24 February 2009

Manly Council	TO THE REAL PROPERTY OF THE REAL PROPERTY OF THE PROPERTY OF T
PO Box 82	Manha
MANLY NSW 1655	Manly Council
Dear Sir/Madam	NEC 2 6 FEB 2009
CONSTRUCTION CERTIFICATE PROPOSAL: Erection of a Two (2) Storey Dwelling House with Vehicl Hardstand Front Fence and Landscaping PREMISES: 28 Wakehurst Parkway, Seaforth DEVELOPMENT APPLICATION No: 468/07	Distribution Distr
I refer to the above matter and accordingly submit the following documentation for records:	pr. your)Part Scanned
 Construction Certificate No. 08/147 Forme 7 	
 Form 7 Copy of Construction Certificate application form Home Warranty Certificate Copies of receipts for Council bonds/contributions Receipt for Long Service Leave Levy Amended Basix Certificate Schedule of finishes 	

Get Certified

BUILDING SERVICES PTY LTD

- Scale plan identifying turning circles
- Copy of the Sydney Water stamped plan
- Specification

The General Manager

- Landscape plan prepared by Tramonte Jensen
- Soil & erosion control plan & stormwater plan prepared by Eclipse Consulting Engineers
- Structural engineering plans prepared by Healey Castle & Associates
- Architectural plans prepared by Gremmo Homes Pty Ltd

In addition to the above please be advised that the builder for this project will be Gremmo Homes Pty Ltd, Licence No 125862C.

Should you have any queries in relation to this matter, please contact us immediately.

Yours Sincerely

Greg Hough Director

CERTIFIER

R. 590582

\$ 30

C:\Documents and Settings\Greg\My Documents\Get Certified Building Services\Clients\G\Gremmo Homes\28 Wakehurst Parkway, Seaforth\CC Letter To Council.doc

26.2.09



CONSTRUCTION CERTIFICATE

Pursuant to Section 109D(1) of the Environmental Planning and Assessment Act 1979

Construction Certificate Application No:	08/147
Date of this Construction Certificate:	Approved 23 February 2009
Applicant's Name:	Gremmo Homes P/L
Applicant's Address:	PO Box 6420, Baulkham Hills BC, NSW, 2153
Details of the land on which the development is to be carried out:	Lot 38, DP 1066980, No: 28 Wakehurst Parkway, Seaforth
Development as described on any relevant development consent:	Erection of a Two (2) Storey Dwelling House with Vehicle Hardstand Front Fence and Landscaping
Registered number and date of issue of any relevant development consent:	No: 468/07, Dated 8/7/2008 & Section 96 Approved 30/12/2008

The issue of this Construction Certificate has been endorsed on the plans, specification and documentation lodged with the Application and detailed on the attached table. The classification (in accordance with the Building Code of Australia) of the building and structures to which this certificate relates is 1a.

Work completed in accordance with the documentation accompanying the application for Construction Certificate No. CC- 08/147 (with such modifications verified by the certifying as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as are referred to in Section 81A(5) of the Environmental Planning and Assessment Act 1979.

The Certifying Authority by which this Construction Certificate is granted is Gregory Hough, Accredited Certifier.

Gregory Hough Accredited Certifier (Accreditation Number BPB0186)

Building Professionals Board is the accreditation body by which Gregory Hough is accredited. <u>Attachments:</u> Endorsed plans, specifications and documentation

CONSTRUCTION CERTIFICATE No: 08/147

** 8-13 -

PLANS / DETAILS	REFERENCE NUMBERS
Architectural Plans Prepared By Peter Princi Architect	DWG No: DA01 to DA04
Structural Engineering Details Prepared By Healey Castle & Associates	DWG No: 5518-S01A to S05A
Specification	
Soil & Erosion Control Plan & Stormwater Plans Prepared by Eclipse Consulting Engineers	Project No: 5518, DWG No: C01-A & C02- A
Landscape Plan Prepared by Tramonte Jensen	DWG No: 531.01 & 531.02



NOTICE OF COMMENCEMENT OF BUILDING OR SUBDIVISION WORK & APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Issued under the Environmental Planning and Assessment Act 1979 (as amended) & The Environmental Planning and Assessment Regulation 2000 (as amended)

SUBJECT LAND

Lot 38, DP 1066980, 28 Wakehurst Parkway, Seaforth

DESCRIPTION OF DEVELOPMENT

Erection of a Two (2) Storey Dwelling House with Vehicle Hardstand Front Fence and Landscaping

CONSENT

Development Application N° 468/07 & Section 96 Date of Determination: 8/7/08 & 30/12/08

CONSTRUCTION CERTIFICATE

Certificate N° 08/147 Date of Issue: 23 February 2009 Accredited Certifier: Gregory Hough Accreditation N°: BPB 0186

DETAILS OF PERSON RESPONSIBLE FOR APPOINTING THE PRINCIPAL CERTIFYING AUTHORITY

Julian Small & Natalie Mitchell

DATE WORK IS TO COMMENCE

4 March 2009

ACCEPTANCE OF APOINTMENT AS PRINCIPAL CERTIFYING AUTHORITY

- 1. In signing this document I herby consent to my appointment as the Principal Certifying Authority for the project described above in accordance with the requirements of the
- Environmental Planning and Assessment Regulation 2000 (as amended)
- 2. As the Principal Certifying Authority I have been advised that the Applicant has complied with the requirements of the Home Building Act, 1989.

