

04 May 2015

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

Dear Sir/Madam,

6-14 MACHPHERSON STREET, WARRIEWOOD NSW 2102
DEVELOPMENT APPLICATION NO. N0267/13
CONSTRUCTION CERTIFICATE NO. CC 142440/1

City Plan Services have issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Due to administrative error, Architectural Plan Schedule on the previously issued Construction Certificate dated 25/03/15 was incorrect. Some of the plans that demonstrate compliance with condition 25 of the consent have now been added and the schedule on the certificate is amended. (Drawings A101K, B101K, C101K, Ca101G, D101K, D1 101K, D1a 101G and S2 101K)

We would appreciate if you could replace the Construction Certificate with the one we have attached. Sorry for any inconvenience this may cause.

Please find enclosed the following documentation:

- Construction Certificate No. CC 142440/1.

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

Yours Sincerely,

A handwritten signature in black ink, appearing to be "Brendan Bennett", written over a white background.

Brendan Bennett
Director

Encl

CONSTRUCTION CERTIFICATE NO. 142440/1

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**
Date of Development Consent: **20/02/14**

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 & 9b**
Type of Construction: **N/A**
Scope of building works covered by this Notice: **Stage 2 - Construction of a seniors housing development pursuant to SEPP (HSPD) 2004 consisting of 59 self-contained dwellings with a community building, bowling green, landscaping and carparking**
Value of Construction Certificate (Incl GST): **\$19,480,517.00**
Plans and Specifications approved: **Schedule 1**
Fire Safety Schedule: **Schedule 2**
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: **20/01/15**
Date Application Received: **10/03/15**

PROJECT BUILDING SURVEYOR

Please contact **Brendan Bennett** for any inquiries

CERTIFYING AUTHORITY

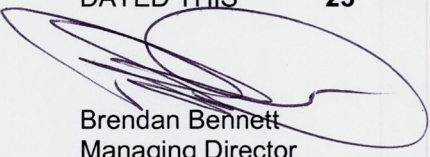
Brendan Bennett for and on behalf of **City Plan Services Pty Ltd**

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 **25th** day of **March** **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 Enviroana Studio

Plan Title	Drawing No	Revision	Date
Setout Plan Stage 4,5	001	E	29/10/14
Site Plan	002	E	29/10/14
Site Plan Stage 4,5	003	E	29/10/14
Construction Management Plan Stage 4	004	E	29/10/14
Construction Management Plan Stage 5	005	E	29/10/14
Materials/Finishes Schedule	006	E	29/10/14
ILU Type A	A101	K	13/03/15
Roof Plan - Type A	A102	E	29/10/14
Elevations - Type A	A103	E	29/10/14
Sections Window Schedule - ILU Type A	A104	E	29/10/14
Electrical - ILU Type A	A105	E	29/10/14
Joinery + Wet Areas - ILU Type A	A106	E	29/10/14
Joinery + Wet Areas 2 - ILU Type A	A107	E	29/10/14
Plan - ILU Type B	B101	K	13/03/15
Roof Plan - Type B	B102	E	29/10/14
Elevations - Type B	B103	E	29/10/14
Sections Window Schedule - ILU Type B	B104	E	29/10/14
Electrical Plan	B105	E	29/10/14
Joinery - Wet Areas - ILU Type B	B106	E	29/10/14
Joinery + Wet Areas 2 - ILU Type B	B107	E	29/10/14
Plan - ILU Type C	C101	K	13/03/15
Roof Plan - Type C	C102	E	29/10/14
Elevations - Type C	C103	E	29/10/14
Sections Window Schedule - ILU Type C	C104	E	29/10/14
Electrical - ILU Type C	C105	E	29/10/14
Joinery + Wet Areas - ILU Type C	C106	E	29/10/14
Joinery + Wet Areas 2 - ILU Type C	C107	E	29/10/14
Plan - ILU Type Ca - accessible	Ca101	G	09/03/15
Roof Plan	Ca102	E	29/10/14
Elevations - Type Ca	Ca103	E	29/10/14
Sections Window Schedule - ILU Type C Accessable	Ca104	E	29/10/14
Electrical - ILU Type Ca	Ca105	E	29/10/14
Joinery + Wet Areas - ILU Type Ca	Ca106	E	29/10/14
Joinery + Wet Areas 2 - ILU Type Ca	Ca107	E	29/10/14
Plan - ILU Type D	D101	K	13/03/15
Roof Plan - Type D	D102	E	29/10/14
Elevations - Type D	D103	E	29/10/14
Sections Window Schedule - ILU Type D	D104	E	29/10/14
Electrical - ILU Type D	D105	E	29/10/14
Joinery + Wet Areas - ILU Type D	D106	E	29/10/14
Joinery + Wet Areas - ILU Type D	D107	E	29/10/14

