



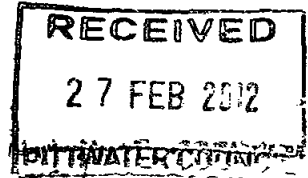
STEVE WATSON  
& PARTNERS

Job No 2005/307

Thursday, 23 February 2012

Pittwater Council,  
PO Box 882,  
Mona Vale NSW 1660

Attention General Manager



**RE Construction Certificate No 05/307/07A  
6 14 Macpherson Street, Warriewood**

Please find attached a copy of the amended Construction Certificate 05/307/07A and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 109C(1)(b) and 81A(2) of the Environmental Planning and Assessment Act 1979

Please find attached a cheque in the amount of \$30 00 payable for the registration of the Construction Certificate

Can you please forward SWP a receipt for the acknowledgment of the lodgement cheque

If you have any queries please do not hesitate to contact me on (02) 9283 6555

Regards

Anthony Marelic  
Assistant Building Regulations Consultant  
Steve Watson & Partners

\$36 REC: 318467 28/2/12,

S:\Jobs\2005 Jobs\2005 307 Warriewood Valley Retirement Village  
6 14 Macpherson Street Warriewood\STAGE 3\CC Docs  
Amendment\2012\223 CC Letter to Council docx

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
FIRE SAFETY ENGINEERS  
LEVEL 5 432 KENT STREET SYDNEY NSW 2000  
TEL +61 2 9283 6555 | FAX +61 2 9283 8500  
www.sw-partners.com.au  
APR 48 1'2 366 576



**STEVE WATSON  
& PARTNERS**

INTEGRITY, QUALITY, INDEPENDENCE AND COMMITMENT  
TO THE SAFETY OF OUR CLIENTS

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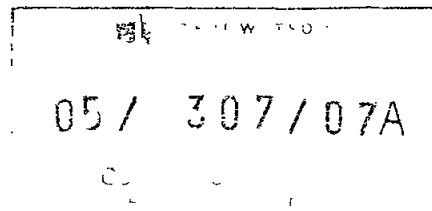
# CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979 Section 109C(1)(b) and 109F

## Construction Certificate No 05/307/07A

Steve Watson and Partners certify that work completed in accordance with documentation accompanying the application for this certificate (with such modifications verified by me as may be shown on that documentation) will comply with the requirements of this Regulation as are referred to in section 81A (5) of the Environmental Planning and Assessment Act 1979

<b>Applicant</b>	Name <b>Anglican Retirement Villages</b> Address <b>PO Box 284</b> Suburb <b>Baulkham Hills</b> State <b>NSW</b> Postcode <b>1765</b>
<b>Location of the Property</b>	Address <b>6 14 Macpherson Street</b> Suburb <b>Warriewood</b> State <b>NSW</b> Postcode <b>2102</b> Real Property Description <b>Lot A &amp; B DP 400488, Lot 22 DP 5464, Lot 5-8 DP 1115877 and Lot A &amp; B DP 358765</b>
<b>Building description</b>	<b>Raised section of northern roof for mechanical exhaust vent</b>
<b>Building Code of Australia Classification</b>	<b>Class 2, 5, 6, 7a and 9b</b>
<b>Date of Receipt</b>	Date Received <b>23<sup>rd</sup> February 2012</b>
<b>Determination</b>	Approved Date of Determination <b>23<sup>rd</sup> February 2012</b>
<b>Development Consent</b>	Development Consent Number <b>NO634/10</b> Council <b>Pittwater Council</b> Date of Determination <b>24<sup>th</sup> March 2011</b>



Steve Watson (BPB0432) on behalf of

**Steve Watson and Partners**

Accreditation Body **BPB**

Accreditation no **ABC 1**

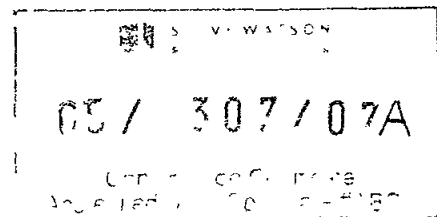
Date of Endorsement **Thursday, 23 February 2012**

Design documentation approved for Construction Certificate 05/307/07A for 6 14 Macpherson Street, Warriewood

Drawing No	Drawing Title	Revision	Date	Drawn by
ar - 2500	Elevations	C	21 02 12	NRP Architecture
ar - 1202	Stage 3 – Roof Plan	C	21 02 12	NRP Architecture

Documentation relied upon to issue Construction Certificate 05/307/07A for 6-14 Macpherson Street, Warriewood

Item No	Description	Date
1	Application for Construction Certificate	23 02 12
2	Existing and proposed fire safety schedule	-





# STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
FIRE SAFETY ENGINEERS

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TEL +61 2 9283 6555 FAX +61 2 9283 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 48 102 366 376

## APPLICATION FOR CONSTRUCTION CERTIFICATE

### PART 1 Application and Site Details

#### Applicant

It is important that we are able to contact you if we need more information

Please give us as much detail as possible.