SIGNED	5	
Print Name:	Gres Housh	
Accreditation No: _	BPB 0186	<u> </u>
Accreditation Body:	Building Professionals Board	
Date of Acceptance	= 23/2/09	

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	والمراجع	Certified	1818108
	CONSTRUCTION IPLYING DEVELOP	CERTIFICATE AP MENT CERTIFICA aning and Assessment Act	TE APPLICATION
		Application N	o: cc 08/147
	WAKEHURST PAR	RKWAY, SEAFOR 21066986 Area of	
Type of applica			dification to existing roved certificate awelling
Address: <u>PO</u>	ck letters) <u>GREMMO</u> BOX 6420 <u>BA</u> (Business <u>989416</u> (Mobile)		
Owner's detai			
		DUBAI UAE	
Telephone No:	(Business) (Mobile)	(Private (Fax No Slian @ yahoo. Ce	e)

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9. ^{- - V}

Get Certified Building Services Pty Ltd ABN 30 123 390 429 • PO Box 191 Cherrybrook NSW 2126 Phone 9651 6754 • Fax 9651 6780 • Mobile 0413 618 933 • Email getcertified@optusnet.com.au

Consent of owners:

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as the Principal Certif	lication lough of Get Certified Building Services P/L ing Authority for this development and agree by the terms under the at (<i>Refer to attached PCA Agreement</i>)
Signature/s: <u>to Come</u>	Date:
	Date:
Development consent detai	s (Construction Certificate Application Only):
Development application No:	DA 468 07 Date of determination: 8.7.08
Value of work (building):	\$ 474 500 (including GST)
Builder / owner-builder de	ails (if known at this stage):
Name/s: GREMMO	OMES
Address: PO BOX 64	20 BAULKHAM HILLS BUSINESS CENTRE ZIST
Contract licence No. or Permit	Io. in case of an owner builder: $125862C$ 215^3
Contact details: Linda	arant
Building Code of Australia	Duilding classification (if known)):

Privacy

The personal details requested on this form are required under the Environmental Planning and Assessment Act 1979 and will only be used in connection with the requirements of this legislation. Access to this information is restricted to Get Certified Building Services Pty Ltd and other people authorised under the Act.

Signature of Applicant:

Sign_hgrat D	Date	12.8.08
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SCHEDULE TO CONSTRUCTION CERTIFICATE/COMPLYING DEVELOPMENT APPLICATION (This information will be sent to the Australian Bureau of Statistics)

All new buildings:

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Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

All new buildings:

Please complete the following details of residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling (s) be attached to other new Buildings?
- Will the new dwelling (s) be attached to existing Buildings?
- Does the site contain a dual occupancy? (NB dual occupancy = two dwellings on the same site)

All new buildings:

Please indicate the materials to be used in the construction of the new building(s):

XX7-II-	<u> </u>		·					B(0).	
Walls	Code	Roof	(Code	Floor	C	lode	Frame	Code
Brick (double)		Tiles		10	Concrete	R	20	Timber	1 40
Brick	12	_			or slate				LLL 40
(veneer) Concrete		Concrete or slate		20	Timber		40	Steel	□ 60
or stone	□ 20	Fibre		30	Other		80	Aluminium	-
Fibre	□ 30	cement		50				Aluminium	□ 70
Cement		Steel		60	Not		90	Other	□ 80
Timber	□ 40				Specified				
Curtain	□ 50	Aluminium		70				Not specified	□ 90
glass		Other		80				specified	
Steel		Not		00					
Aluminium	□ 70	specified	Ц	90					
Other	□ 80								
Not	□ 90								
Specified									









Certificate of Insurance

Gremmo Homes Pty Ltd PO Box 6420 BAULKHAM HILLS NSW 2153 Australia

Builder's	Сору
Policy Number:	RCW76307613
Date of Issue:	18/08/2008
Broker Payment Reference:	G2061
Builder's Job Number:	G2061

Form 1 Section 92 Home Building Act 1989

CERTIFICATE IN RESPECT OF INSURANCE

Contract of Insurance Complies With:	Section 92
Of The:	Home Building Act 1989
Issued By:	Vero Insurance Limited
	ABN 48 005 297 807
Building C	ontract Details
Contract Date:	13/08/2008
Declared Building Contract Value:	\$474,500.00
	(Refer policy for indemnity limit)
Carried out By:	Gremmo Homes Pty Ltd
Trading As:	
ABN:	71 096 910 995
Licence Number:	125862C
For:	Julian Small
In Respect Of:	Single Dwelling
At:	House Number 28 Wakehurst Parkway SEAFORTH NSW 2092

Permit Authority: Manly Council

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in the title to the beneficiary. Please note when the Insurer has issued this certificate, the Insurer is not entitled to refuse to pay a claim or to cancel the insurance contract, on the grounds that the premium was not paid. This certificate is to be read in conjunction with the policy wording.

