TYPE C	
2 bed, 2 bath	
site area	103.9 sqm
house area gfa (ext)	93.0 sqm
house area nfa (int)	approx 25 sqm (varies)
alfresco / deck	22.6 sqm
garage	151.5 sqm
GFA + Alf	

**CITY PLAN SERVICES**

Construction Certificate No: 142440/2

Approved Date: 21 May 2015

Certifying Authority: Brendan Bennett

Accreditation No: BPB 0027







NOTES  
 all work to be carried out in accordance with BCA, SAA codes and conditions of council measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.

rev | desc | amendment  
 A | 04.07.14 | DRAFT CC / header issue  
 B | 01.08.14 | DRAFT CC issue  
 C | 20.08.14 | TENDER ISSUE  
 D | 23.10.14 | ISSUE FOR CERTIFIER  
 E | 29.10.14 | AMENDED ISSUE FOR CERTIFIER  
 ILU Type Ca.D1a amended for access. garage requirements. ILU 8/9/10/11 moved 410mm west.  
 F | 18.12.14 | S96 issue  
 G | 09.03.15 | clarification: 4.8m by 3m clear space in garage for accessibility shown  
 L | 16.03.15 | clarification: swing door and 3000mm lintel shown for adaptation

NOTE:  
 1. FOR ALL BASIS/SECTION J REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
 3. FOR BAL-12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
 MORGAN MOORE  
 ph: 02 9957 6188


planner  
 DON FOX PLANNING  
 ph: 02 9980 6933

landscape architect  
 JOHN LOCK & ASSOCIATES  
 ph: 02 9969 9866

engineer (civil / hydraulic)  
 HENRY & HYMAS  
 ph: 02 9417 8400

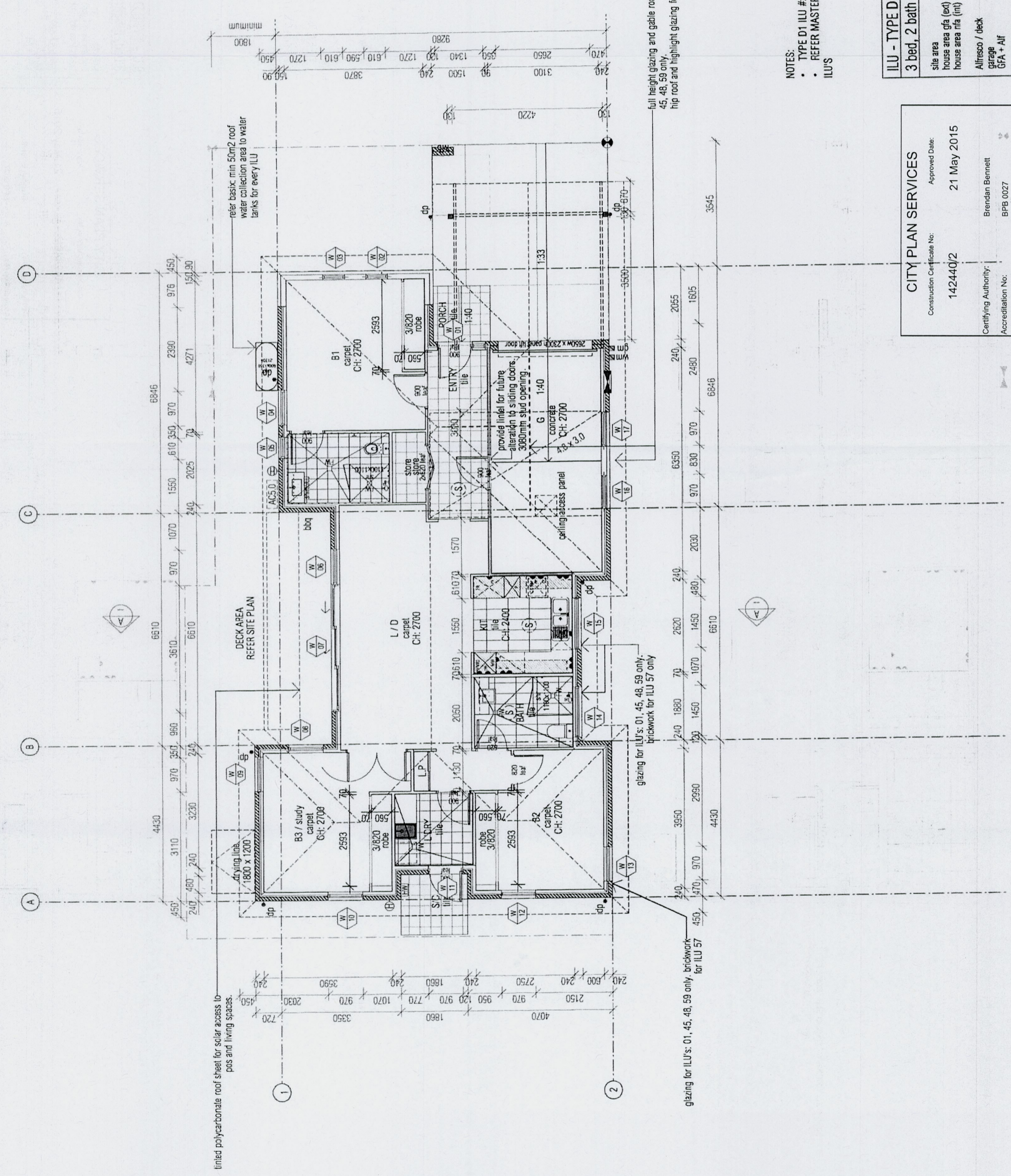
**environa studio**  
 19/151 Ixveaux St  
 surryhills 2010  
 t 02 9332 1211 f 02 9332 1355  
 e: info@envirostudio.com.au  
 architects registration : 6239

project  
 ARV AT WARREWOOD BROOK

for client  
 ARV Villa-Apps

location  
 MACPHERSON STREET  
 WARREWOOD BROOK

drawing PLAN: ILU TYPE D1	
stage S96	project no. 731
chld TW	dwgn CK
date 16/03/15	issue L
dwg no. D1 101	



NOTES:  
 • TYPE D1 ILU # 1, 45, 48, 57, 59  
 • REFER MASTERPLAN FOR FFL R/L'S OF ILU'S

ILU - TYPE D1 3 bed, 2 bath	
site area	121.7 sqm
house area gfa (ext)	109.7 sqm
house area rfa (int)	approx. 25 sqm (varies)
alfresco / deck	22.6 sqm
garage	169.3 sqm
GFA + Alf	

**CITY PLAN SERVICES**  
 Approved Date: 21 May 2015  
 Construction Certificate No: 142440/2  
 Certifying Authority: Brendan Bennett  
 Accreditation No: BPB 0027



all work to be carried out in accordance with local, state codes and conditions of council. Measurements in mm's unless noted. Use figured dimensions. Do not scale drawings. All measure before starting work. Refer all discrepancies to the architect.

rev	date	amendment
A	04.07.14	DRAFT CC / tender issue
B	10.08.14	DRAFT CC issue
C	20.08.14	TENDER ISSUE
D	23.10.14	ISSUE FOR CERTIFIER
E	29.10.14	AMENDED ISSUE FOR CERTIFIER. IJL type Ca.D14 amended for access garage requirements. IJL 8/9/10/11 moved 410mm west.
F	18.12.14	S36 issue

**NOTE:**  
 1. FOR ALL BASIS/SECTION J REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
 3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
**MORGAN MOORE**  
 ph: 02 9957 6188

partner  
**DON FOX PLANNING**  
 ph: 02 9980 6933

landscape architect  
**JOHN LOCK & ASSOCIATES**  
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engineer (civil / hydraulic)  
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 surry hills 2010  
 ph: 02 9332 1211 f: 02 9332 1355  
 e: info@envirostudio.com.au  
 architect's registration: 6239

client  
**ARV Villages**

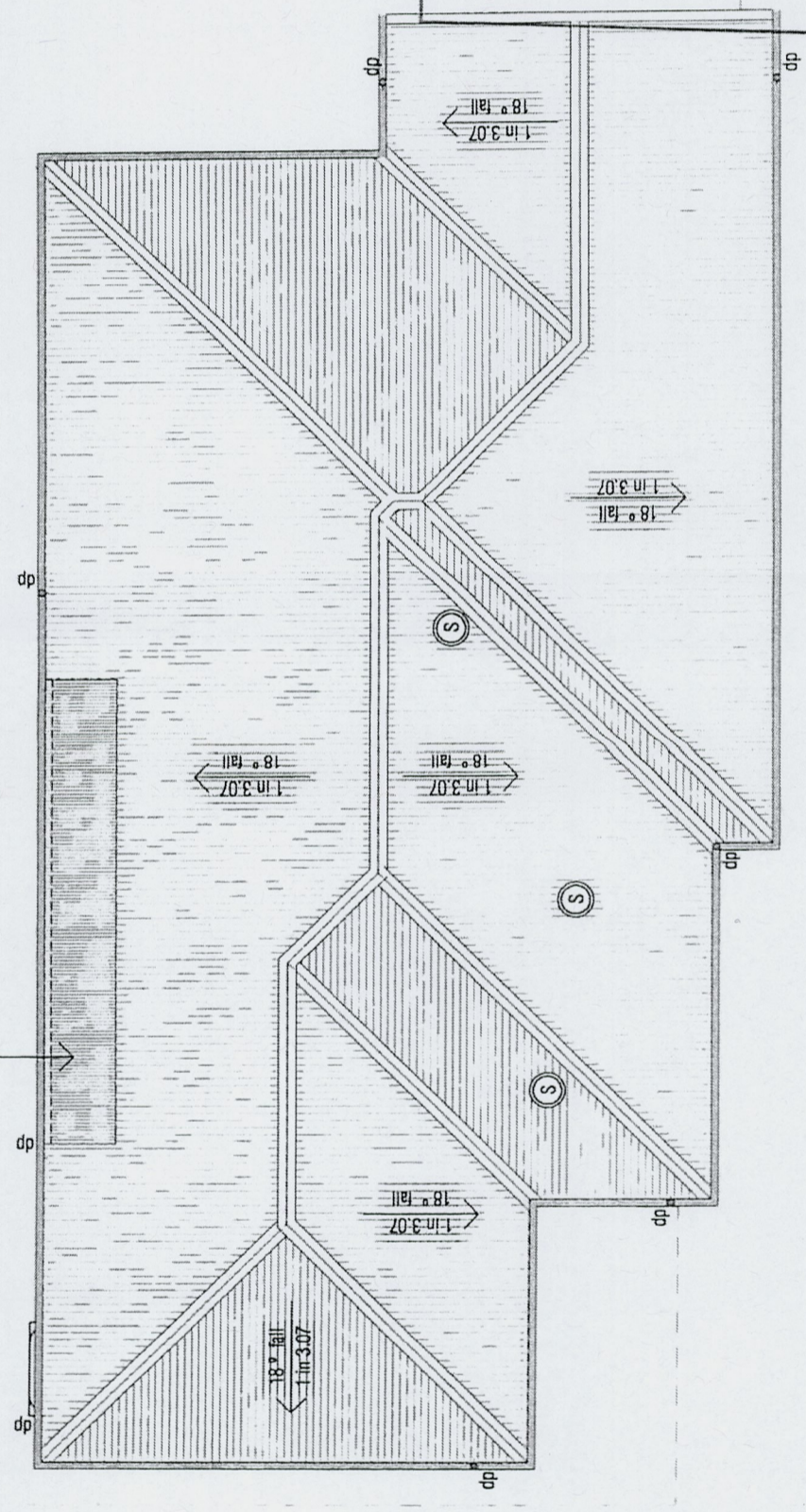
location  
**MACPHERSON STREET**

at  
**WARREWOOD BROOK**

drawing  
**ROOF PLAN - TYPE C**

stage	CC	project no.	731	dwg no.	C102
chld	TW	date	18/12/14	issue	F

limited polycarbonate roof sheet for solar access to  
 porches and living spaces.



