

Our Ref: J100146B

21 June 2011

Manly Council
DX 9205
MANLY

Attention: Customer Service

Dear Sir/Madam,

**Subject: Construction Certificate J100146B
Development Consent Permit 108/08
23 Montpelier Place Manly**


VIC LILLI
&PARTNERS

MANLY COUNCIL
REGISTERED BY RECORDS
27 JUN 2011
Michael G.
SIBLE OFFICER
GWXX
163853

Reference is made to the application for a Construction Certificate in respect of the above property. In that regard we confirm that a Construction Certificate No J100146B was issued on 21 June 2011 pursuant to Development Consent 108/08.

Please find enclosed a copy of the Construction Certificate issued including all documentation assessed in the determination of the application.

Also please find enclosed a cheque for \$30.00 being the registration fee for the above. It would be appreciated if a receipt in this regard could be forwarded to our firm as soon as possible.

Should you require any further information please contact the undersigned.

Yours faithfully,



Paul Ladogna
for **Vic Lilli & Partners**

cc: Lend Lease Development Pty Ltd
Level 4, 30 The Bond, 30 Hickson Road
MILLERS POINT NSW 2000

Encl.

CERTIFIER

\$30

R. 789266
27.6.11

AUTH
PMT
NAME
FZ
SCAN
1004714

Our Ref: J100146B

21 June 2011

Lend Lease Development Pty Ltd
Level 4, 30 The Bond, 30 Hickson Road
MILLERS POINT NSW 2000



Attention: Peter Nash

Dear Peter,

**Subject: Construction Certificate J100146B
Development Consent Permit 108/08
23 Montpelier Place Manly**

We refer to our engagement in respect of the above and enclose the Construction Certificate for such works.

Mandatory inspection of works

The Environmental Planning and Assessment Act 1979 require that the inspections detailed below, known as Critical Stage Inspections, be carried out by the Principal Certifying Authority (PCA).

The provision of certificates in lieu of mandatory inspections (i.e. Engineer's or waterproofing certificates) is not acceptable at any time.

It is necessary for the following inspections to be carried out in relation to the proposed works.

Class 1 & 10 buildings

- After excavation for, and prior to the placement of, any footings, and
- Prior to pouring any in-situ reinforced concrete building element, and
- Prior to covering of the framework for any floor, wall, roof or other building element, and
- Prior to covering waterproofing in any wet areas, and
- Prior to covering stormwater drainage connections, and
- in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier (if one is required under the Swimming Pools Act 1992) has been erected and before the pool is filled with water

After the building work has been completed and prior to any occupation certificate being issued in relation to the buildings.

VIC LILLI & PARTNERS - Accredited Building Certifiers

T 02 9715 2555

E info@viclilli.com.au

Locked Bag 3013 Burwood NSW 1805. DX 8505

F 02 9715 2333

W www.viclilli.com.au

Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134

A division of Mondan Management Pty Ltd ABN 60 119 432 094

Builder to Arrange Critical Stage Inspections

The Principal Contractor for the building site is responsible for ensuring that the Principal Certifying Authority is given notice of at least **at least 48 hours** if a Critical Stage Inspection is required.

Should you require any further information please contact the undersigned.

Yours faithfully,



Paul Ladogna
for **Vic Lilli & Partners**

Encl.

**CONSTRUCTION CERTIFICATE
NO. J100146B**

FOR

LEND LEASE DEVELOPMENT PTY LTD

PREMISES

23 MONTPELIER PLACE MANLY

Date: 21 June 2011

Ref: J100146B

CONSTRUCTION CERTIFICATE No J100146B

CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979
Section 109C(1), 81A(2) AND 81a(4)



Property to which this certificate relates

Address 23 Montpelier Place Manly NSW 2095
Lot No 23 DP/SP 1105469

Applicant

Name Lend Lease Development Pty Ltd
Address Level 4, 30 The Bond, 30 Hickson Road Millers Point NSW 2000

Description of Development

This certificate is limited to the construction of the dwelling house, basement parking and swimming pool as approved pursuant to Development Consent 108/08 issued by Manly Council on 4 August 2008, and as amended on 19 November 2010.

Please note that this certificate is to be read in conjunction with Construction Certificate J100146 dated 6 April 2010 and Construction Certificate J100148A dated 14 January 2011.