Note that a Building Contractor cannot be the applicant for a Construction Certificate or an Occupation Certificate

Mr  Mrs  Miss  Ms  Other   
Surname (or Company) Anglican Retirement Villages  
Given names (or ABN) Diocese of Sydney  
Address PO Box 284, Castle Hill  
State NSW Post Code 1765  
Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_  
Mobile \_\_\_\_\_ E-mail \_\_\_\_\_

Please ensure you sign the declaration in Part 3 of this application

#### Location of the Property

We need this to correctly identify the land.

Owner of land / property ANGLICAN RETIREMENT VILLAGES  
Address 6-14 MALPHEERSON ST WARRIEWOOD  
Post Code 2102  
Real Property Description LOTS A&B DP 400488, LOT 22 DP 5464  
(eg Lot/DP/Section, etc) LOT 5-B DP 1115877  
LOTS A-B DP 358765

The real property description is mandatory these details are shown on your rate notices, property deeds etc

### PART 2 Work Description

#### Description of Work

Please describe briefly everything that you want approved

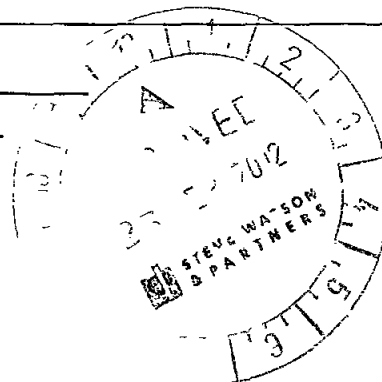
Building Work  
RAISED SECTION OF NORTHERN ROOF FOR MECHANICAL EXHAUST VENT

#### Estimated Cost of Work (inclusive of GST)

\$ NO CHANGE TO CONSTRUCTION VALUE

#### Development Consent

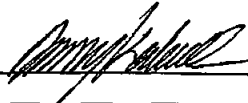
Development Consent No NO 634/10  
Date of Determination 24 / 3 / 2011

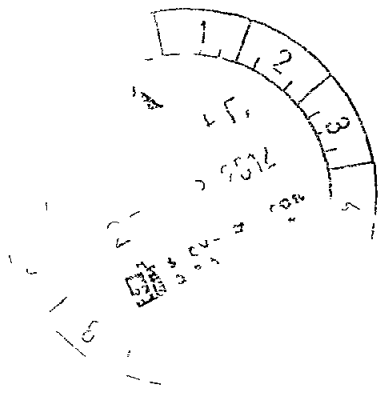


<b>Building Code of Australia Classification</b>	BCA Classification <u>CLASS 2 (ILU's), 7a (CARPARK), 5 (ADMINISTRATION)</u> <u>CLASS 6 (CAFE), 9b (COMMUNITY CENTRE)</u>
<b>Principal Contractor's Details</b> <i>Required for all projects</i>	Name <u>HANSEN MUNCLEN PTY LTD</u> Address <u>15 BOURKE RD MASLOT NSW 2020</u> Contact Number <u>9770 7600</u>

**PART 3 Declaration**

ALL THE DETAILS SOUGHT IN THE CHECKLIST IN PART 5 MUST BE PROVIDED  
 THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION FAILURE TO PROVIDE THE REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING RETURNED

<b>Declaration</b>  <i>If the applicant is a company or strata title body corporate a director or authorised delegate must sign this declaration</i>	<p>I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.</p> <p>I also understand that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is misleading any approval granted may be void.</p> <p>Signature <u></u> Date <u>20 / 02 / 2012</u></p>
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## PART 4 Schedule to Application for a Construction Certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

### All new buildings

Please complete the following

- Number of storeys (including underground floors)
- Gross floor area of new building (m<sup>2</sup>)
- Gross site area (m<sup>2</sup>)