Plan Title	Drawing No	Revision	Date
Plan - ILU Type D1	D1 101	K	13/03/15
Roof Plan - Type D1	D1 102	E	29/10/14
Elevations - Type D1	D1 103	E	29/10/14
Sections Window Schedule - ILU Type D1	D1 104	E	29/10/14
Electrical - ILU Type D1	D1 105	E	29/10/14
Joinery + Wet Areas - ILU Type D1	D1 106	E	29/10/14
Joinery + Wet Areas - ILU Type D1	D1 107	E	29/10/14
Plan - ILU Type D1 a - accessible	D1a101	G	09/03/15
Roof Plan	D1a102	E	29/10/14
Elevations - ILU Type D1a	D1a103	E	29/10/14
Sections Window Schedule - ILU Type D1 Accessable	D1a104	E	29/10/14
Electrical - ILU Type D1 Access	D1a105	E	29/10/14
Joinery + Wet Areas - ILU Type D1a	D1a106	E	29/10/14
Joinery + Wet Areas - ILU Type D1a	D1a107	E	29/10/14
Plan - ILU Type S2	S2 101	K	13/03/15
Roof Plan - Type S2	S2 102	E	29/10/14
Elevations - Type S2	S2 103	E	29/10/14
Sections Window Schedule - ILU Type S2	S2 104	E	29/10/14
Electrical - ILU Type S2	S2 105	E	29/10/14
Joinery + Wet Areas - ILU Type S2	S2 106	E	29/10/14
Joinery + Wet Areas - ILU Type S2	S2 107	E	29/10/14
Plan + Elevs - Community Room	CS 101	E	29/10/14
Section + Electrical Plan - Community Room	CS 102	E	29/10/14
Joinery DTLS + Window Sched. Community Room	CS 103	E	29/10/14
Plan + Elevs - Gatehouse + Garbage Areas	CS 104	E	29/10/14
MDB + Comms CBD X 3 Garbage Areas + Roof Option	CS 105	E	29/10/14
MDB + Comms CBD X 1 Alfresco Deck Screening	CS 106	E	29/10/14
BCA Requirements	920	D	23/10/14
BAL 12.5 Requirements	921	D	23/10/14

2. Endorsed Structural plans prepared by Henry & Hymas

Plan Title	Drawing No	Revision	Date
Site Plan	12693-S2.00	04	29/10/14
Partial Site Plan	12693-S2.01	03	29/10/14
Retaining Wall Details Sheet 1	12693-S2.02	03	29/10/14
Retaining Wall Details Sheet 2	12693-S2.03	03	29/10/14
Retaining Wall Details Sheet 3	12693-S2.04	02	29/10/14
Slab on Ground Plan Unit Type 'A'	12693-S3.00	03	29/10/14
Slab on Ground Plan Unit Type 'B'	12693-S3.01	03	29/10/14
Slab on Ground Plan Unit Type 'C'	12693-S3.02	03	29/10/14
Slab on Ground Plan Unit Type 'D'	12693-S3.03	03	29/10/14
Slab on Ground Plan Unit Type 'D1'	12693-S3.04	03	29/10/14
Slab on Ground Plan Unit Type 'S2'	12693-S3.05	03	29/10/14
Slab on Piles Plan Unit Type 'A'	12693-S4.00	03	29/10/14
Slab on Piles Plan Unit Type 'B'	12693-S4.01	03	29/10/14