COI000479977

Signed for and on behalf of the Insurer:



Insurer: Vero Insurance Limited ABN 48 005 297 807 Vero Warranty is a division of Vero Insurance Limited

Generated:

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18/08/2008

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Number 46	
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Water: 40 (Target 40)

Thermal comfort: pass (Target pass)

Energy: 40 (Target 40)

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Building Sustainability Index

www.basix.nsw.gov.au

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Certificate number: 225578S

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

Director-General Date of issue: Friday, 28 November 2008



NSW GOVERNMENT

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Centrier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development.			
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.			•
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		. ``	>
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.			
Alternative water		>	
Rainwater tank			
The applicant must install a rainwater tank of at least 4550 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	>	*	
The applicant must configure the rainwater tank to collect rain runoff from at least 170 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	>
The applicant must connect the rainwater tank to:			
 all toilets in the development 			
 at least one outdoor tap in the development (Note: NSWHealth does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		* *	> >

Department of Planning

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225578S
number:
Certificate
BASIX (

Thernal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Centifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for the proposed development, the tapplication). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Cross ventilation			
The commitment below applies to the following rooms or areas of a dwelling which comprise a breeze path for the dwelling:	/		
 Breeze path 1: within main living area 	⊳	>	24
The applicant must construct the dwelling so that at least 1 ventilation opening is provided in each such room or area. (If only 1 room or area of a dwelling is mentioned for a breeze path, then that room or area must have at least 2 ventilation openings).	12	~	
The 2 ventilation openings must be located as follows:			
 Breeze path 1: opposite external walls 	1	~	* **
The 2 ventilation openings must meet the following specifications:			
(a) not be more than 15 metres apart;	~		``
(b) be at least 1 square metre in size; and	*	*	>
(c) have only 1 doorway, or opening less than 2 square metres in size, located in the direct path between them.	> `>	> >	

Building Sustainability Index www.basix.nsw.gov.au Date of issue: Friday, 28 November 2008

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Energy Commitments		
DA plans Hot water		contraction of the second seco
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.		~
Cooling system		
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		>
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0	>	A
The cooling system must provide for day/night zoning between living areas and bedrooms.	/	^
Heating system		>
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5	>	
The heating system must provide for day/night zoning between living areas and bedrooms.		
Ventilation	A	>
The applicant must install the following exhaust systems in the development:		
At least 1 Bathroom: individual fan, ducted to façade or roof, Operation control: interlocked to light	>	1
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a	~	. ``
Laundry: natural ventilation only, or no laundry; Operation control: n/a	•	>
Natural lighting		
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	*	>
	>	>

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

Other

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Centifier check				
Show en CC/CDC plans & specs	> >	*	1	
Show on S DA plans pl				
	ASIX			
	so that it is "well ventilated", as defined in the BASIX			•
	ell ventilated", as		velopment.	
the dwelling.		The applicant must install a fixed outdoor clothes drying line as part of the development.	The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.	
Energy Commitments The applicant must install a gas cooktop & electric oven in the kitchen of	The applicant must construct each refrigerator space in the development definitions.	line as part of th	thes drying line	
& electric oven	rrator space in t	clothes drying	or sheltered clot	
S S S S S S S S S S S S S S S S S S S	uct each refrige	e fixed outdoor	a fixed indoor c	
Energy Commitments The applicant must install a g	nt must constru	nt must install ¿	nt must install	
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page 5/6

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Department of Planning

nying the development application for the proposed development (if a plans and specifications accompanying the application for a construction s having been fulfilled, before a final occupation certificate(either interim or final)	
I regret if the commitments, "applicant" means the person carrying out the development. In these commitments, "applicant" means the person carrying out the development. Commitments identified with a / in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). Commitments identified with a / in the "Show on CC/DC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate (complying development certificate for the proposed development. Commitments identified with a / in the "Show on CC/DC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate or the proposed development.	

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Date of issue: Friday, 28 November 2008

Department of Planning

Assessor Certificate

Single Dwelling

Certificate Version 6.1. Prior versions not valid after 1 March 2006

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

Assessor Bryan Roles Name: Company: B.L.Roles and Associates Assr #: 20350 PO Box 6649 BAULKHAM HILLS BC NSW 2153 Address: Phone: (02) 8004 1550 Fax: (02) 9836 4675 Email: roles@people.net.au **Declaration of Interest: None** Client Name: Andrew Gremmo Company: Gremmo Homes Address: P.O.Box 6420 BAULKHAM HILLS NSW 2153 Phone: 9894 1633 Fax: 9680 4429 Email: Project Address: 28 Wakehurst Parkway SEAFORTH NSW 2092 Lot / DP: 38 / 1066980 LGA: Manly Council Applicant: Assessment Date: 27/11/2008 Job ID: 1772 Filename: 1772 Run # 1 Software: NatHERS Version: 2.32B Climate Zone: 17 **Referenced** documents All details, upon which this Assessment has been based, are included in the project documentation which has been stamped and signed by the Assessor issuing this Certificate, as detailed below: Thermal Performance Specification / Commitments attached and affixed to drawings, page: 1 Peter Princi Architects Mr & Mrs J. Small Dated Sept 07 Drawings: **Specifications:** Only specifications, detailed on Drawings identified above, have been referenced **ABSA Assessor Certificate** Assessor # 20350 Certificate # 46188375 Issued: 28-Nov-08 **THERMAL COMFORT - Simulation Method** The details must be entered into your BASIX Assessment Area calculations (M2) Net Conditioned Floor Area 236 **Net Unconditioned Floor Area** 19 **Concessions / Ventilation Bonus** Eligible Concessions: None The dwelling has the required shading to qualify for BASIX cross ventilation bonus: Yes Predicted annual energy loads ABSA Assessor stamp Heating: 81 Coolina: 39 (sensible + latent) Acer