2
N/A
N/A

### Residential buildings only

Please complete the following details on 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 building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?  
(NB dual occupancy = two dwellings on the same site)

Nil				
Nil				
Nil				
N/A	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

### Materials – residential buildings

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

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brck (double)	<input type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or slate	<input checked="" type="checkbox"/> 20	Timber	<input type="checkbox"/> 40
Brck (veneer)	<input checked="" type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40	Steel	<input checked="" type="checkbox"/> 60
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input checked="" type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						

## PART 5 Checklist

Where relevant, have you provided/completed the following	Yes	Not Relevant
• 4 copies of plans, elevations and sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• 4 copies of specifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• List of any existing and proposed fire safety measures (Refer to the Fire Safety Schedule)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Evidence of Home Building Act requirements satisfied	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Evidence that Long Service Levy has been paid	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Schedule to application for a construction certificate is completed	<input checked="" type="checkbox"/>	
• Applicants signature	<input checked="" type="checkbox"/>	

## PART 6 Notes for Completing Application for a Construction Certificate

### The following information must accompany applications for a Construction Certificate for Building Work

- 1 The ABS schedule is required to be completed for the purposes of providing information to the Australian Bureau of Statistics
- 2 Copies of compliance certificates relied upon
- 3 Four (4) copies of all plans and specifications must be submitted with your application. Plans for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to
  - a) Show a plan of each floor section
  - b) Show a plan of each elevation
  - c) Show 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
  - d) Indicate the height, design, construction and provisions for fire safety and fire resistance
- 4 Where proposed building work involves any alteration or addition to or rebuilding of an existing building the plan is to be coloured or otherwise marked to distinguish the proposed work to be approved
- 5 Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or marked up to adequately distinguish the modifications.
6. The specification is
  - a) To describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
  - b) State whether the materials proposed to be used are new or second hand and give particulars of any second hand materials used
- 7 Where the application involves an alternative solution to meet the Performance Requirements of the BCA, the application must also be accompanied by
  - a) Details of the Performance Requirements that the alternative solution is intended to meet, and
  - Details of the assessment methods used to establish compliance with those Performance Requirements.
- 8 Evidence of any accredited component, process or design sought to be relied upon
- 9 Except in the case of any application for or in the respect of a class 1a or class 10 building
  - a) A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated
  - b) If the application relates to a proposal to carry out any alteration or rebuilding of or addition to an existing building a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated

The list must describe the extent, capability and basis of design of each of the measures concerned
- 10 The Development Consent conditions together with stamped approved DA drawings are to be provided for our assessment of the development and record purposes
- 11 Under section 109F(1)(b) of the *Environmental Planning and Assessment Act 1979* a Construction Certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1988* (or where such a levy is payable by instalments the first instalment of the levy) has been paid. The local council may be authorised to accept payment.
12. 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
  - a) In the case of work performed by a licensee under that Act
    - i) A statement detailing the licensee's name and contract 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 persons 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 purposes of the definition of owner-builder work in section 29 of that Act. (If the building work is less than \$20,000 provide a statement that states the proposed work is less than \$20,000)

\* 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.

# FIRE SAFETY SCHEDULE



STEVE WATSON  
& PARTNERS

6-14 Macpherson Street, Warriewood

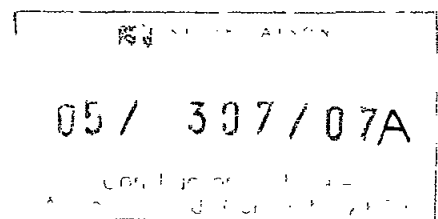
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## Existing Fire Safety Schedule

(NIL)