**PITWATER COUNCIL**

**APPROVED DEVELOPMENT  
 CONSENT PLANS**

**NOTE: THESE PLANS MUST BE READ IN  
 CONJUNCTION WITH THE CONDITIONS  
 OF DEVELOPMENT CONSENT.**

**THIS APPROVAL DOES NOT AUTHORISE  
 WORKS ON THE ADJACENT ROAD RESERVE  
 OR ANY COUNCIL RESERVE.**

**ABSA**  
 Association of Building  
 Sustainability Assessors

**Class 1 Buildings  
 Multi-Dwelling  
 Project Certification**

Certification Number	1007229329
Certification Date	19/12/2014
Assessor Name	Robert Valades
Assessor Number	20102
Assessor Signature	<i>R. Valades</i>

**CITY PLAN SERVICES**

Construction Certificate No:  
 142440/2

Approval Date:  
 21 May 2015

Certifying Authority:  
 Brendan Bennett

Accreditation No:  
 BPB 0027

01 ROOF PLAN



notes  
all work to be carried out in accordance with bca, ssa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.

rev	date	amendment
A	04.07.14	DRAFT CC / tender issue
B	01.08.14	DRAFT CC issue
C	20.08.14	TENDER ISSUE
D	23.10.14	ISSUE FOR CERTIFIER
E	28.10.14	AMENDED ISSUE FOR CERTIFIER. ILL type CAD is amended for access. garage requirements ILL 8/9/10/11 removed. 1/10mm west.
F	18.12.14	S96 issue

NOTE:  
 1. FOR ALL BASIS/SECTION J REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
 3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
**MORGAN MOORE**  
 ph: 02 9957 6188

planner  
**DON FOX PLANNING**  
 ph: 02 9980 6933

landscape architect  
**JOHN LOCK & ASSOCIATES**  
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engineer (civil / hydraulic)  
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 ph: 02 9417 8400

**enviro studio**  
 9/151 Torrealix St  
 Merry Hill, 2010  
 ph: 02 9332 1211 f: 02 9332 1355  
 e: info@envirostudio.com.au  
 architects registration: 6239

Project  
**ARV AT WARREWOOD BROOK**

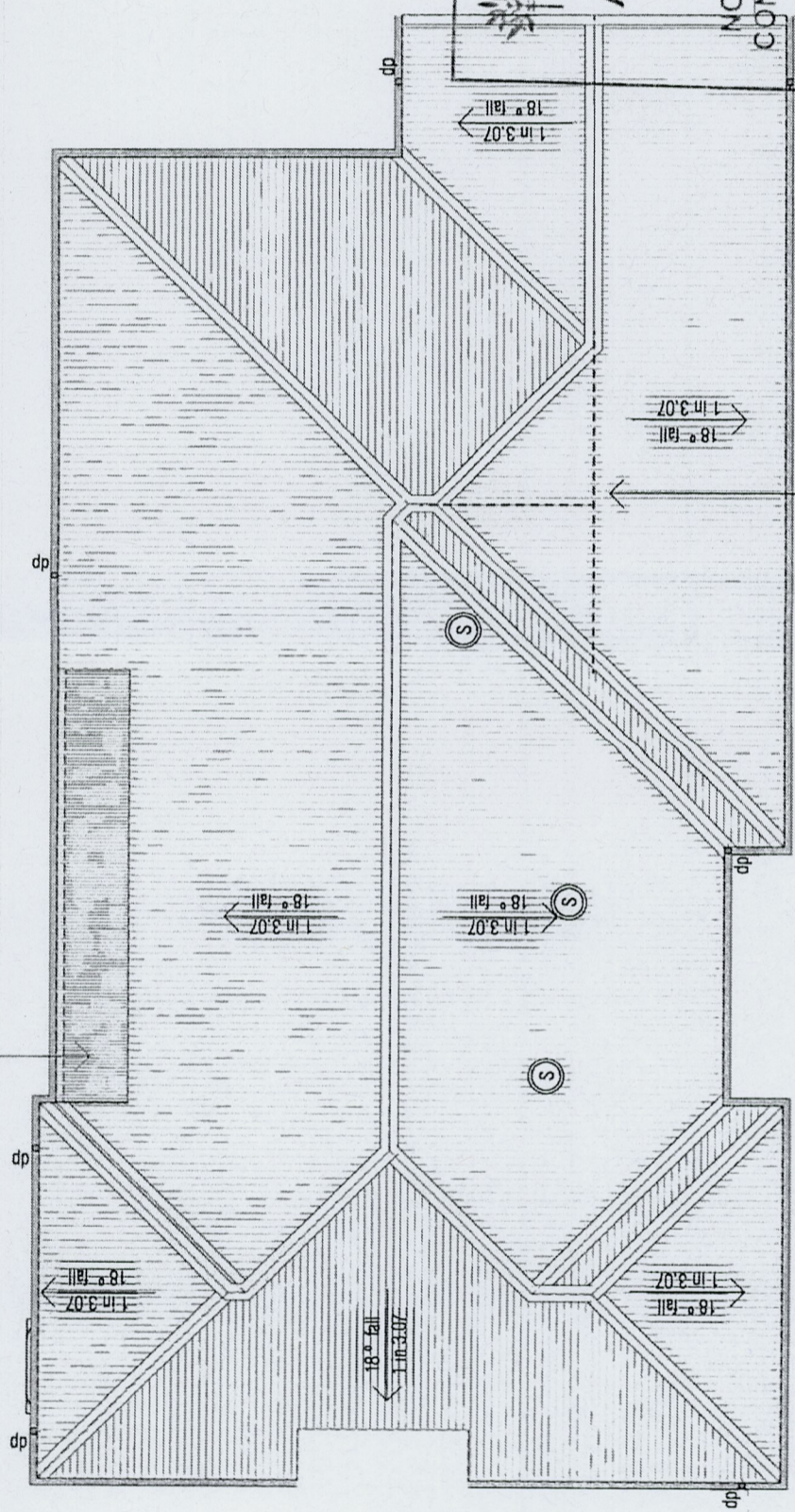
for/client  


location  
**MACPHERSON STREET**  
 at  
**WARREWOOD BROOK**

drawing  
**ROOF PLAN - TYPE D**

stage	CC	project no.	731	dwg no.	D102
chd	TW	ckd	CK	date	18/12/14
issue	F				

limited polycarbonate roof sheet for solar access to  
 pos and living spaces.



**PITTWATER COUNCIL**  
**APPROVED DEVELOPMENT  
 CONSENT PLANS**

NOTE: THESE PLANS MUST BE READ IN  
 CONJUNCTION WITH THE CONDITIONS OF  
 DEVELOPMENT CONSENT.

Gable roof (in red) for macpherson boundary  
 ILL's and north loop road ILL's only (ILL 1 THORISE ANY  
 WORKS OR ANY AT ROAD RESERVE  
 chip roof for others.  
 OR ANY COUNCIL RESERVE.

**ABSAS** Class 1 Buildings  
 Multi-Dwelling  
 Sustainability Assessor  
 Project Certification

Certification Number	1007229329
Certification Date	19/12/2014
Assessor Name	Robert Valades
Assessor Number	20102
Assessor Signature	<i>R. Valades</i>

**CITY PLAN SERVICES**  
 Approved Date:  
 21 May 2015

Construction Certificate No:  
 142440/2

Certifying Authority:  
 Brendan Bennett

Accreditation No:  
 BPB 0027

01  
 ROOF PLAN



all work to be carried out in accordance with local, state codes and conditions of council. measurements in mill's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.

rev	date	amendment
A	04.07.14	DRAFT CC / tender issue
B	01.08.14	DRAFT CC issue
C	20.08.14	TENDER ISSUE
D	23.10.14	ISSUE FOR CERTIFIER
E	29.10.14	AMENDED ISSUE FOR CERTIFIER. ILLI type Ca.D1a amended for access. garage requirements. ILLI 8/9/10/11 moved 410mm west.
F	18.12.14	S96 issue

**NOTE:**  
 1. FOR ALL BASIS/SECTION J REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
 3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
**MORGAN MOORE**  
 ph: 02 9957 6188

partner  
**DOWN FOX PLANNING**  
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landscape architect  
**JOHN LOCK & ASSOCIATES**  
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engineer (civil / hydraulic)  
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 SUTHERLAND NSW 2200  
 ph: 02 9332 1211 f: 02 9332 1355  
 e: info@environastudio.com.au  
 architects registration: 62289