35/

Total: 120

ABSA Inc. Level 11 Elizabeth Towers 418A Elizabeth St Surry Hills NSW 2010 phone: 1300 760 012 fax: (02) 9281 9514 email: support@absa.net.au www.absa.net.au

Sign

Date

Thermal Performance Specifications EASIX THERMAL COMPORT Sinual Construction There are the Specifications, the set in the Construction in the construction in the second and the set of the descent for a set of the se	mern	mal Performance Sne	Cifications - DACN		46188375	Issued: 28-Nov-08
Performation and apply to all instances of that element for the crystel, if alternate specifications are defined for a During element, the location (Windows - Product (D) Glass Frame D values SHGC Areal M2 Defail Single clear Alumination (Windows - Product (D) Glass Frame D values SHGC Areal M2 Defail (Single clear Alumination (Single cl	These are the Specificati	ions upon which the Certifi	ied Assessment is hase	d If details include	MFORT - Simulat	ion Method
and some of attaining spectrostront must be detailed bolw and / a clearly indicated on referenced vision of a building serverit, the location Whindows Product ID Single clear Prame U veiter SHGC - Area M2 Date# Single clear Aluminium Throughout Aluminium Throughout Single clear Aluminium Throughout Single clear Aluminium Throughout Aluminium	or written specifications, t	these Specifications shall	take precedence. If onl	V ONE specification	a in these Specifica	tions vary from other drawing
Windows Product (D) Glass Frame U value SHOR Value						
Environment Products ID Classic France U value SHGC Area M2 Single class Aluminium Throughout Skylights Product ID Classic Skylights Product ID Classic Skylights Product ID Classic Any U and SHGC values specified on Controlledes (sourd after 1 May 2007 are according to NERC 100. All values prior to this date are ANAC External walls Candinuction Bread Stradiction Insudation Color Color Strade or ANAC External walls Candinuction Bread Stradiction Insudation Detail Strade Construction Insudation Detail Construction Insudation Detail Construction Insudation Detail Construction Insudation	and extern of aternate sp	and the second	niled below and / or clea	rly indicated on ref	erenced documents.	a bunding element, the locatio
Single deal Aluminum Throughout Skylights Product (D) Olass Frante U value SHOC Area M2 Ally U and SHGC values specified on Confficules leaved after 1 May 2007 are according to MERC 100. All values prior to this date are ANAC. Statumal values Statumal values Atternate products may be used if that U value is founer, and the SHOC value is lease than 10% higher or lower. The according to MERC 100. All values prior to this date are ANAC. External value Construction Insulation Coldur. Solar absorption(y) Cetail Internal value Construction Insulation Dateal As per plans Internal value Construction Insulation Dateal As per plans Internal value Construction Insulation Dateal As per plans Floors Construction Insulation Dateal As per plans Roof Construction Insulation Dateal As per plans Roof Construction Insulation Dateal As per plans Roof Construction Insulation Dateal None <t< td=""><td>vvindows Product ID</td><td>Glass</td><td></td><td></td><td></td><td></td></t<>	vvindows Product ID	Glass				
Skylights Product ID Glass Frame Uvalue SHGC Area M2 Any U and SHGC values specified on Continues is lower, and the SHGC value is loss than 10% higher or lower. Standard products may be used if their U value is lower, and the SHGC value is loss than 10% higher or lower. Standard products may be used if their U value is lower, and the SHGC value is loss than 10% higher or lower. External walls Construction Insulation Colour: Solar abovery. Detail External walls Construction Insulation Optical Internal walls Construction Insulation Detail Internal walls Construction Insulation Detail Pasterboard on Studs None As per plans Floors Construction Insulation Detail Participa Control Control As per plans Floors Construction Insulation Detail Control None Carpot Detail Control Insulation Detail Control Control Insulation Coloor - Solar absorptioncy Detail Control Insulation Coloor - Solar absorptioncy Detail Control Insulation Detail Control Control Insulation Coloor		Single clear	Aluminium		New York and the second se	
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	Standard	Seals to windows and doors:		Wall and ceiling vents:	No
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Application Lodgement Summary



Reference Number 2375191

Date Requested: Wed September 3 2008

Agent	Cooks Castle Hill, 2 Victoria Avenue Castle Hill
Applicant	Gremmo Homes, Po Box 6420 Baulkham Hills Baulkham Hills 2153
Property/Asset	Lot 38 Wakehurst Pkwy, Seaforth 2092 (Jj Small N Mitchell) PNum: 5302606 150 mm SGW Sewer Main - (3694675)
Product	Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$25.00	\$0.00	\$25.00