Consent details

Development Consent No	Date of determination	Consent authority
108/08	4 August 2008	Manly Council
108/08 Section 96 Mod	19 November 2010	Manly Council

Building classification 1a & 10b

Certification

I **Paul Ladogna** certify that work completed in accordance with the documentation contained in the annexures (with such modifications verified by me as may be shown on the documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979.

Certificate Number J100146B

Date of endorsement 21 June 2011

Signature
Accredited Certifier
Accredited Body
Registration No

A handwritten signature in black ink, appearing to read "Paul Ladogna", is written over a horizontal line.

Paul Ladogna
Building Professionals Board
BPB0219

VIC LILLI & PARTNERS - Accredited Building Certifiers

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Documentation assessed in the determination of Construction Certificate Application J100147B

Annexure 1 - Plans and Specification that form part of Construction Certificate

1 page

Annexure 2 – Supporting Documentation

Construction Certificate Application

Construction Certificate Application

2 pages

Compliance Certificate/Evidence of Suitability

Structural Certification

Mott MacDonald Hughes Trueman

Dated 21 June 2011

3 pages

Compliance Certificate/Evidence of Suitability

Structural Certification

Mott MacDonald Hughes Trueman

Dated 21 June 2011

3 pages

Civil Certification

Mott MacDonald

Dated 21 June 2011

2 pages

Other Supporting Documentation

Home Warranty Insurance Details

QBE

Dated 12 January 2010

2 pages

Landscaping Letter

Landscape Solutions

Dated 1 April 2010

1 page

Erosion and Sediment Control Plan

1 page

Suitability Inspection Report

Douglas Partners Pty Ltd

Dated 22 December 2010

1 page

Landscape Maintenance

Landscape Solutions

Dated 1 April 2010

7 pages

Section 94 Contributions

Lend Lease Development

Dated 16 June 2008

1 page

Council Security Deposits and Contributions

1 page

Driveway Details

4 pages

ANNEXURE 1

Plans and Specification that form part of Construction
Certificate

PLANS AND SPECIFICATION THAT FORM PART OF THIS CERTIFICATE:

Architectural documentation & specification as prepared by **Tanner Architects**

Drawing No.	Revision	Title	Date
23-1.06	B	Level 2 Electrical, Lighting And Reflected Ceiling Plan	23.03.11
23-1.07	B	Level 3 Electrical, Lighting And Reflected Ceiling Plan	23.03.11
23-2.01	B	Elevations Sheet 1	23.03.11
23-2.02	B	Elevations Sheet 2	23.03.11
23-3.01	B	Sections Sheet 1	23.03.11
23-3.02	B	Sections Sheet 2	23.03.11
22-7.01	A	Concrete Setouts Sheet 1	23.03.11
22-7.02	A	Concrete Setouts Sheet 2	23.03.11
22-7.03	A	Concrete Setouts Sheet 3	23.03.11
23-0.01	B	Drawing Schedule	23.03.11
23-1.01	B	Site/Roof Plan	23.03.11
23-1.02	B	Level 1 Floor Plan	23.03.11
23-1.03	B	Level 2 Floor Plan	23.03.11
23-1.04	B	Level 3 Floor Plan	23.03.11
23-1.05	B	Level 1 Electrical, Lighting & Reflected Ceiling Plan	23.03.11

Structural documentation & specification as prepared by **Hughes Trueman**

Drawing No.	Revision	Title	Date
S40	1	Roof Sections & Details	18.03.11
S30	1	Second Floor Sections & Details	18.03.11
S14	2	Ground Floor Sections & Details	10.06.11
S12	1	Lift & Stair Details	18.03.11
S10	1	Retaining Wall Details	18.03.11
S08	1	Roof Layout General Arrangement	18.03.11
S07	2	Second Floor Plan General Arrangement	10.06.11
S05	2	Ground Floor Plan General Arrangement	10.06.11
S06	2	First Floor Plan General Arrangement	
S01	1	Cover & Notes Sheet 1	18.03.11
S02	1	Notes Sheet 2	18.03.11
S20	2	First Floor Sections & Details	10.06.11
S50	2	Landscaping Details	10.06.11

Hydraulic documentation & specification as prepared by **Hughes Trueman**

Drawing No.	Revision	Title	Date
H03	2	Site Plan	18.03.11
H21	2	Ground & First Floor Plans Drainage	18.03.11