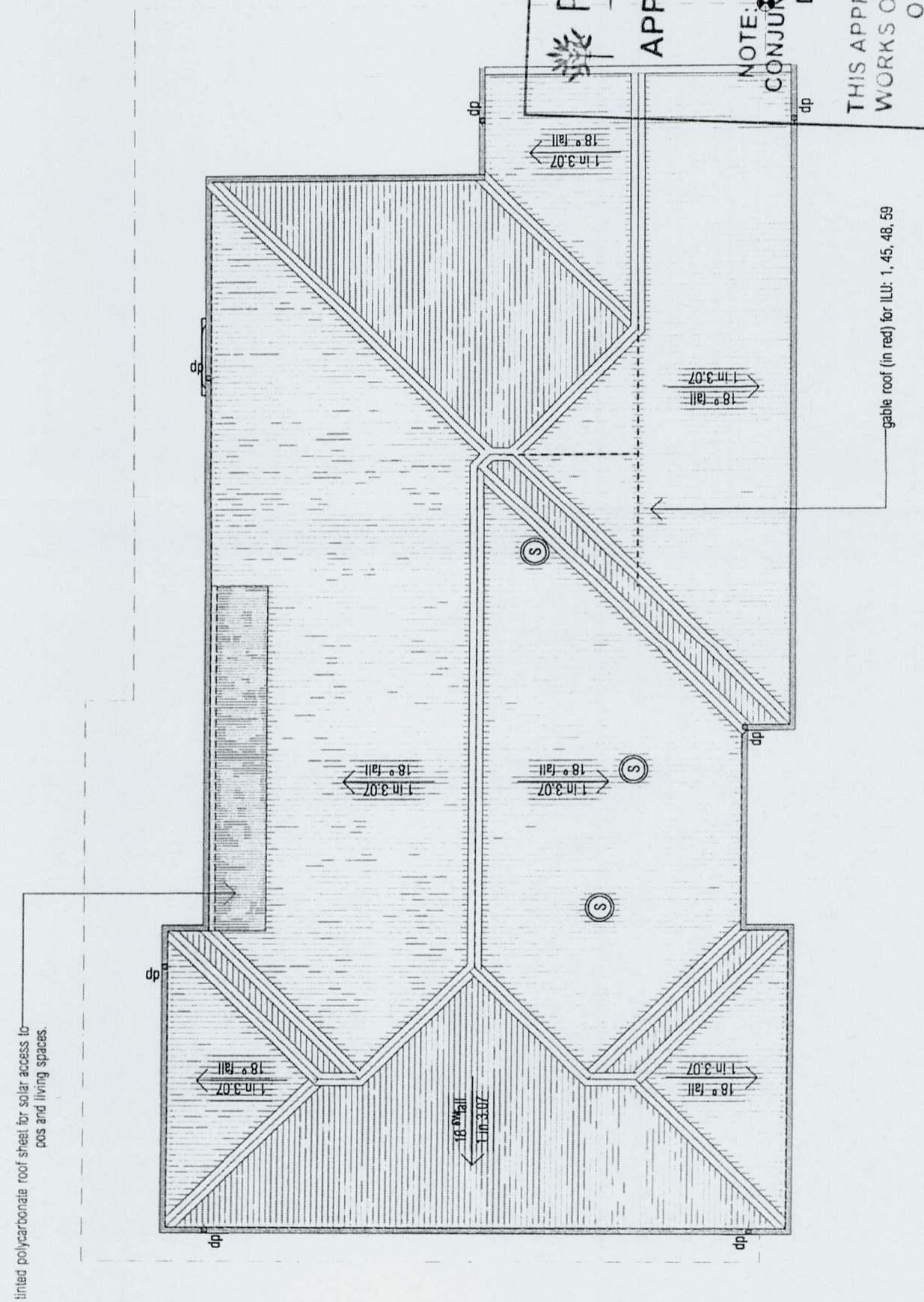
project  
**ARV AT WARREWOOD BROOK**



location  
**MACPHERSON STREET**  
 at  
**WARREWOOD BROOK**

drawing  
**ROOF PLAN - TYPE D1**

stage	CC	project no.	731	dwg no.	D1 102
chkd	TW	dtm	CK	date	18/12/14
issue	F				



**PITTWATER COUNCIL**

**APPROVED DEVELOPMENT CONSENT PLANS**

**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.**

**THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.**

**ABSAS** Class 1 Buildings Multi-Dwelling Project Certification  
 Association of Building Sustainability Assessors

Certification Number	1007229329
Certification Date	19/12/2014
Assessor Name	Robert Valades
Assessor Number	20102
Assessor Signature	<i>R. Valades</i>

**CITY PLAN SERVICES**

Construction Certificate No: 142440/2  
 Approved Date: 21 May 2015

Certifying Authority: Brendan Bennett  
 Accreditation No: BPB 0027

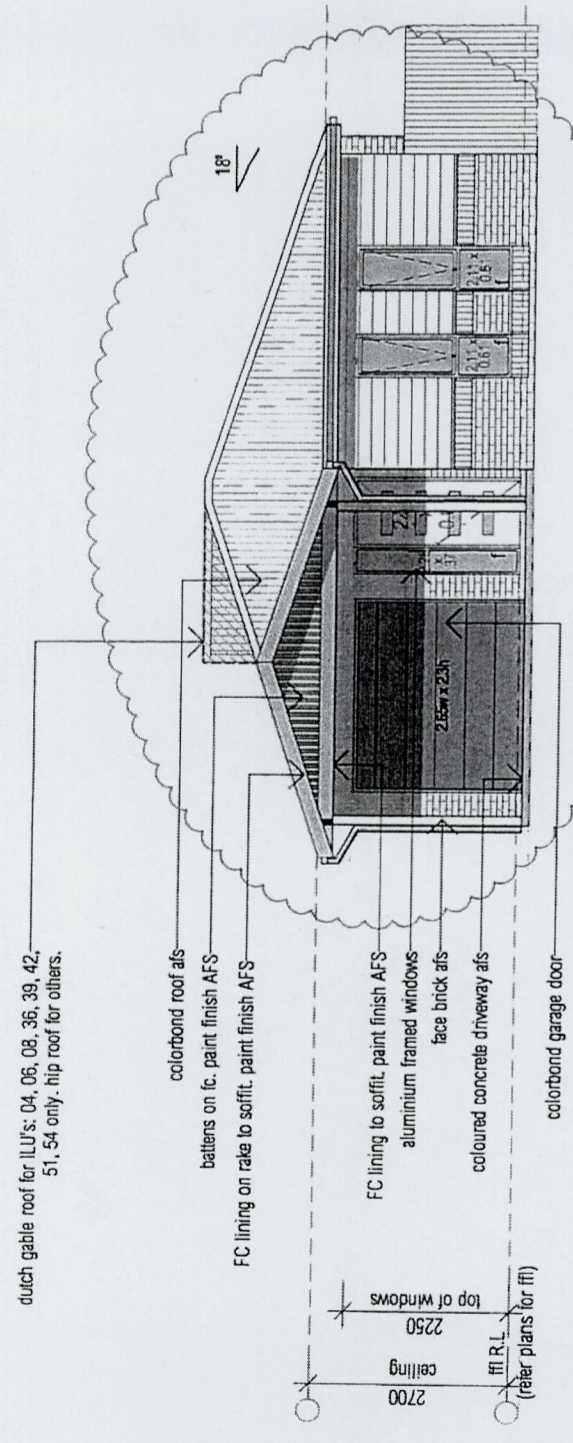
01 ROOF PLAN





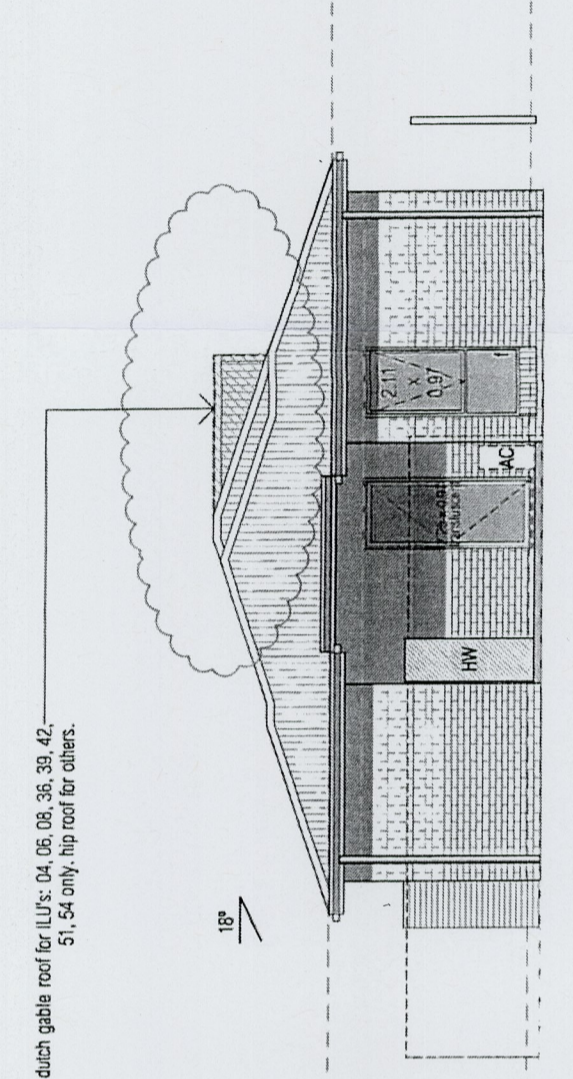


dutch gable roof for ILUs: 04, 06, 08, 36, 39, 42, 51, 54 only. hip roof for others.



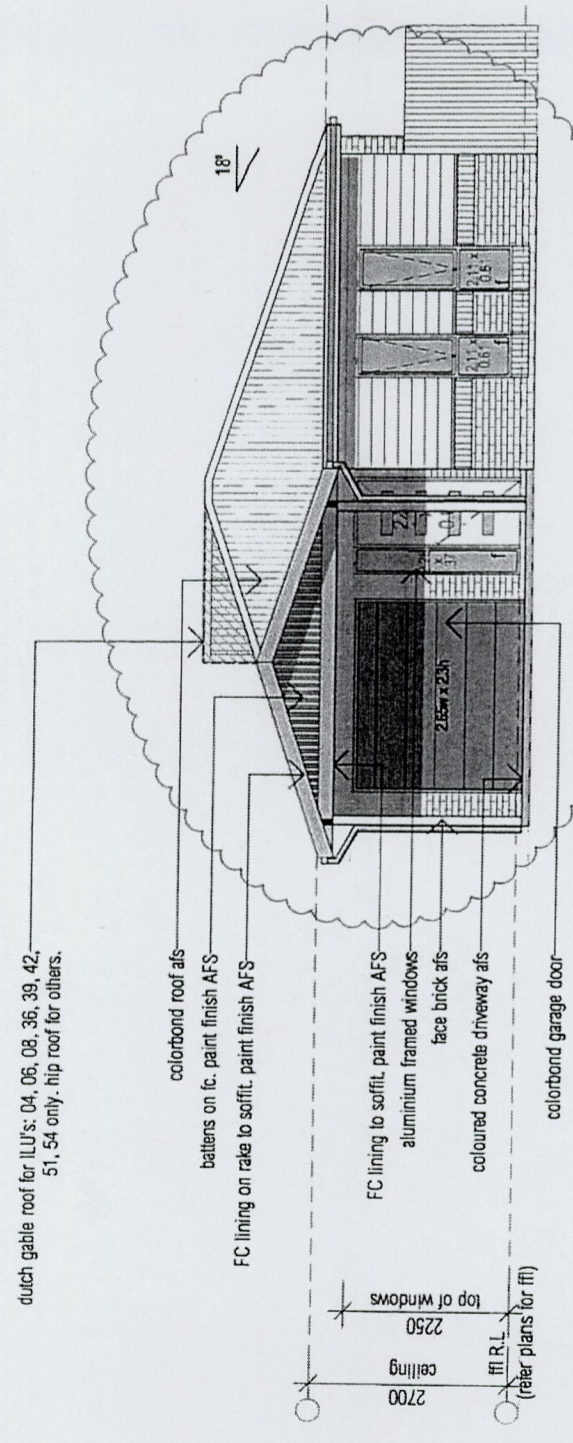
REAR ELEVATION  
1:100 @ A3

dutch gable roof for ILUs: 04, 06, 08, 36, 39, 42, 51, 54 only. hip roof for others.