## Proposed Fire Safety Schedule

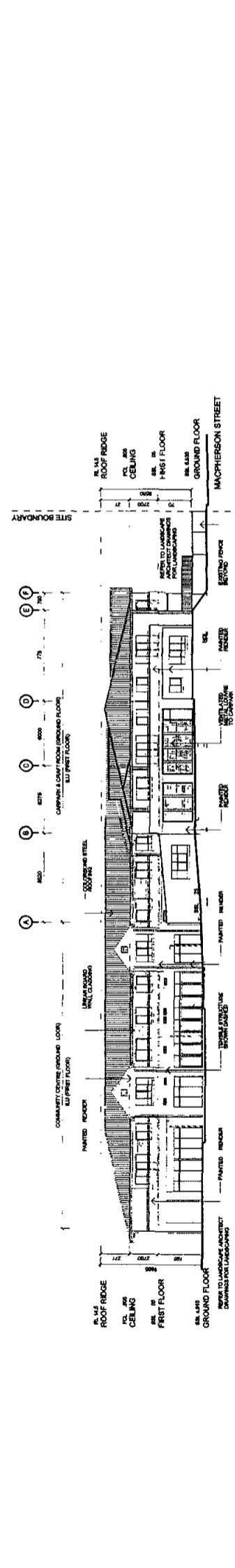
Unit No.	Measure	Standard of Performance
1	Access panels, doors and hoppers to fire resisting shafts	BCA2010 Clause C3 13 and tested prototypes (AS 1530 4 – 2005)
2	Automatic fail safe devices	Scheduled devices release upon trip of smoke detection, fire detection or sprinkler activation in accordance with BCA2010 Clause D2 21
3	Automatic fire detection and alarm system ( <i>smoke detection system</i> )	BCA2010 Specification E2 2a and AS 1670 1 – 2004
4	Automatic fire detection and alarm system ( <i>smoke alarm system</i> )	BCA2010 Specification E2 2a and AS 3786 – 1993
5	Emergency lighting	BCA2010 Clause E4 2, E4 4 and AS 2293 1 – 2005
6	Exit signs	BCA2010 Clause E4 5, NSW E4 6, E4 7, E4 8 and AS 2293 1 – 2005
7	Fire dampers	BCA2010 Clause C3 15 and AS/NZS 1668 1 – 1998 (AS 1682 1-1990 and AS 1682 2 1990)
8	Fire doors	BCA2010 Specification C3 4 and AS 1905 1 – 2005
9	Fire hydrants systems	BCA2010 Clause E1 3 and AS 2419 1 – 2005
10	Fire seals protecting opening in fire resisting components of the building	BCA2010 Clause C3 15, Specification C3 15 and AS 1530 4 –2005 and AS 4072 1 – 2005 and installed in accordance with the tested prototype
11	Hose reel system	BCA2010 Clause E1 4 and AS 2441 – 2005
12	Lightweight construction	BCA2010 Specifications C1 8, Clause A2 3 and AS 1530 4-2005
13	Mechanical air handling system ( <i>automatic shut down of air-handling system</i> )	BCA2010 Clause E2 2 and AS/NZ 1668 1 1998
14	Portable fire extinguishers	BCA2010 Clause E1 6 and AS 2444 – 2001
15	Safety curtains in proscenium openings	BCA2010 NSW H101 10
16	Warning and operational signs	BCA2010 Clauses D2 23, E1 4 & E3 3
17	Fire Safety Engineering Report 20011118MWR R002, Version A	Prepared by Fire Engineering Design Pty Ltd, dated June 2011