Property Special Conditions

Boundary Trap Required	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Connection Type	Gravity

The above listed conditions apply to the first property identified. If more than one property is identified, you will need to contact Sydney Water's Plumbing Inspection and Assurance Services on Ph: 9828 8543 to clarify the property special conditions. You must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



Application Lodgement Summary



Reference Number	2375193	Date Requested: Wed September 3 2008
Agent	Cooks Castle Hill, 2 Vic	ctoria Avenue Castle Hill
Applicant	Gremmo Homes, Po Bo 2153	ox 6420 Baulkham Hills Baulkham Hills
Property/Asset	Lot 38 Wakehurst Pkw PNum: 5302606 150 mm SGW Sewer M	y, Seaforth 2092 (Jj Small N Mitchell) 1ain - (3694675)
Product	Plumbing and Drainage	e Inspection

Charge	Product Cost	GST	Total
Plumbing and Drainage Inspection Application Fee	\$64.50	\$0.00	\$64.50
2 x Inspection Charge	\$158.00	\$15.80	\$173.80

Your application has been sent to **PDI Services**, **Cooper Road**, **Birrong** for action. Enquiries can be directed to **Refer Contact List** or DX : **DX2554W**. The anticipated turnaround time is **365 days**

Property Special Conditions

Boundary Trap Required	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Connection Type	Gravity

The above listed conditions apply to the first property identified. If more than one property is identified, you will need to contact Sydney Water's Plumbing Inspection and Assurance Services on Ph: 9828 8543 to clarify the property special conditions.You must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

Properties in recycled water areas are required to pay twice the number of inspection fees as additional inspections are required to be carried out on the potable and recycled water services. These fees will generally be charged upon payment of the Plumbing and Drainage Inspection application, or as directed by Sydney Water's Plumbing and Drainage inspector.

You must contact the Sydney Water Plumbing & Drainage Inspector on 0419 755 534 at least 2 working days prior to the inspection time to arrange for inspection of the works.

Re-use of greywater (eg washing machine) or blackwater (eg treated sewage) requires the installation/s to be fully inspected by Sydney Water's Plumbing and Inspection Assurance Services, and a testable backflow prevention device fitted to the water service at the meter installation. The application must be supported by written approval from the local council and also include details of the changes to the house drainage/sanitary plumbing.

Recycled water areas require full inspections for all water and sewer drainage installations and a final inspection before occupation. You will need to contact the local Sydney Water Plumbing & Drainage Inspector to arrange for the inspection to be carried out. Should you have any further inquiries please call 1800 022 220 or visit Sydney Water's website at www.sydneywater.com.au



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CONSTRUCTION CERTIFICATE No. 08/147 These plans form part of the above Construction Certificate as issued by

Greg Hough of Get Certified Building Services Pty Ltd Accreditation No: BPB0186

> Initial the bottom of each and every page

ADDRESS OF PROPERTY: 28 Wakehurst Parkway Seaforth

GENERAL HOUSING SPECIFICATIONS BETWEEN:

OWNER: Julian Small

AND CONTRACTOR: Gremmo Homes Pty Ltd

CONTRACTOR LICENCE NO:

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INDEX GENERAL HOUSING SPECIFICATION (NSW version revised August 2005)

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Initials

1.0 INTRODUCTION

1.1 General

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This Specification details the works to be executed and the materials to be used in carrying out those works at the site.

This Specification shall be read as a general specification only. The extent of the works shall be governed by the approved plans and other requirements under the contract.

Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the relevant manufacturer's recommendations or Engineer's Recommendations, and the Building Code of Australia (BCA).

1.2 Preliminary Use

This Specification forms part of the contract and should be read in conjunction with the other contract documents.

1.3 Prevailing Documents

Where there is a difference between the plans and this specification, the plans will take precedence. The Contractor must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant Local Authority.

1.4 Size and Dimensions

All sizes and dimensions given in this Specification are in millimetres unless otherwise stated and are nominal only.

1.5 Prime Cost and Provisional Sum Items

Prime cost items and provisional sum items are listed in the Schedule of Works.

1.6 Definitions

In this Specification:

"Engineer's Recommendations" includes any soil classification report, preliminary footing report, construction footing report and any other report, recommendation, site or other instruction, calculations or plans prepared by an engineer in respect of the works.

Where the words "Local Authority" are mentioned they shall mean the local council, or other governing authority or private certifier with statutory responsibility for the compliance of the work performed.

Where referred to in this Specification, "regulations" shall mean the building regulations and codes (including the BCA, as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the contract.

Unless the context suggests otherwise, terms used in this Specification shall have the same meaning as in the HIA NSW Residential Building Contract between the Owner and the Builder ("contract").

2.0 STATUTORY REQUIREMENTS

2.1 The Building Works

The building works shall be constructed in accordance with:

- a. the regulations and in particular the Performance Requirements of the BCA, Housing Provisions, Volume 2,
- b. any conditions imposed by the relevant development consent or complying development certificate,
- c commitments outlined in the relevant BASIX Certificate,

in so far as the Builder is required in accordance with the Schedule of Works addended to this Specification,

2.2 Compliance with Requirements of Authorities

The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.