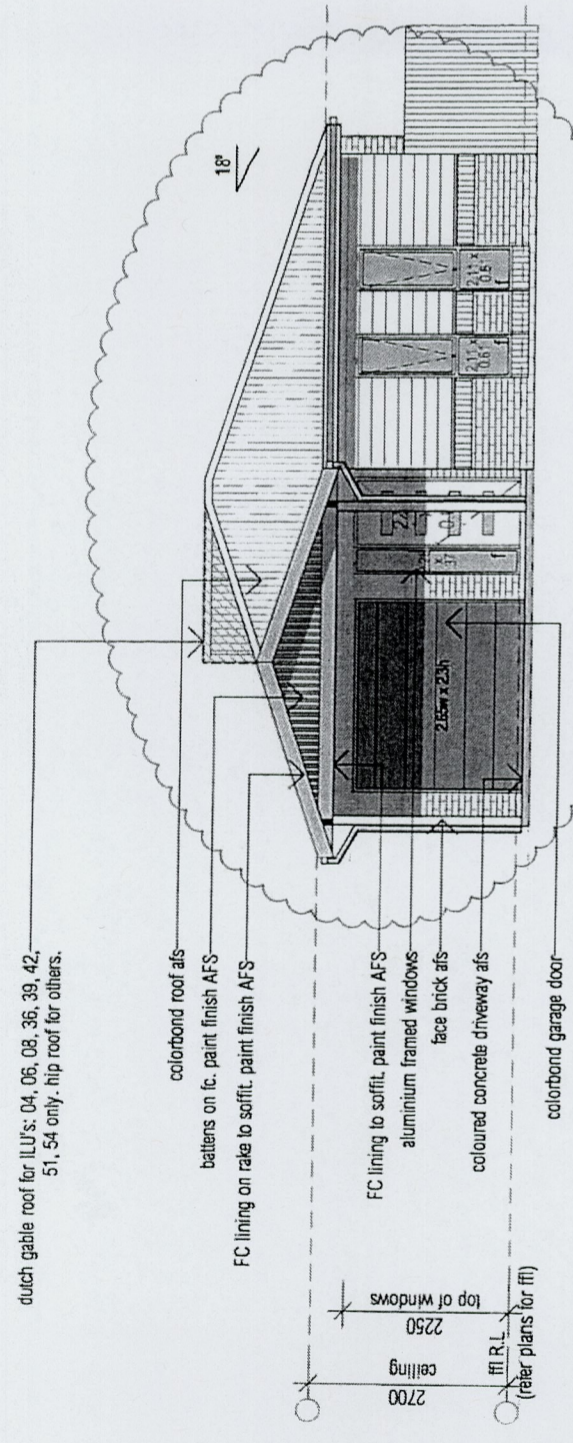
COURTYARD ELEVATION  
1:100 @ A3

glazing for ILUs: 04, 06, 08, 36, 39, 42, 51, 54 only. Brickwork for others.



SIDE ELEVATION  
1:100 @ A3

glazing for ILUs: 04, 06, 08, 36, 39, 42, 51, 54 only. Brickwork for others.



STREET ELEVATION  
1:100 @ A3

notes  
all work to be carried out in accordance with BCA, ssa codes and conditions of council. measurements in units unless noted. use figured dimensions. do not scale drawings. all measure before starting work. refer all discrepancies to the architect.

rev	date	amendment
A	04.07.14	DRAFT CC / tender issue
B	01.08.14	DRAFT CC issue
C	20.08.14	TENDER ISSUE
D	23.10.14	ISSUE FOR CERTIFIER
E	23.10.14	AMENDED ISSUE FOR CERTIFIER. ILU type Ca.D12 amended for access. garage requirements. ILU 09/10/11 removed. 100mm west.
F	15.01.15	SSB. elevations requested by council

NOTE:  
1. FOR ALL BASIX/SECTION J REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
MORGAN MOORE  
ph: 02 9957 6188

planner  
DON FOX PLANNING  
ph: 02 9980 6933

landscape architect  
JOHN LOCK & ASSOCIATES  
ph: 02 9969 9866

engineer (civil / hydraulic)  
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e: info@envirostudio.com.au  
architects registration: 62339

project  
ARV AT WARREWOOD BROOK

location  
MADDERSON STREET  
WARREWOOD BROOK

drawing  
ELEVATIONS - TYPE D

stage	project no.	diag no.
SS6	731	D103

chd	drwn	date	issue
TW	CK	19/12/14	F

CITY PLAN SERVICES  
Construction Certificate No: 142440/2  
Approved Date: 21 May 2015  
Certifying Authority: Brendan Bennett  
Accreditation No: BFB 0027

PITTSWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.



rev	date	description
A	04.07.14	DRAFT CC / tender issue
B	01.08.14	DRAFT CC issue
C	20.08.14	TENDER ISSUE
D	23.10.14	ISSUE FOR CERTIFIER
E	29.10.14	AMENDED ISSUE FOR CERTIFIER
F	15.01.15	ISSUE FOR CERTIFIER

NOTE:  
 1. FOR ALL BASIC/SECTION J REQUIREMENTS, REFER TO SCHEDULE - SHEETS 2'0, 2'11  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
 3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
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landscape architect  
**JOHN LOCK & ASSOCIATES**  
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engineer (civil / hydraulic)  
**HENRY & HYMAS**  
 ph: 02 9417 8400

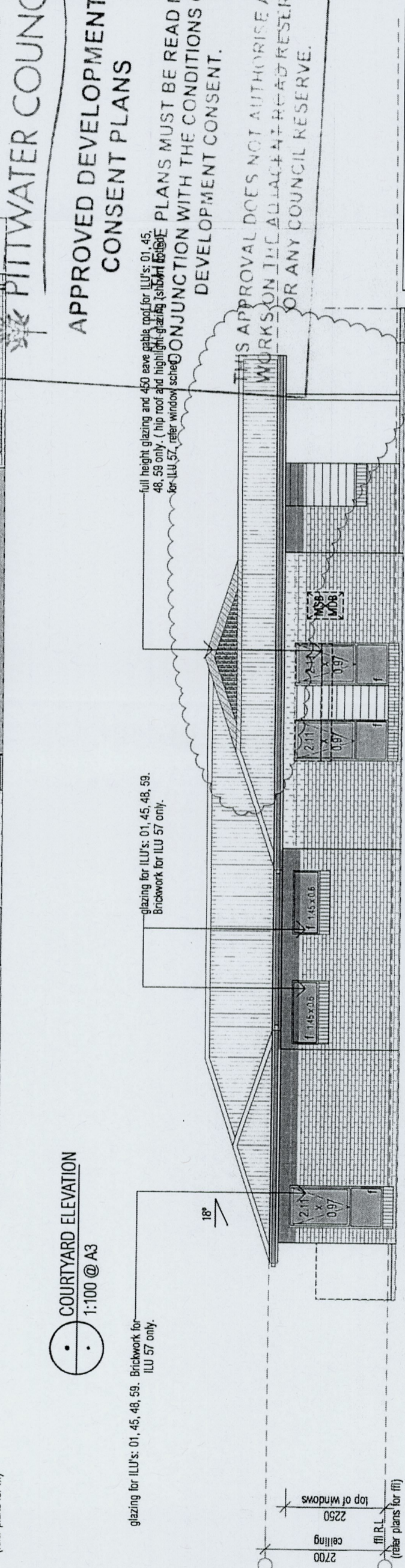
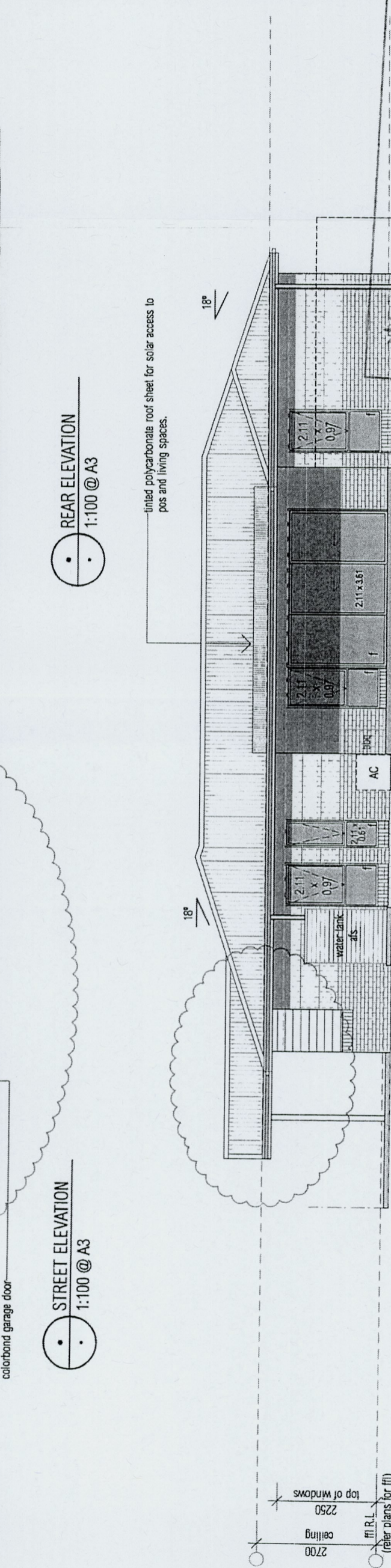
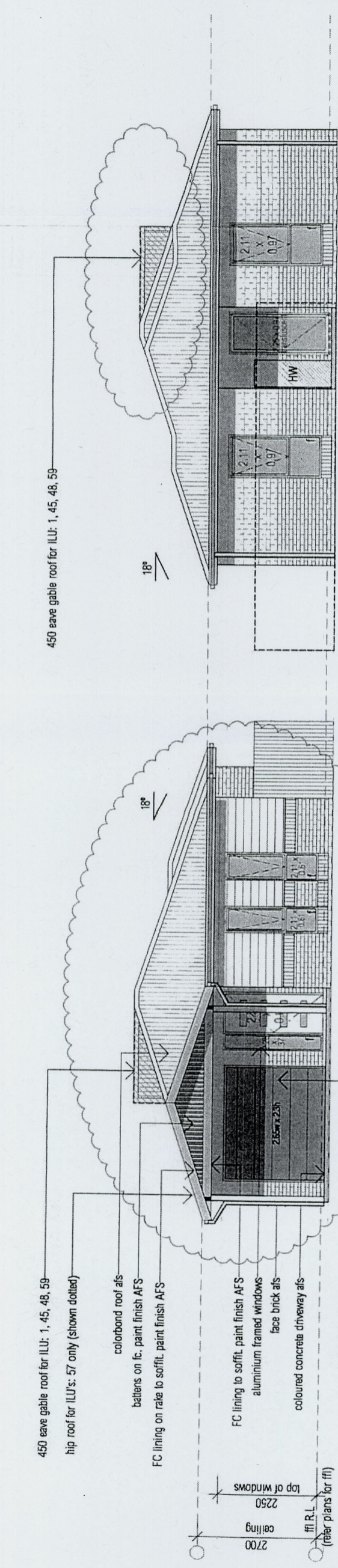
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 architects registration: 6239

project  
**ARV AT WARREWOOD BROOK**

location  
**WARRIWOOD BROOK**

stage	project no.	draw no.
S96	731	D1 103

chd	drwn	date	issue
TW	CK	19/12/14	F



**CITY PLAN SERVICES**  
 Construction Certificate No: 142440/2  
 Approved Date: 21 May 2015  
 Certifying Authority: Brendan Bennett  
 Accreditation No: BPB 0027

**PITTSWATER COUNCIL**  
**APPROVED DEVELOPMENT CONSENT PLANS**  
 THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ALLIANCE ROAD RESERVE OR ANY COUNCIL RESERVE.