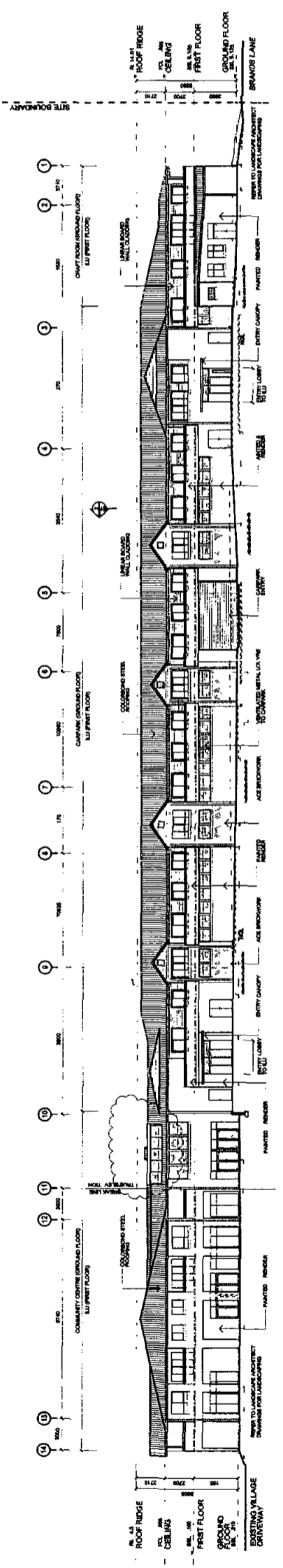


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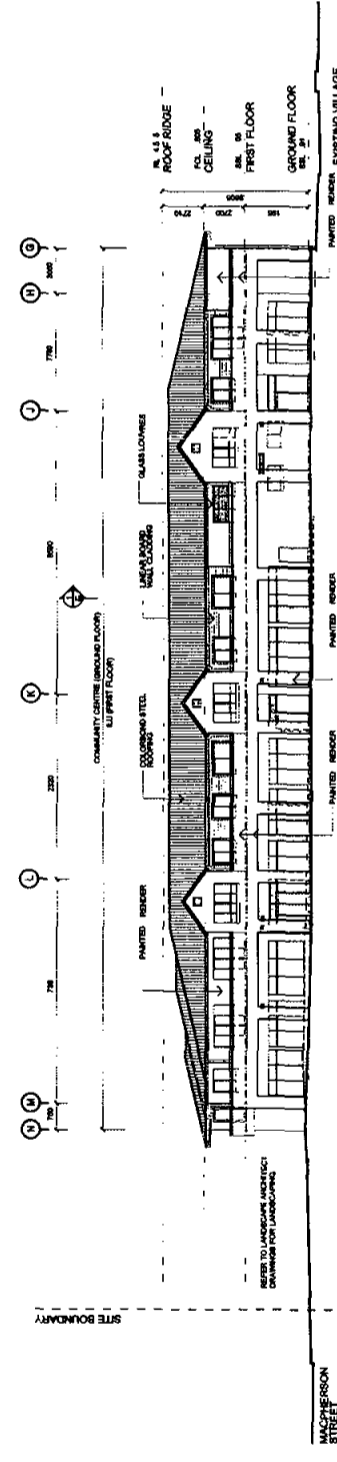
NO.	DATE	DESCRIPTION	BY	CHECKED BY
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2	14/01/07	ISSUED FOR PERMIT	[Signature]	[Signature]



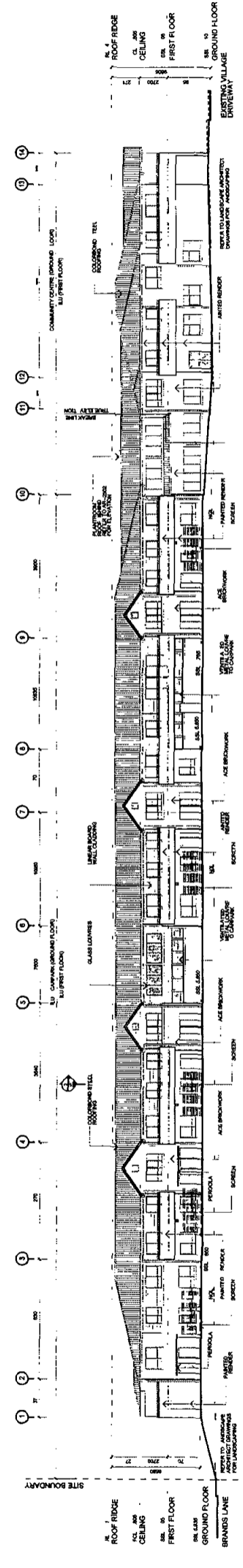
**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**

05 / 307 / 07A  
SIEGWY STATION  
Countryside Retirement Village  
Accredited aged care unit ABC1



**hansen architects**  
ARCHITECTURE

118/113/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100  
P.O. Box 50348  
Mascot NSW 1517  
t (02) 8966 5001 f (02) 8966 8128  
m 02 8966 5001 p 02 8966 8128



**ANGELICAN RETIREMENT VILLAGES**  
DIVISION OF FIDELITY  
Warriewood Brook Retirement Village  
Stage 3  
6-14 Macpherson St  
Warriewood NSW 2102

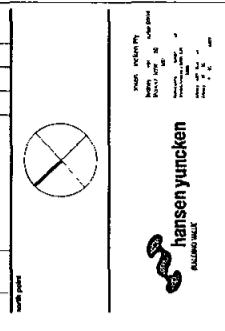
**ELEVATIONS**

**CC ISSUE**

Issue No.	1,200	Rev	kk	Date	4/20/00
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Checked by	[Signature]				
Scale	ar - 2500				
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NO.	DATE	DESCRIPTION	BY	CHECKED
1	15/08/05	ISSUED FOR PERMIT	...	...
2	22/08/05	REVISED DRAWING	...	...