ANNEXURE 2

Supporting Documentation

CONSTRUCTION CERTIFICATE APPLICATION FORM

RECEIVED
14 JUN 2011

BY:

In accordance with Clause 139, Part 8, Division 2 of the
Environmental Planning and Assessment Regulation 2000

VIC LILLI
&PARTNERS

I/we hereby make application to Vic Lilli & Partners for a Construction Certificate
relating to the following:

Description of property to which this application relates

Address 23 Montpelier Place
Manly, NSW 2095

Title details Lot No./s 23 DP 1105469

Applicant

Note: The contractor who is undertaking the works cannot be an applicant for a Construction Certificate

Applicant Name Lend lease Pty Ltd

Address Level 4, 30 The Bond, 30 Hickson Road
Millers Point, NSW 2000

Contact Numbers Phone 9277 2330 Fax 9383 8259
E-mail Peter.nash@lend Mobile 0421 572 289
lease.com.au

Owner

Owner Name Trustee of the Roman Catholic Church for the Archdiocese of
Sydney

Address Level 16 , Polding Centre, 133 Liverpool Street, SYDNEY NSW
2000

Contact Numbers Phone 02 9350 5186 Fax 02 9261 8312
E-mail Michael.moore@ Mobile 0408 975 139
sydneycatholic.or
g

Description of Development

Construction of a two (2) storey dwelling with basement parking and swimming pool

BCA Classification 1a & 10b

Consent Details

Development Consent No. 108/08 Date of Determination 4/8/08

Consent Authority Manly Council

Value of Building Works **\$1,200,000**

VIC LILLI & PARTNERS - Accredited Building Certifiers

T 02 9715 2555 E info@viclilli.com.au Locked Bag 3013 Burwood NSW 1805. DX 8505
F 02 9715 2333 W www.viclilli.com.au Suite 1, Level 5, 56 Railway Parade Burwood NSW 2134
A division of Mondan Management Pty Ltd ABN 60 119 432 094

CONSTRUCTION CERTIFICATE APPLICATION FORM



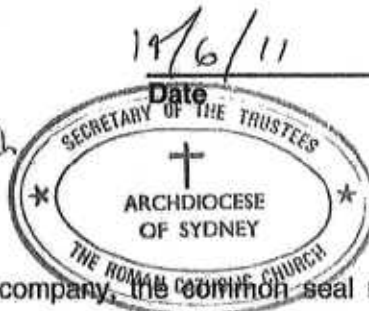
In accordance with Clause 139, Part 8, Division 2 of the
Environmental Planning and Assessment Regulation 2000

Builder Details

Builders Name Kell & Rigby Living Pty Ltd
Address 8 Dunlop Street
South Strathfield, NSW 2136
Contact numbers Phone 9742 8888 Fax 9742 5222
E-mail Phillip.barrett@kell Mobile 0414 247 511
rigby.com

As owner(s) of the land to which the application relates, I/we consent to the making of this application. I/we also give consent for officers/certifiers of Vic Lilli & Partners to enter the land to carry out inspections relating to this application. We confirm that building works have not commenced upon the subject site.

[Signature]
Owner's Signature
Michael Moore
Trustees of the Roman Catholic Church
For the Archdiocese of Sydney
Owner's Name



If signed on behalf of a Body Corporate or company, the common seal must be stamped on this section where appropriate.

SIGNED BY THE APPLICANT

I apply for approval to carry out the development or works described in this application. I declare that all information I have provided is true and correct.

[Signature]
Applicant's Signature

14/6/11
Date

PETER NASH
Applicant's Name

**Home Warranty
Insurance
Certificate of Insurance
Brokers Schedule**

Policy Number
BN-0009770-BWI-19



**Home Warranty
Insurance Fund**

Level3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300790 723
Fax: 028275 9330
ABN: 78 003 191 035
AFS License No: 239545



PHILP NEWBY & OWEN PTY LTD
P O BOX 184
ST KILDA VIC 3182

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
BN-PNO3182

Date Issued: 12/01/2011

Policy Schedule Details

Builder	Business Address
KELL & RIGBY HOLDINGS PL	8 DUNLOP ST STRATHFIELD SOUTH 2136
ABN / ACN	20 001 766 454
Licence Registration Number	U 29902
Type of Insurance	RESIDENTIAL BUILDERS' WARRANTY INSURANCE
Construction Works	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	23 MONTEPELIER PLACE MANLY NSW 2095
State	NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,785,714.00	20/01/2011	28/02/2012