NOTES:  
 all work to be carried out in accordance with the above notes and conditions of contract. Measurements are to be taken unless stated otherwise. All dimensions are to be taken from the face of the work unless stated otherwise. All dimensions are to be taken from the face of the work unless stated otherwise. All dimensions are to be taken from the face of the work unless stated otherwise.

rev	date	amendment
N	24.04.15	Re-documentation to capture all ILLU variations in windows and roof form reissue drawings as M for clarity • lightweight cladding to replace brickwork above windows and doors • flat soffit to all carports, flat soffit all fascias type A/B. • ILLU 30 moved 400mm east • garbage store / mailbox change • intercoms deleted
P	14.05.15	Issue to include: changes internally to ILLU's change to type S2 easter / windows change to kitchen ILLU type A and B increase to alfresco deck type A / S2 Zero save reinstated to ILLU 30 electrical changes: extra 3x points and gpo's to bed and 3x extra tv points to living rooms extra gpo to laundry.

NOTE:  
 1. FOR ALL BASIS/SECTION I REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
 3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
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 architects registration 239

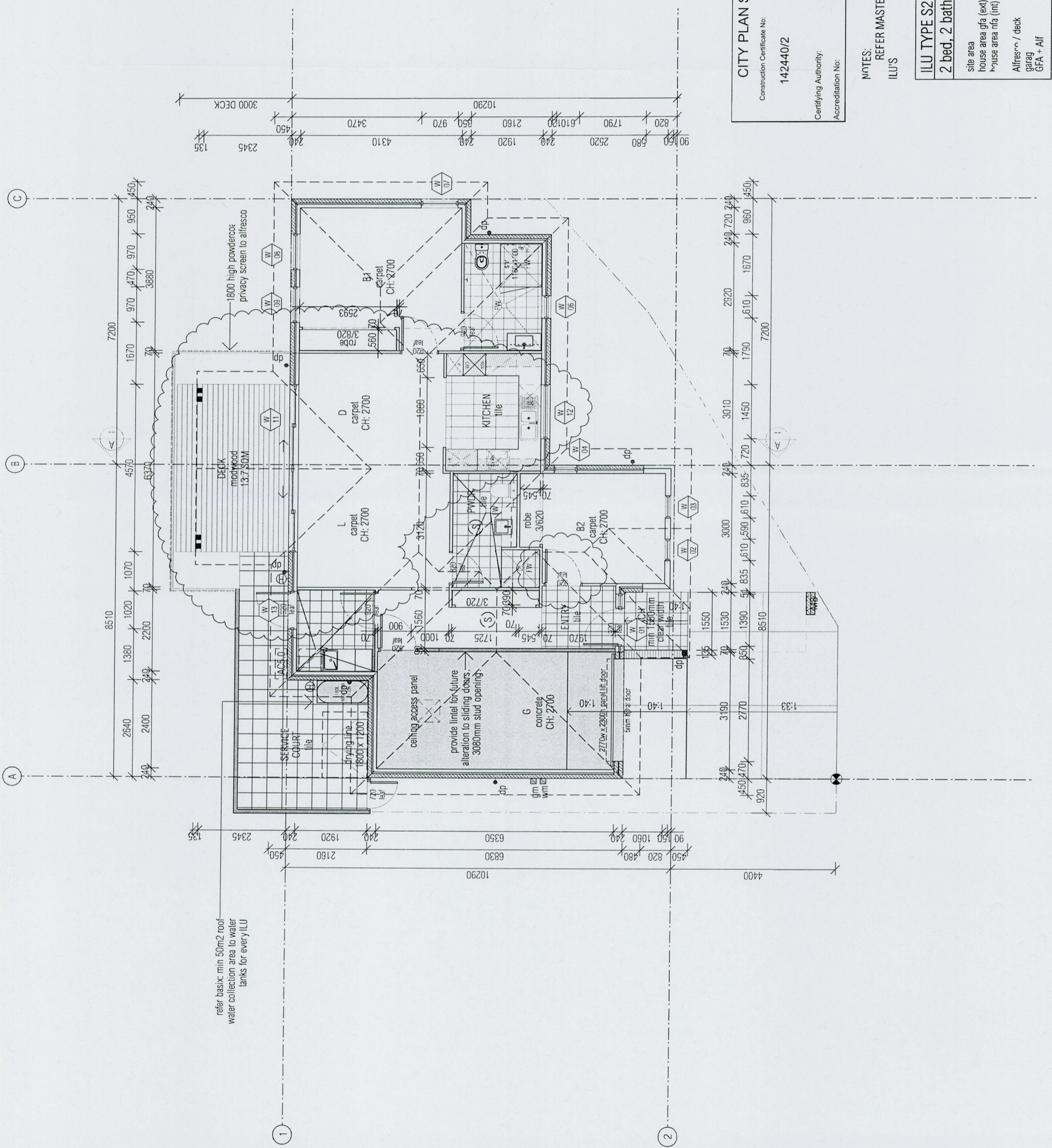
project  
**ARV AT WARRIWOOD BROOK**

for client  
**ARV Villagers**

location  
**MACPHERSON STREET**

site  
**WARRIWOOD BROOK**

drawing		LU TYPE S2	
stage	CC	project no.	731
chkd	TW CK	date	14/05/15
issd	P	issue	S2 101



refer basis: min 50m<sup>2</sup> roof water collection area to water tanks for every ILLU

**CITY PLAN SERVICES**  
 Construction Certificate No: 142440/2  
 Approved Date: 21 May 2015

Certifying Authority: Brendan Bennett  
 Accreditation No: BPB 0027

NOTES:  
 REFER MASTERPLAN FOR FFL RL'S 0  
 ILLU'S

drawing		LU TYPE S2	
site area	99.7 sqm	house area gfa (ext)	90.5sqm
house area nfa (int)	10.7 sqm	alfresco / deck	23.5sqm
garag	133.9 sqm	GFA + Alf	



rev	date	amendment
N	24.04.15	Re-documentation to capture all ILU variations in windows and roof form <ul style="list-style-type: none"> <li>• revise drawings as N for clarity</li> <li>• highlight cladding to repair</li> <li>• block out windows and doors</li> <li>• pay coffin in supports, fill soil</li> <li>• address type A/B</li> <li>• ILU 30 med 400mm east</li> <li>• garage store / mailbox change</li> <li>• inlets/outlets deleted</li> </ul>
P	14.05.15	Issue to include: <ul style="list-style-type: none"> <li>• changes internally to ILU's</li> <li>• change to type SZ plan / windows</li> <li>• increase to kitchen ILU type A and B</li> <li>• zero save reinstated to ILU 30</li> <li>• electrical changes</li> <li>• extra tv points and gpo's to bed</li> <li>• extra tv points to living rooms</li> <li>• extra gpo to laundry.</li> </ul>

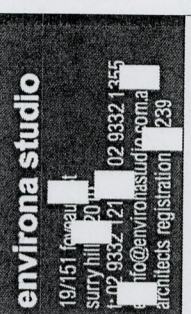
**NOTE:**  
1. FOR ALL BASIS/SECTION 1 REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
**MORGAN MOORE**  
ph: 02 9957 6188

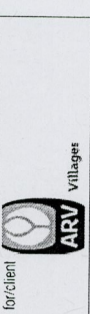
planner  
**DOM FOX PLANNING**  
ph: 02 9980 6933