Plan Title	Drawing No	Revision	Date
Slab on Piles Plan Unit Type 'C'	12693-S4.02	03	29/10/14
Slab on Piles Plan Unit Type 'D'	12693-S4.03	03	29/10/14
Slab Piles Plan Unit Type 'D1'	12693-S4.04	03	29/10/14
Slab on Piles Plan Unit Type 'D1a'	12693-S4.05	03	29/10/14
Slab Plan & Details Community Room & Utilities	12693-S4.06	04	29/10/14
Sediment & Erosion Control Plan	12693_CC_SE01	01	21/08/14
Sediment & Erosion Control Details	12693_CC_SE02	01	Mar 2014

3. Endorsed Landscape plans prepared by John Lock & Associates

Plan Title	Drawing No	Revision	Date
Landscape Site Plan	LP-1.0	08	20/10/14
Macpherson Street Entry Hardscape Plan	LP-1.2	08	20/10/14
Macpherson Street Hardscape Plan	LP-1.3	08	20/10/14
Riparian Zone Hardscape Plan	LP-1.4	08	20/10/14
Fire Trail Hardscape Plan	LP-1.5	08	20/10/14
Macpherson Street Entry Planting Plan	LP-1.6	08	20/10/14
Macpherson Street Planting Plan	LP-1.7	08	20/10/14
Riparian Zone Planting Plan	LP-1.8	08	20/10/14
Fire Trail Planting Plan	LP-1.9	08	20/10/14

4. Other documents relied upon

Title	Prepared By	Reference	Date
Construction Certificate Application	Peter Magnisalis - Anglican Retirement Villages (Diocese of Sydney)	-	20/01/15
Architect Compliance Statement	Environa Studio	Es731	23/10/14
Structural Design Certificate	H & H Consulting Engineers Pty Ltd	12693-S3/gn	12/12/14
Civil Design Certificate	H & H Consulting Engineers Pty Ltd	12693-C2/AF	28/10/14
Mechanical Services Design Certificate	JHA Consulting Engineers	-	17/10/14
Electrical Services Design Certificate	JHA Consulting Engineers	-	17/10/14
Hydraulic Services Design Certificate	JHA Consulting Engineers	-	31/10/14
DA Condition B7 & B8 – Stormwater Design	JHA Consulting Engineers	-	19/12/14
Access Design Certificate	Accessible Building Solutions	-	31/10/14
Landscape Design Certificate	John Lock + Associates	-	19/12/14
DA Condition 14 - Landscape Compliance	John Lock + Associates	-	19/12/14
BASIX Certificate	NSW Govt Planning & Infrastructure	499606M_02	28/07/14
Bush Fire Report	Building Code & Bushfire Hazard Solutions	130164b	30/10/14
Landscape Specifications	John Lock + Associates	01	21/08/14
Glazing Calculator	ABCB	-	18/12/14
BCA 2014 Part J2 Compliance Report	Benchmark Building Certifiers	SJ-5733	18/12/14
Long Service Levy Receipt	Long Service Corporation	00195371	25/03/15

**SCHEDULE 2
FIRE SAFETY SCHEDULE**

Address of Development:
Lot & DP No:
Construction Certificate No:

**6-14 Macpherson Street Warriewood, NSW 2102
Lots 1, 2, 3, 4 & 5 DP 1161389
CC 142440/1**

1. Statutory Fire Safety Measures

NO:	FIRE SAFETY MEASURES (AS SET OUT UNDER CLAUSE 166 OF EP&A REGULATIONS)	CURRENTLY IMPLEMENTED	PROPOSED IMPLEMENTATION	STANDARD OF PERFORMANCE
1	Portable fire extinguishers	NO	YES	BCA2014 E1.6 & AS2444-2001

CERTIFYING AUTHORITY

ACCREDITATION NUMBER
DATED:

SIGNED:

Brendan Bennett for and on behalf of
City Plan Services Pty Ltd
BPB 0027
25/03/15