2.3 Electricity

Where there is no existing building, the Builder is to make arrangements for any electrical power to be used in the construction of the building works and is to pay fees and costs incurred therein. The cost of providing and installing any additional poles, wiring, service risers or underground wiring etc., as may be required by the electricity supply authority, shall be borne by the Owner.

2.6 Sanitary Accommodation

Prior to the commencement of the building works, unless toilet facilities exist on the site, the Builder shall provide temporary toilet accommodation for the use of subcontractors. Where the Local Authority requires the temporary toilet to be connected to sewer mains, the additional cost of this work shall be borne by the Owner. On completion the Builder shall remove the convenience.

3.0 OWNER'S OBLIGATIONS

3.1 Engineer's Recommendations

If the contract so indicates, the Owner shall, at the Owner's expense, provide the Builder with reports and recommendations (including soil classification) as to the foundations or footings requirements for the building works prepared by an engineer.

In these circumstances, if the Builder instructs any party to provide such recommendations, the Builder does so only as agent for the Owner.

3.3 Trades Persons Engaged by Owner

The Owner shall not engage or employ any tradesperson, trade-contractor or any other person to work on the site without the consent of the Builder which consent may be subject to such terms and conditions as the Builder may stipulate.

3.4 Items Supplied by Owner

For all items referred to in this Specification to be supplied by the Owner, it is the responsibility of the Owner to arrange payment for delivery of and protection against damage and theft of all these items.

Initials

3.5 Water Supply

Where there is no existing building on the site, the Owner shall, at the Owner's expense, supply adequate water to the site for construction purposes. Unless otherwise specified, the Builder shall pay the standard water meter connection fee to the water supply authority providing this service is prelaid to the site ready for use. The Owner shall be responsible for any fee to be paid in excess of the standard water meter connection fee.

3.6 Sanitation

Unless otherwise specified:

- (a) the Owner shall, at the Owner's expense, supply sewerage connection riser or common effluent drainage connection riser on the site;
- (b) the Builder shall pay the standard sewer connection fee to the sewerage supply authority providing this service is prelaid to the site and ready for use; and.
- (c) the Owner shall be responsible for any fee to be paid in excess of the standard sewer connection fee.

4.0 PLANS, PERMITS AND APPLICATION FEES

4.1 Permits and Fees

Subject to a contrary requirement under the contract, the Builder shall lodge all necessary application notices, plans and details with the Local Authority for approval prior to commencement of construction.

4.2 Mines Subsidence

In areas affected by mines subsidence the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.

4.3 Setting Out

The Builder shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.

5.0 EXCAVATIONS

5.1 Excavations

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.

Top soil shall be cut to a depth sufficient to remove all vegetation.

Excavations for all footings shall be in accordance with the Engineer's Recommendations and BCA Volume 2, Housing Provisions, Part 3.2.2.

6.0 FOUNDATIONS AND FOOTINGS

6.1 Underfloor Fill

Underfloor fill shall be in accordance with BCA Volume 2, Housing Provisions, Part 3.2.2 or Performance Requirements P2.1, P2.2.3 and Clause 1.0.10.

Initials ,...

6.2 Termite Risk Management

Termite treatment shall be carried out in accordance with BCA Volume 2, Housing Provisions, Part 3.1.3 or Performance Requirement P2.1 and Clause 1.0.10.

6.3 Vapour Barrier

The underfloor vapour barrier shall be 0.2 mm nominal thickness, high impact resistance polyethylene film installed in accordance with BCA Volume 2, Housing Provisions, Part 3.2.2 or Performance Requirements P2.1, P2.2.3 and Clause 1.0.10.

6.4 Reinforcement

Reinforcement shall conform and be placed in accordance with the Engineer's Recommendations and BCA Volume 2, Housing Provisions, Part 3.2.3 or Performance Requirements P2.1 and Clause 1.0.10.

Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

6.5 Concrete

Structural concrete shall not be less than Grade N20 except where otherwise approved by the engineer and in accordance with BCA Volume 2, Housing Provisions, Part 3.2.3 or Performance Requirements P2.1 and Clause 1.0.10.

Pre-mixed concrete shall be manufactured in accordance with AS1379 with delivery dockets kept on site and available for inspection by the engineer.

Concrete shall be placed and compacted in accordance with good building practice.

6.6 Curing

All concrete slabs shall be cured in accordance with AS3600.

6.7 Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the Local Authority.

NOTE: Bench levels and floor levels on the site works plan shall be regarded as nominal, unless specified otherwise.

6.8 Suspended Slabs

All concrete slabs, other than those supported on solid ground or properly compacted filling, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's Recommendations.

6.9 Foundation Walls

On footings as previously specified build brick walls to the thickness shown on plan to level underside of floor bearers or plates.

Initials

6.10 Sub- Floor Ventilation

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Provide adequate cross ventilation to the space under suspended ground floor. No section of the under floor area wall to be constructed in such a manner that will hold pockets of still air and to meet with the requirements of BCA, Volume 2, Housing Provisions, Part 3.4.1 or Performance Requirement P2.2.3 and Clause 1.0.10.

6.11 Sub-Floor Access

Provide access under suspended floors in position where indicated on plan.