landscape architect  
**JOHN LOCK & ASSOCIATES**  
ph: 02 9969 9866

engineer (civil / hydraulic)  
**HENRY & HYMAS**  
ph: 02 9417 8400



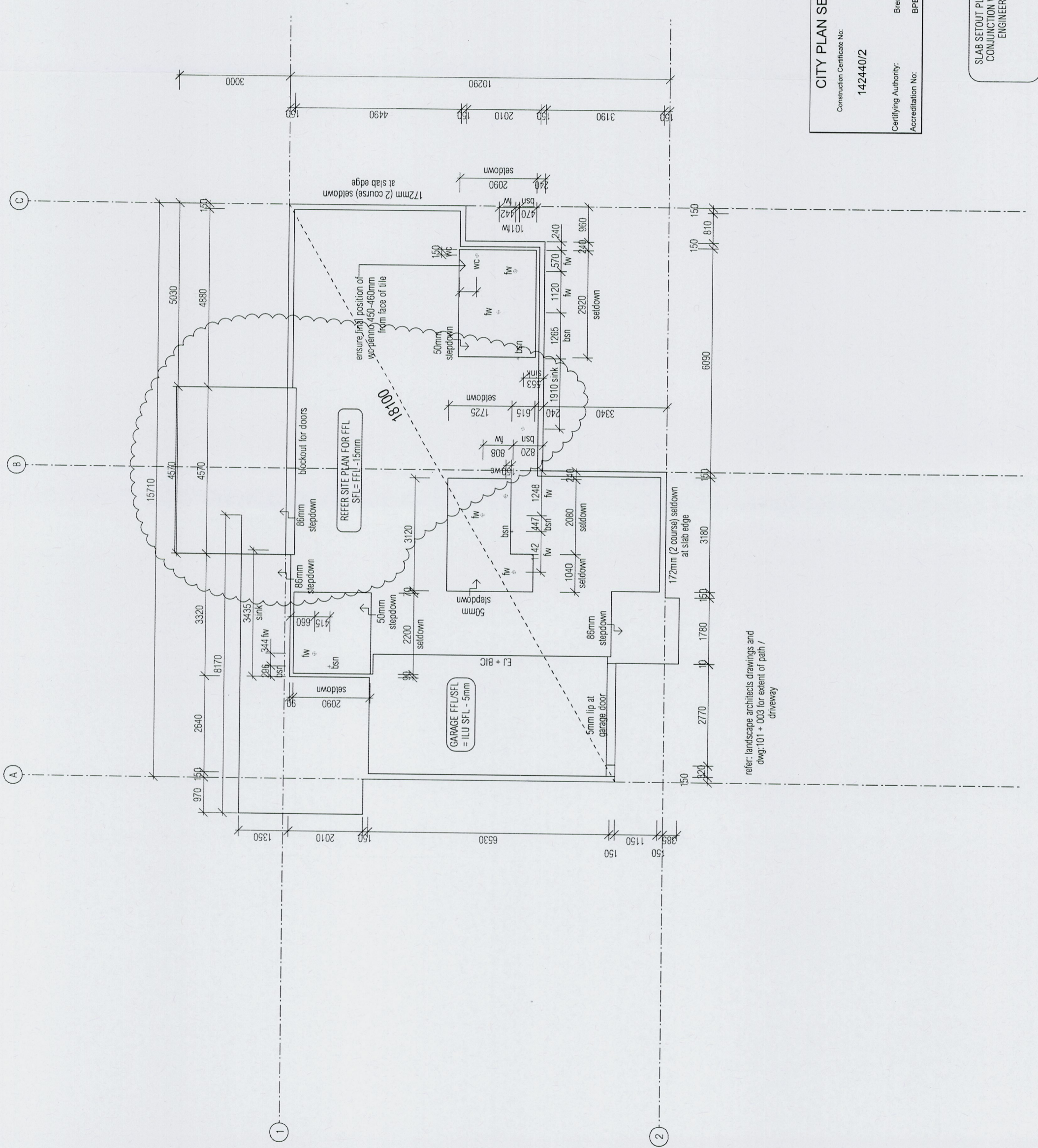
project  
**ARV AT WARRIEWOOD BROOK**



location  
**MACPHERSON STREET**  
at  
**WARRIWOOD BROOK**

drawing  
**ETOUT PLAN: ILU TYPE S2**

stage	CC	project no.	731	dwg no.	S2101
chkd	TW	date	14/05/15	ISS.#	P



refer: landscape architects drawings and  
dwg: 101 + 003 for extent of path /  
driveway

**CITY PLAN SERVICES**  
Construction Certificate No: 142440/2  
Approved Date: 21 May 2015  
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Accreditation No: BPB 0027

SLAB SETOUT PLANS TO BE READ IN  
CONJUNCTION WITH STRUCTURAL  
ENGINEERS DRAWINGS



NOTES

all work to be carried out in accordance with local council's codes and conditions of council measurement. All measurements unless stated use figured dimensions. All scale drawings site measurements before starting work refer all discrepancies to the architect.

rev	date	amendment
N	24.04.15	Re-documentation to capture all ILL variations in windows and roof form reissue drawings as M for clarity <ul style="list-style-type: none"> <li>• lightweight cladding to replace brickwork above windows and doors</li> <li>• flat soffit to all carports, flat soffit all freestype A/B</li> <li>• ILL 30 moved 400mm east</li> <li>• garbage store / mailbox change</li> <li>• intercoms deleted</li> </ul>
P	14.05.15	Issue to include: <ul style="list-style-type: none"> <li>• changes internally to ILL's change to type S2 rear / windows change to kitchen ILL type A and B increase to alfresco deck type A / S2</li> <li>• Zero save reinstated to ILL 30</li> <li>• electrical changes:</li> <li>• extra tv points and gpo's to bed and 3 extra tv points to living rooms</li> <li>• extra gpo to laundry</li> </ul>

NOTE:  
 1. FOR ALL BASIS/SECTION I REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
 3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project manager  
**MORGAN MOORE**  
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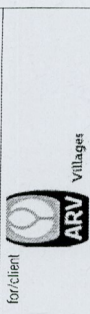
planner  
**DON FOX PLANNING**  
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**JOHN LOCK & ASSOCIATES**  
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 e info@enviroastudio.com.au  
 architects registration 239

project  
**ARV AT WARRIEWOOD BROOK**

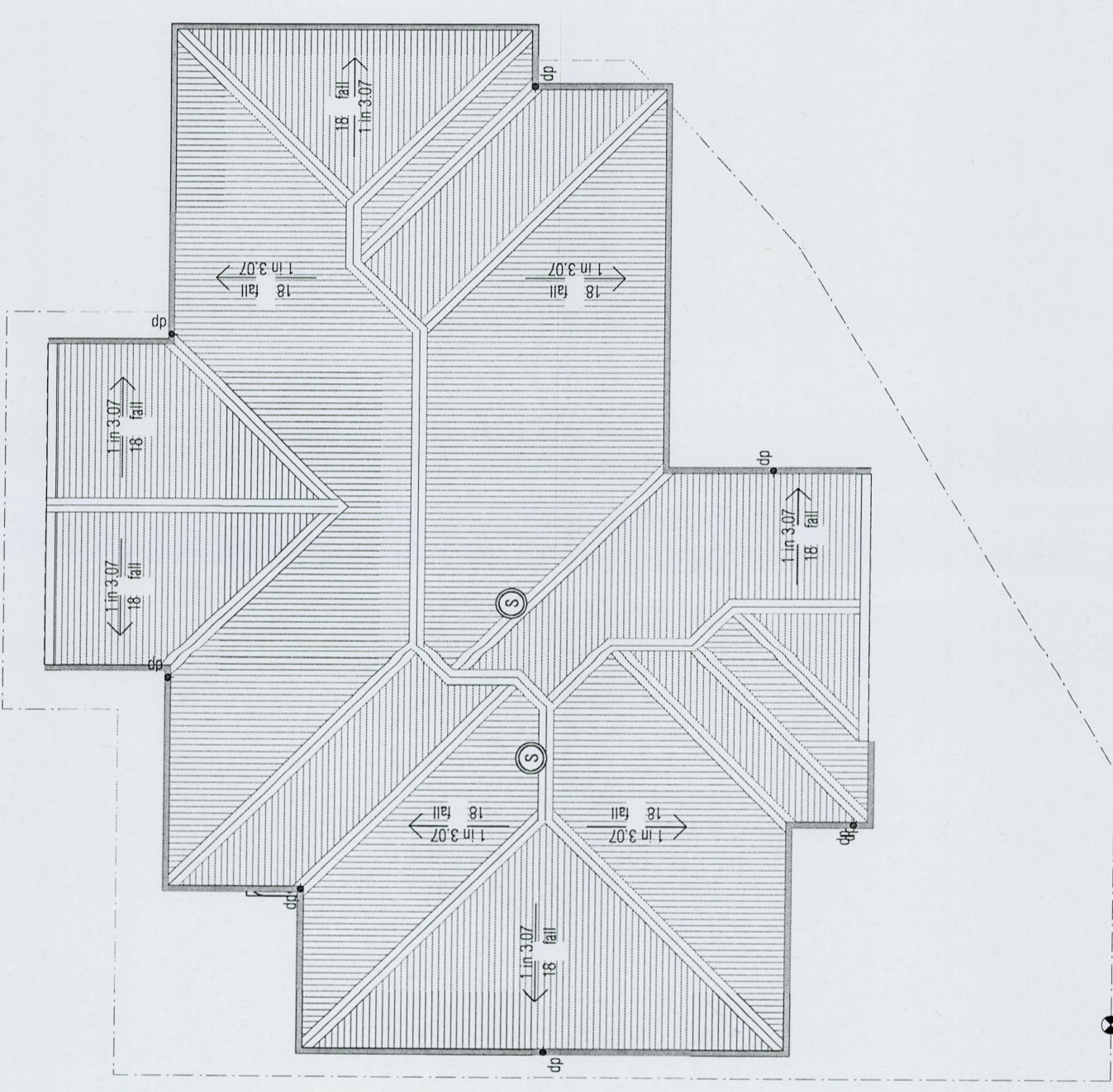


location  
**MACPHERSON STREET**

at  
**WARRIEWOOD BROOK**

drawing  
**'LAN - TYPE S2**

stage	CC	project no.	731	dwg no.	S2 102
chkd	TW	drwn	CK	date	14/05/15
				issue	P



**CITY PLAN SERVICES**  
 Construction Certificate No: 142440/2  
 Approved Date: 21 May 2015  
 Certifying Authority: Brendan Bennett  
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01 ROOF PLAN



notes  
all work to be carried out in accordance with BCA, codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.

rev	date	amendment
N	24.04.15	Re-documentation to capture all ILLU variations in windows and roof form reissue drawings as N for clarity <ul style="list-style-type: none"> <li>lightweight cladding to replace brickwork above windows and doors</li> <li>rig soffit to all carports, flat soffit</li> <li>alfrisco type A/B</li> <li>ILU 30 moved 400mm east</li> <li>garbage store / mailbox change</li> <li>intercoms deleted</li> </ul>
P	14.05.15	issue to include: changes internally to ILU's change to type S2 plan / windows increase to kitchen ILU type A and B zero save reinstated to ILU 30 electrical changes: extra tv points and gpo's to bed and 3. extra tv points to living rooms extra gpo to laundry.

**NOTE:**  
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 3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

project management  
**MORGAN MOORE**  
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planner  
**DON FOX PLANNING**  
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landscape architect  
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 architects registration 239

project  
 ARV AT WARRIWOOD BROOK

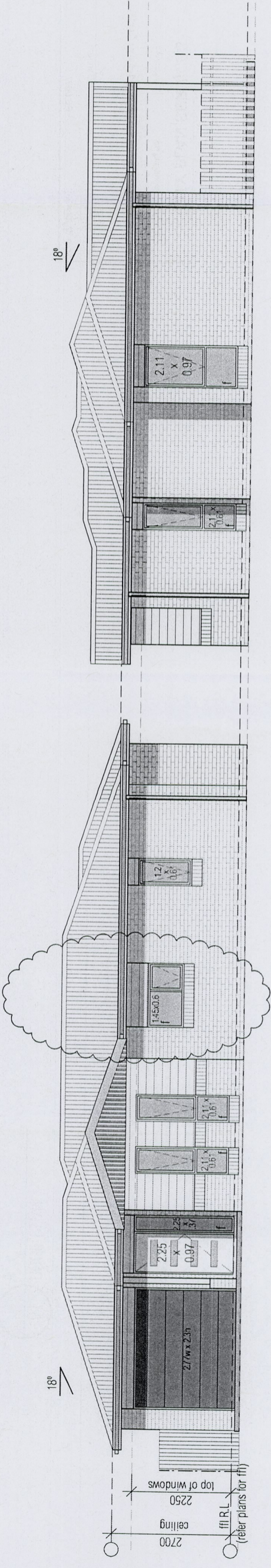


location  
 MACPHERSON STREET

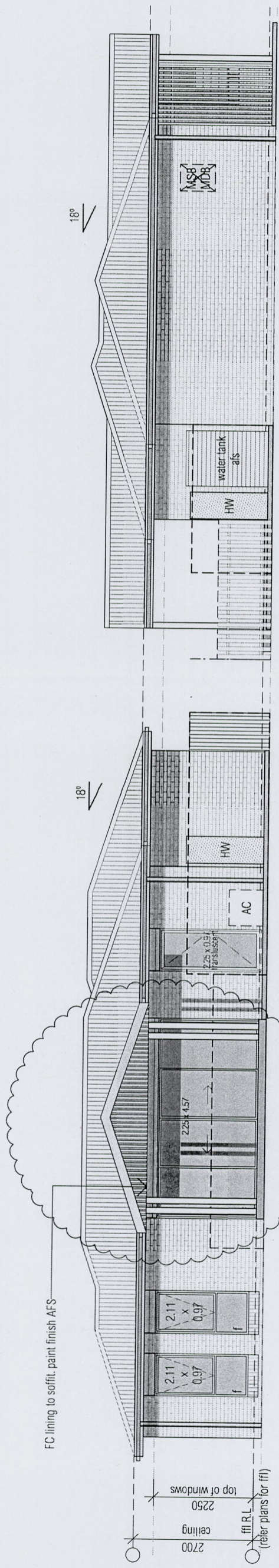
at  
 WARRIWOOD BROOK

drawing  
 IONS - TYPE S2

stage	CC	project no.	731	draw no.	S2 103
chkd	TW	drawn	CK	date	14/05/15
		issue		issue	P