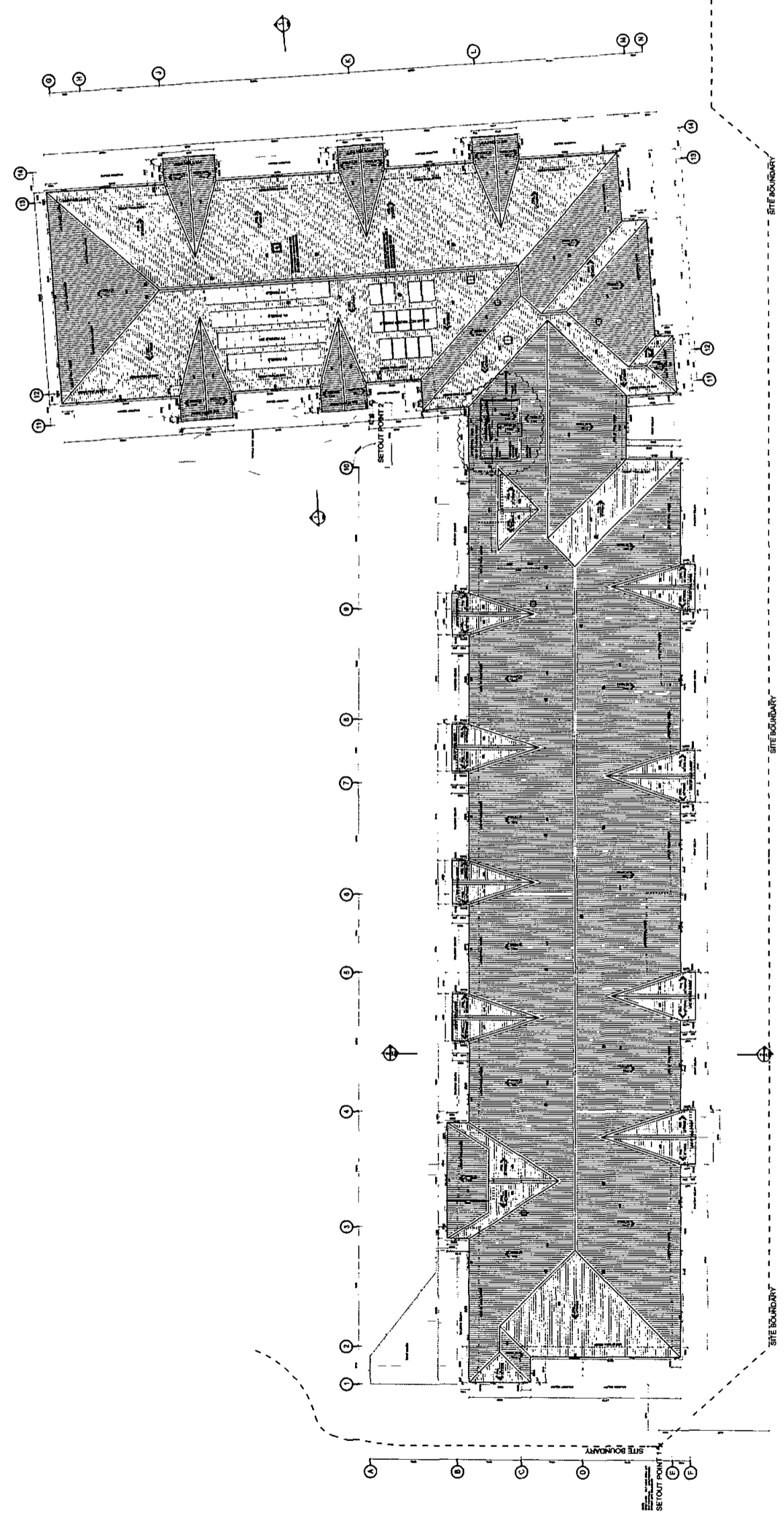


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**ANGLICAN RETIREMENT VILLAGES**  
 Warnewood Brook Retirement Village Stage 3  
 6-14 Macpherson St Warnewood NSW 2102

**STAGE 3 ROOF PLAN**

**ISSUE**  
 b1 1200 k 4203-00  
 air - 1202



05 / 307 / 07A  
 Construction Certificate  
 Accredited Body Corporate #ABC1