7.0 RETAINING WALLS

7.1 Retaining Walls

Where the Builder is required by the Schedule of Works addended to this Specification, the Builder shall construct retaining walls as shown on the approved plans. Where a retaining wall is not included in the Schedule of Works, the construction of the retaining wall shall be the responsibility of the Owner.

8.0 EFFLUENT DISPOSAL/DRAINAGE

8.1 Effluent Disposal/Drainage

In both sewered and unsewered areas, fit bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate to shower recess in positions shown on plan (refer to Schedule of Works). Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work to be performed in accordance with the rules and requirements of the sewerage authority concerned.

8.2 Septic System

Provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufacturer's recommendations.

8.3 Storm Water Drainage

Stormwater drainage shall be carried out in accordance with BCA, Volume 2, Housing Provisions, Part 3.1.2 or Performance Requirement P2.2.1 and Clause 1.0.10.

Allow for the supplying and laying of stormwater drains where shown on the site plan

9.0 TIMBER FRAMING

9.1 Generally

All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structures shall comply with BCA, Volume 2, Housing Provisions, Part 3.4.3 or Performance Requirement P2.1 and Clause 1.0.10 or AS1684. Alternative structural framing shall be to structural engineer's details and certification.

The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

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Initials

9.2 Floor Framing

All floors not specified to be concrete are to be framed at the level shown. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown, are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS1684.

9.3 Wall Framing

Plates may be trenched to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. Provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. Tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer wall.

Studs in each panel of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1350mm centres over the height of the wall. Bottom plates shall be fixed to the floor structure in accordance with AS1684.

9.4 Heads Over Opening (Lintels)

All sizes, stress grade and bearing area shall conform to AS1684. Heads exceeding 175mm in depth shall be seasoned or a low shrinkage timber species used. Plywood web lintels conforming to the requirements of the Plywood Association of Australia may be used. Glue laminated beams conforming to AS1328 or, laminated veneer lumber beams to manufacturer's specification and data sheets may be used.

9.5 Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

9.6 Bracing

Bracing units shall be determined and installed in accordance with AS1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

9.7 Flooring

Cover floor joists with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of flooring to be appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS1684.

When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.

9.8 Roof Framing

Roofs are to be pitched to the slope shown on plan. Provide tie-down as required for the appropriate design wind speed and roof covering. Provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS1684.

Metal fascias shall be installed in accordance with the manufacturer's recommendations and shall meet the requirements of AS1684.

Initials

9.9 Timber Posts

Posts supporting carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Post shall be bolted to all adjoining beams as required by AS1684 for the wind speed classification assessed for the site.

9.10 Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.

9.11 Hot Water Storage Tank Platforms

Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists. Where installed in the roof space the storage tank shall be fitted with an appropriate spill tray and overflow drain pipe.

Where a hot water storage tank is supported by the roof structure the structure shall be specifically designed to support all imposed loads

10.0 STEEL FRAMING

10.1 Generally

Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and BCA, Volume 2, Housing Provisions, Part 3.4.2 or Performance Requirement P2.1 and Clause 1.0.10.

11.0 ROOFING

All roof cladding to comply with the relevant structural performance and weathering requirements of BCA, Volume 2, Housing Provisions, Part 3.5.1 or Performance Requirements P2.1, P2.2.2 and Clause 1.0.10 and be installed as per the manufacturer's recommendations.

11.1 Tiled Roofing

Cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed as required for the appropriate design wind speed to battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturer's recommendations. Cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

11.2 Metal Roofing

Provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.

Except where design prohibits, sheet shall be in single lengths from fascia to ridge. Fixings of sheet shall be strictly in accordance with the manufacturer's recommendations as required for the appropriate design wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

11.3 Gutters and Downpipes

Gutters and downpipes shall be manufactured and installed in accordance with BCA, Volume 2, Housing Provisions, Part 3.5.2 or Performance Requirement P2.2.1 and Clause 1.0.10. Gutters and downpipes are to be compatible with other materials used.

Initials

11.4 Sarking

Sarking if used under roof coverings must comply and be fixed in accordance with AS/NZS4200.1 for materials and AS/NZS4200.2 for installation.

11.5 Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

11.6 Flashing

Flashings shall comply with, and be installed in accordance with BCA, Volume 2, Housing Provisions, Part 3.3.4 or Performance Requirement P2.2.2 and Clause 1.0.10.

12.0 MASONRY

12.1 Bricks

All clay bricks and brickwork shall comply with AS/NZS4455, AS/NZS4456, AS3700 and BCA, Volume2, Housing Provisions, Part 3.3 or Performance Requirement P2.1 and Clause 1.0.10. Clay bricks are a natural kiln fired product and as such their individual size may vary.

Tolerances shall only be applied to the total measurements over 20 units, not to the individual units.

12.2 Concrete Blocks

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with AS3700. Concrete blockwork shall be constructed in accordance with BCA, Volume 2, Housing Provisions, Part 3.3 or Performance Requirement P2.1 and Clause 1.0.10.

Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out.

12.3 Damp Proof Courses

All damp proof courses shall comply with BCA, Volume 2, Housing Provisions, Part 3.3.4 or Performance Requirement P2.2.2 and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.