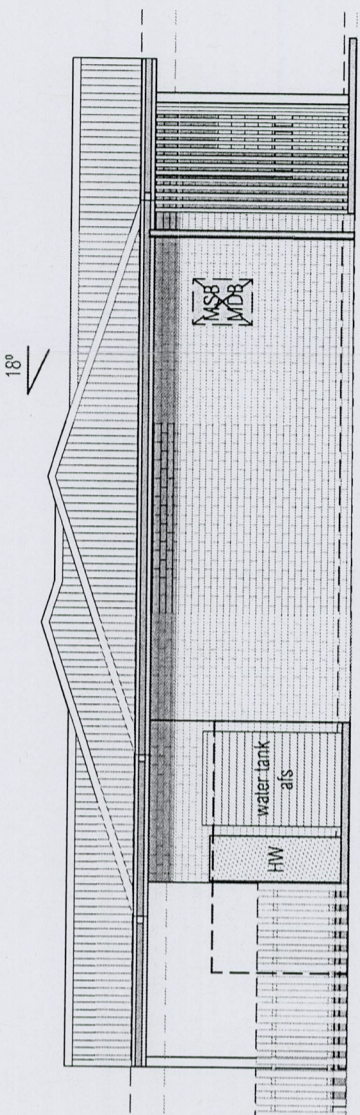


• STREET ELEVATION - SOUTH  
 1:100 @ A3



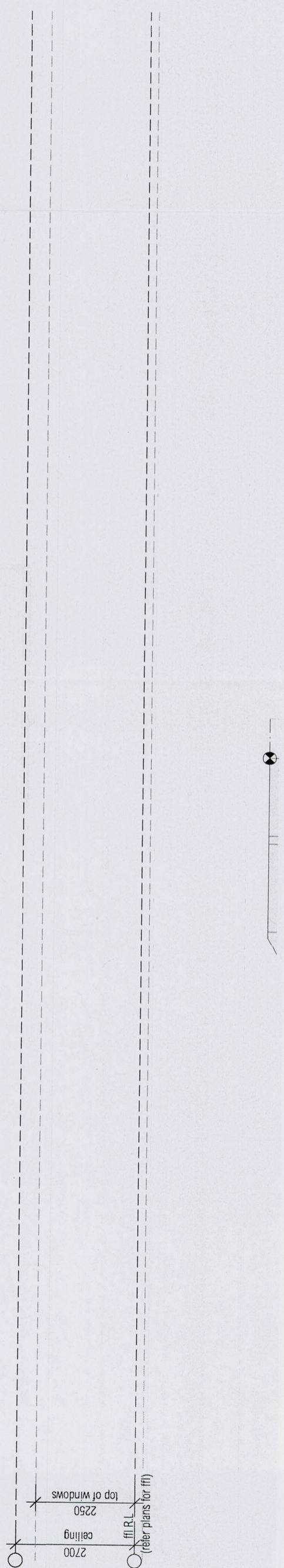
• REAR ELEVATION - NORTH  
 1:100 @ A3

• STREET ELEVATION - EAST  
 1:100 @ A3



• SIDE ELEVATION - WEST  
 1:100 @ A3

**CITY PLAN SERVICES**  
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 Accreditation No: BPB 0027





all work to be carried out in accordance with local codes and conditions of council. Measurements in mm's unless noted. Use figured dimensions. Do not scale drawings. Site measure before starting work. Refer all discrepancies to the architect.

rev	date	amendment
N	24.04.15	Re-documentation to capture all ILLU variations in windows and roof form. Re-drawings as N for clarity. Light weight glazing to replace brickwork above windows and doors. • fix soffits to all supports. flat soff • all access type A/B. • ILLU 30 mosed 400mm east • package store / mailbox change • intercoms deleted
P	14.05.15	Issue to include: changes internally to ILLU's change to type S2 plan / windows change to kitchen ILLU type A and B increase to alfresco deck type A / S2 Zero save reinstated to ILLU 30 electrical changes: extra tv points and gpo 3 to bed and 3. extra tv points to living rooms extra gpo to laundry.

**NOTE:**  
 1. FOR ALL BASIC/SECTION 1 REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
 2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
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project management  
**MORGAN MOORE**  
 ph: 02 9957 6188

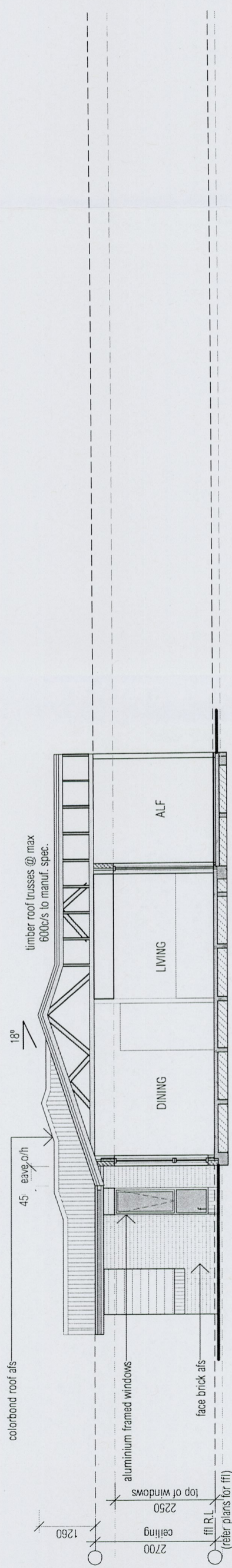
planner  
**DON FOX PLANNING**  
 ph: 02 9980 6933

landscape architect  
**JOHN LOCK & ASSOCIATES**  
 ph: 02 9969 9866

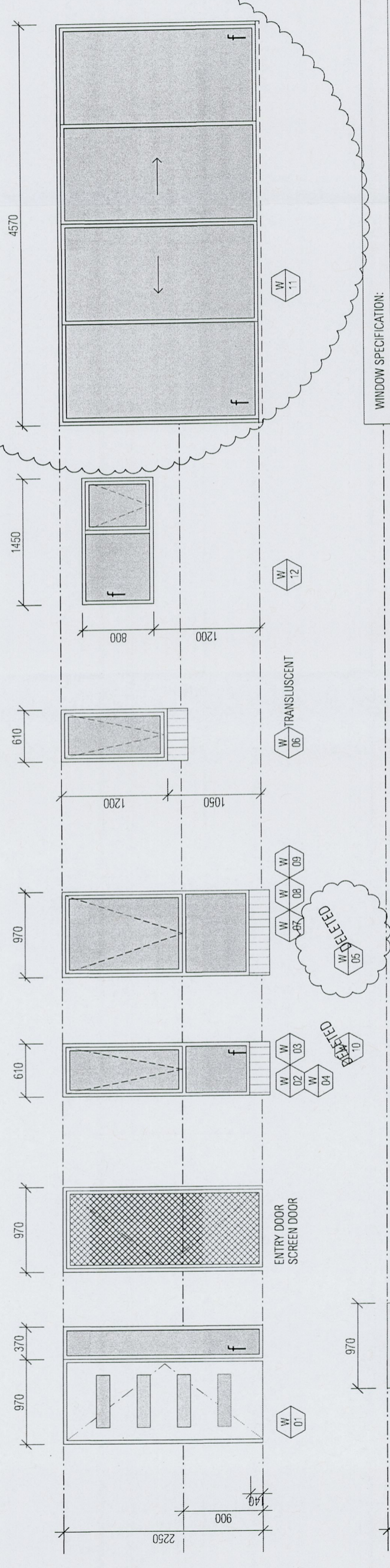
engineer (civil / hydraulic)  
**HENRY & HYMAS**  
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 info@envirostudio.com.au  
 architects registration 239

project	ARV AT WARRIWOOD BROOK
for client	ARV Villages
location	MACPHERSON STREET
at	WARRIWOOD BROOK
drawing	NS WINDOW SCHEDULE - ILLU TYPE S2
stage	CC
project no.	731
drawn	CK
checked	TW
date	14/05/15
issue	P
draw no.	S2 104



● STREET ELEVATION - SOUTH  
 1:100 @ A3



**WINDOW SPECIFICATION:**  
 Windows + Doors: Vantage Magnum profile series  
 All aluminium frames to be powdercoat finish, colour as per schedules  
 Fit with minimum 1" F&AR 6.38 laminated glass Unless Noted Otherwise or as required by Australian Standard  
 Handles: Colour matched finish. Keyed alike to front door; colour as per schedule  
 Locks: Colour matched finish. Keyed alike to front door; colour as per schedules  
 Windows: Colour matched finish. Keyed locks to all; colour as per schedules  
 Windows: (awning) centre lock; colour as per schedules  
 Translucent doors as labeled: aluminium frame and sash with translucent glazing vantage narrow backset lever handle. Keyed alike to front and sliding doors  
 Aluminium flywire screens to be installed over all operable windows.  
 All glazing to be clear unless otherwise noted.  
**CONSTRUCTION REQUIREMENTS:**  
 all illus and community room to be constructed 1. compl with section 5 (BA1 12.5) Australia Standard AS3959-2006 \*Construction of buildings in bush fire-prone areas and section A3. Addendum Appendix 3 c Planning for Bush Fire Protection 2006.  
 (REFER DRAWING SCHEDULE NUMBER 920 AND DA CONDITION B25.)