Building Owner / Beneficiary LEND LEASE DEVELOPMENTS

Limit of Indemnity	As defined in the State statute pertaining to the risk as at the certificate issue date
Period of Insurance	As defined in the State statute pertaining to the risk as at the certificate issue date
Expiry Date	As defined in the State statute pertaining to the risk as at the certificate issue date

Premium

Base Premium	Levies	Stamp Duty	GST	Total Premium
\$11,355.00	\$0.00	\$1,124.14	\$1,135.50	\$13,614.64

QM2771-0910

**Home Warranty
Insurance
Certificate of Insurance**

Policy Number
BN-0009770-BWI-19



**Home Warranty
Insurance Fund**

Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



LEND LEASE DEVELOPMENTS
30 THE BOND, HICKSON RD
SYDNEY NSW 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
BN-PNO3182

Date Issued: 12/01/2011

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	23 MONTEPIER PLACE MANLY NSW 2095
Carried Out By	BUILDER KELL & RIGBY HOLDINGS PL ABN: 20 001 766 454
Declared Contract Price	\$1,785,714.00
Contract Date	20/01/2011
Builders Registration No.	U 29902
Building Owner / Beneficiary	LEND LEASE DEVELOPMENTS

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Signed for and on behalf of NSW Self Insurance Corporation

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Our ref 10s002
T 02 9439 2633
E Simon.wiltshier@mottmac.com.au

Andrew Tobin
Lend Lease Development
30 The Bond
30 Hickson Rd
Millers Point

Email: Andrew.Tobin@lendlease.com.au

21st June 2011

Dear Andrew,

**Re: St Patricks Estate, Manly – Precinct 1 Stage 4
Structural Design Certificate**

This is to certify that:

The structural engineering components of this project as shown on our drawings numbers (see attached) were designed by a practising structural engineer in accordance with the relevant Australian Standards, Building Code of Australia and accepted engineering practice and principles.

In carrying out the design we exercised the degree of skill, care and diligence normally exercised by Consulting Engineers in similar circumstances.

This certificate does not relieve other parties of their responsibilities for the works.

Yours sincerely



Mott MacDonald

Hughes Trueman

SIMON A. WILTSHIER

DIVISIONAL DIRECTOR

BE(HONS), FIEAUST, MICE, CPENG, NPER

House No.	Drawing Numbers
20	10S002 – 20 – S01 (1)
	10S002 – 20 – S02 (1)
	10S002 – 20 – S05 (2)
	10S002 – 20 – S06 (2)
	10S002 – 20 – S07 (2)
	10S002 – 20 – S08 (2)
	10S002 – 20 – S10 (2)
	10S002 – 20 – S12 (2)
	10S002 – 20 – S14 (2)
	10S002 – 20 – S20 (2)
	10S002 – 20 – S30 (1)
	10S002 – 20 – S40 (2)
	10S002 – 20 – S50 (2)

House No.	Drawing Numbers
21	10S002S – 21 – S01 (1)
	10S002S – 21 – S02 (1)
	10S002S – 21 – S05 (2)
	10S002S – 21 – S06 (2)
	10S002S – 21 – S07 (2)
	10S002S – 21 – S08 (2)
	10S002S – 21 – S10 (2)
	10S002S – 21 – S12 (2)
	10S002S – 21 – S14 (2)
	10S002S – 21 – S20 (2)
	10S002S – 21 – S30 (1)
	10S002S – 21 – S40 (2)
	10S002S – 21 – S50 (2)

House No.	Drawing Numbers
22	10S002 – 22 – S01 (1)
	10S002 – 22 – S02 (1)
	10S002 – 22 – S05 (2)
	10S002 – 22 – S06 (2)
	10S002 – 22 – S07 (2)
	10S002 – 22 – S08 (1)
	10S002 – 22 – S10 (1)
	10S002 – 22 – S12 (1)
	10S002 – 22 – S14 (2)
	10S002 – 22 – S20 (2)
	10S002 – 22 – S30 (1)
	10S002 – 22 – S40 (1)
	10S002 – 22 – S50 (2)