12.4 Cavity Ventilation (Weep Holes)

Open perpendicular joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and be in accordance with BCA, Volume 2, Housing Provisions, Part 3.3.4 or Performance Requirement P2.2.2 and Clause 1.0.10.

12.5 Mortar and Joining

Mortar shall comply with BCA, Volume 2, Housing Provisions, Part 3.3.1 or Performance Requirement 2.1 and Clause 1.0.10. Joint tolerances shall be in accordance with AS3700.

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12.6 Masonry Accessories

Masonry accessories shall comply with BCA, Volume 2, Housing Provisions, Part 3.3.3 or Performance Requirement P2.1 and Clause 1.0.10 and accepted building practices. Wall ties to meet corrosion resistant rating appropriate for the exposure conditions of the site. Provide appropriate ties to articulated joints in masonry.

12.7 Lintels

Lintels used to support brickwork opening in walls must be suitable for the purpose as required by BCA, Volume 2, Housing Provisions, Part 3.3.3 or Performance Requirement P2.1 and Clause 1.0.10. Provide one lintel to each wall leaf. Provide corrosion protection in accordance with BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.

12.8 Cleaning

Clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

13.0 CLADDING AND LININGS

13.1 External Claddings

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required in open verandas, porches and eaves soffits, material indicated on the plans shall be installed.

13.2 Internal Wall and Ceilings Linings

Provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets to have recessed edges and be a minimum of 10mm thick. Internal angles in walls from floor to ceiling to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area walls shall be constructed in accordance with BCA, Volume 2, Housing Provisions, Part 3.8.1 or Performance Requirement P2.4.1 and Clause 1.0.10. Wet area lining is to be fixed in accordance with the manufacturer's recommendations.

The ceiling access hole shall be of similar material to the adjacent ceiling.

13.3 Waterproofing

All internal wet areas and balconies over internal habitable rooms to be waterproofed in accordance with BCA, Volume 2, Housing Provisions, Part 3.8.1 or Performance Requirement P2.4.1 and Clause 1.0.10.

14.0 JOINERY

14.1 General

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

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14.2 Door Frames

External door frames shall be a minimum of 32mm thick solid rebated 12 mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

14.3 Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices Unless listed otherwise in the Schedule of Works doors and door sets shall be manufactured in accordance with AS2688 and AS2689.

14.4 Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS2047.

Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS2047.

All glazing shall comply with BCA, Volume 2, Housing Provisions, Part 3.6 or Performance Requirements P2.1, P2.2.2 and Clause 1.0.10. and any commitments outlined in the relevant BASIX Certificate

14.5 Architraves and Skirting

Provide architraves and skirting as nominated on the plans or listed in the Schedule of Works.

14.6 Cupboards/Kitchens/Bathroom

Units shall be installed to manufacturer's recommendations. Bench tops shall be in a water resistant material.

14.7 Stairs, Balustrades and other Barriers

Provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per BCA, Volume 2, Housing Provisions, Part 3.9.1 or Performance Requirement P2.5.1 and Clause 1.0.10 for stair construction and Part 3.9.2 or Performance Requirements P2.1, P2.5.2 and Clause 1.0.10 for balustrades.

15.0 SERVICES

15.1 Plumbing

All plumbing shall comply with the requirements of the relevant supply authority and AS3500. The work is to be carried out by a licensed plumber.

Fittings as listed in the Schedule of Works shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate

15.2 Electrical

Provide all labour and materials necessary for the proper installation of electricity service by a licensed electrician in accordance with AS3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

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15.3 Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

15.4 Smoke Detectors

Provide and install smoke alarms manufactured in accordance with AS3786 as specified or as indicated on the plans and in accordance with BCA, Volume 2, Housing Provisions, Part 3.7.2 or Performance Requirement P2.3.2 and Clause 1.0.10.

15.5 Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by BCA Part 3.12.1 to meet Performance Requirement NSW P2.6.1 (a) or as outlined in the relevant BASIX Certificate.

16.0 TILING

16.1 Materials

Cement mortar and other adhesives shall comply with AS3958.1 or tile manufacturer's recommendations.

16.2 Installation

Installation of tiles shall be in accordance with AS3958.1, manufacturer's recommendations or accepted building practices.

Where practicable, spacing between tiles should be even and regular. Provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

16.3 Walls

Cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. Provide all required strips, vent tiles and recess fittings.

16.4 Floors

Lay selected floor tiles in sand and cement mortar, or adhesive compatible with the substrate material, to areas indicated on the drawings. Where required, fit approved edge strips or metal angle to exposed edges in doorways or hobless showers in wet areas in accordance with BCA, Volume 2, Housing Provisions, Part 3.8.1 or Performance Requirement P2.4.1 and Clause 1.0.10.. Provide adequate and even fall to wastes where required.

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17.0 PAINTING

17.1 General

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All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's recommendations.

18.0 SIGNATURES

This is the Specification referred to in the contract No..... Date:.... Signed by the said Owner in the presence of Witness Owner's Signature Date ······/ ·····/ ······ Witness Owner's Signature Date .

Signed by the said Builder in the presence of

Witness

MAD Bu/lder's Signature

Date

HIA general housing spec rev4 (2) 22/08/05

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