**NOTE:**  
 TRANSLUCENT GLAZING TO ALL WET AREA - BATH, ENSUITE, LAUNDRY  
 WINDOW POSITIONS ARE FROM EXTERIOR OF BUILDING  
 BRICK OPENINGS ANNOTATED ON WINDOWS AND DOORS ALL DIMENSIONS AND OPENINGS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE

**DIMENSIONS ARE BRICK OPENINGS OF BUILDING**

**CITY PLAN SERVICES**  
 Construction Certificate No: 142440/2  
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● WINDOW SCHEDULE  
 1:50 @ A3



REV	DATE	AMENDMENT
N	24.04.15	Re-documentation to capture all ILL variations in windows and roof form reissue drawings as N for clarity • lightweight cladding to replace brickwork above windows and doors • flat roof to all terraces, flat roof affrescoes type A/B • ILL 30 moved 400mm east • garage store / mailbox change • intercoms deleted changes internally to ILL's change to type S2 plan / windows change to kitchen ILL type A and B increase to affresco desk type A / S2 zero eave reinstated to ILL 30 electrical changes: extra tv points and gpo's to bed and 3. extra tv points to living rooms extra gpo to laundry.
P	14.05.15	

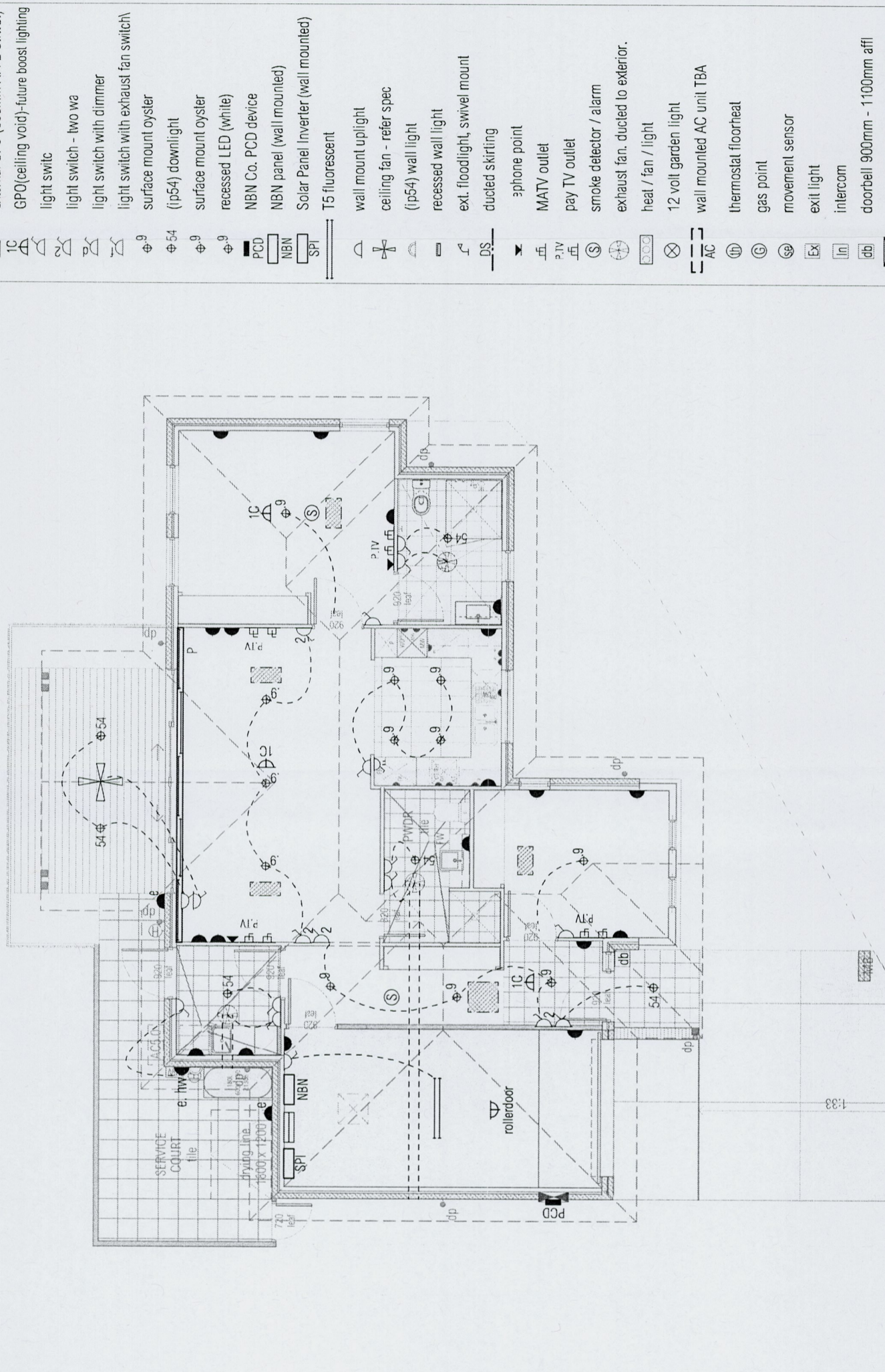
all work to be carried out in accordance with BCA codes and specifications of materials and resources. All work to be carried out in accordance with the relevant Australian Standards. All work to be carried out in accordance with the relevant Australian Standards. All work to be carried out in accordance with the relevant Australian Standards.

**NOTE: dimmable LED strip lighting to pelmets**



**LEGEND**

- GPO (single outlet)
- double GPO (600mm AFFL U.N.O.)
- external GPO (600mm AFFL U.N.O.)
- GPO (ceiling void)-future boost lighting
- light switch
- light switch - two way
- light switch with dimmer
- light switch with exhaust fan switch
- surface mount oyster
- (ip54) downlight
- surface mount oyster
- recessed LED (white)
- NBN Co. PCD device
- NBN panel (wall mounted)
- Solar Panel Inverter (wall mounted)
- T5 fluorescent
- wall mount uplight
- ceiling fan - refer spec
- (ip54) wall light
- recessed wall light
- ext. floodlight, swivel mount
- ducted skirting
- iphone point
- MATV outlet
- pay TV outlet
- smoke detector / alarm
- exhaust fan, ducted to exterior.
- heat / fan / light
- 12 volt garden light
- wall mounted AC unit TBA
- thermostal floorheat
- gas point
- movement sensor
- exit light
- intercom
- doorbell 900mm - 1100mm affl
- main switch board + circuit breakers
- main switch board
- communication switchboard
- emergency call button



**NOTE: ALL LIGHT FITTINGS SUBJECT TO CONFIRMATION BY ELECTRICAL ENGINEER O COMPLIANCE WITH SENIORS LIVING REQUIREMENTS**

**DUCTED AIR CONDITIONING TO ALL ILL'S**

project management  
**MORGAN MOORE**  
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landscape architect  
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project  
**ARV AT WARRIWOOD BROOK**

for client  
**ARV Villages+**

location  
**MACPHERSON STREET**

at  
**WARRIWOOD BROOK**

drawing  
**ICAL - ILL TYPE S2**

stage	project no.	dwg no.
CC	731	<b>S2 105</b>

chkd	drwn	date	iss. by
TW	CK	14/05/15	P

**CITY PLAN SERVICES**

Construction Certificate No: 142440/2

Approved Date: 21 May 2015

Certifying Authority: Brendan Bennett

Accreditation No: BPB 0027



notes:  
all work to be carried out in accordance with bca, etc.  
copies and conditions of council measurements do  
mm's unless noted, use figured dimensions, do not  
scale drawings, site measure before starting work  
refer all discrepancies to the architect.

rev	date	amendment
N	24.04.15	Re-documentation to capture all ILLU variations in windows and roof form re-issue drawings as N for clarity • lightweight cladding to replace brickwork above windows and doors • no soffits to all carports, flat roof • allresco type A/B • ILLU 30 moved 400mm east • garage store / mailbox change • microms deleted
P	14.05.15	Issue to include: changes internally to ILLU's change to type S2 plan / windows change to kitchen ILLU type A and B increase to allresco deck type A / S2 Zero leave reinstated to ILLU 30 electrical changes: extra tv points and gpo's to bed and 3. extra tv points to living rooms extra gpo to laundry.

NOTE:  
1. FOR ALL BASIS/SECTION 1 REQUIREMENTS, REFER TO SCHEDULE - SHEETS 210, 211  
2. FOR CERTIFICATION REQUIREMENTS REFER TO SCHEDULE - SHEET 920  
3. FOR BAL 12.5 REQUIREMENTS REFER TO SCHEDULE - SHEET 921

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project  
**ARV AT WARREWOOD BROOK**



location  
**MACPHERSON STREET**

site  
**WARREWOOD BROOK**

drawing  
**ALS / FINISHES SCHEDULE**

stage	CC	project no.	731	draw no.	006
chld	TW	drwn	CK	date	14/05/15
		issu#			P

8. FRONT DOOR

timber framed

#1: "drive time" PG1.A6  
#2: "army issue" [dulux] P15.B5

7. GARAGE DOOR

colorbond

"gully" [colorbond]

6. GUTTERS DOWNPIPES + FASCIA / FLASHING / POSTS

colorbond

"gully" [colorbond]

5. WINDOWS

aluminium, powdercoat

"dune" [AWS windows]

4. CLADDING

hardies 'linea'

"apparition" [dulux] P16.B2

3. WALLS (moroka)

acrylic moroka finish

"army issue" [dulux] P15.B5

2. FACE BRICKWORK

face brickwork

escura smooth face - "pearl grey" [boral bricks]

1. ROOF SHEET

colorbond custom-orb

colorbond custom-orb roof "gully" [colorbond]

#1: "katmandu" P16.D6  
#2: "buff hide" P15.C4 [dulux]

"jasper" [colorbond]

"jasper" [colorbond]

"dune" [AWS windows]

"apparition" [dulux] P16.B2

"buff hide" [dulux] P15.C4

escura smooth face- "mineral" [boral bricks]

colorbond custom-orb roof "jasper" [colorbond]

#1: "viridis" P62.D4 [dulux]  
#2: "paving stone" [dulux] P15.A3

"bushland" [colorbond]

"bushland" [colorbond]

"dune" [AWS windows]

"apparition" [dulux] P16.B2

"paving stone" [dulux] P15.A3

escura smooth face- "jute" [boral cks]

colorbond custom-orb roof "bushland" [colorbond]

"army issue" [dulux] P15.B5

"gully" [colorbond]

"army issue" [dulux] P15.B5

"dune" [AWS windows]

"apparition" [dulux] P16.B2

"army issue" [dulux] P15.B5

escura smooth face- "jute" [boral cks]

colorbond custom-orb roof "gully" [colorbond]

**COMMON ROOM + GATEHOUSES / mdb**  
cupboards / gatehouse / ILLU mailboxes

TILES (internal)	TILES (external)	coloured concrete	keystone retaining walls
"deep taupe" [SKEME] matt	"deep taupe" [SKEME] textured	CCS COLOUR "grasshopper" grey cement	"almond" flush face

**COMMON ILLU FINISHES**

**MATERIAL BOARD**

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