House No.	Drawing Numbers
23	10S002S – 23 – S01 (1)
	10S002S – 23 – S02 (1)
	10S002S – 23 – S05 (2)
	10S002S – 23 – S06 (2)
	10S002S – 23 – S07 (2)
	10S002S – 23 – S08 (1)
	10S002S – 23 – S10 (1)
	10S002S – 23 – S12 (1)
	10S002S – 23 – S14 (2)
	10S002S – 23 – S20 (2)
	10S002S – 23 – S30 (1)
	10S002S – 23 – S40 (1)
	10S002S – 23 – S50 (2)

House No.	Drawing Numbers
24	10S002 – 24 – S01 (1)
	10S002 – 24 – S02 (1)
	10S002 – 24 – S05 (2)
	10S002 – 24 – S06 (2)
	10S002 – 24 – S07 (2)
	10S002 – 24 – S08 (1)
	10S002 – 24 – S10 (1)
	10S002 – 24 – S12 (1)
	10S002 – 24 – S14 (2)
	10S002 – 24 – S20 (2)
	10S002 – 24 – S30 (1)
	10S002 – 24 – S40 (1)
	10S002 – 24 – S50 (2)

House No.	Drawing Numbers
25	10S002S – 25 – S01 (1)
	10S002S – 25 – S02 (1)
	10S002S – 25 – S05 (2)
	10S002S – 25 – S06 (2)
	10S002S – 25 – S07 (2)
	10S002S – 25 – S08 (1)
	10S002S – 25 – S10 (1)
	10S002S – 25 – S12 (2)
	10S002S – 25 – S14 (2)
	10S002S – 25 – S20 (2)
	10S002S – 25 – S30 (2)
	10S002S – 25 – S40 (1)
	10S002S – 25 – S50 (1)

House No.	Drawing Numbers
26	10S002 – 26 – S01 (1)
	10S002 – 26 – S02 (1)
	10S002 – 26 – S05 (2)
	10S002 – 26 – S06 (2)
	10S002 – 26 – S07 (2)
	10S002 – 26 – S08 (1)
	10S002 – 26 – S10 (1)
	10S002 – 26 – S12 (2)
	10S002 – 26 – S14 (2)
	10S002 – 26 – S20 (2)
	10S002 – 26 – S30 (2)
	10S002 – 26 – S40 (2)
	10S002 – 26 – S50 (1)

Our ref 10s002
T 9439 2633
E ray.higgins@mottmac.com.au

Your ref

Lend Lease Development
Level 4, 30 The Bond
30 Hickson Road
MILLERS POINT NSW 2000

21 June 2011

Attention: Peter Nash

Dear Peter

**ST PATRICK'S ESTATE, MANLY
MONTPELIER STAGE 4 – LOTS 20-26**

This is to certify that:

The civil engineering components of this project as shown on our drawings numbers 10S002-C200, C202, C203, C204 and C205 were designed by a practising civil engineer in accordance with the relevant Australian Standards, Building Code of Australia and accepted engineering practice and principles.

In carrying out the design we exercised the degree of skill, care and diligence normally exercised by Consulting Engineers in similar circumstances.

This certificate does not relieve other parties of their responsibilities for the works.

We also advise that, in accordance with the Development Consents for the above houses, the stormwater design for these houses complies with the following:

Stormwater Drainage

A detailed stormwater management report, "*St Patrick's Estate, Manly – Stormwater Drainage and On-Site Detention Report (March 2003)*", was approved by Manly Council as part of Development Consent No. 144/03. This development consent approved the civil and infrastructure components associated with the development of Montpelier Place. We hereby certify that the stormwater design of Montpelier Stage 4 (Lots 20-26) complies with the requirements of the approved stormwater management report.



Mott MacDonald

Hughes Trueman

Yours faithfully

Mott MacDonald

Hughes Trueman

RAY HIGGINS

TECHNICAL DIRECTOR

BE, LGE, MAIPM, FIEAUST

Attn:	Peter Nash	From:	Justin Morton
Company:	Lend Lease Development	Date:	01/04/10
Fax:	(02) 9383 8259	Pages:	1
Phone:	(02) 9277 2330		
Re:	MONTPELIER PLACE VACANT LOTS (Lots 20-26)		

Peter,

We have been maintaining the Montpelier Pl gardens for a number of years. From time to time our works carry out onto the vacant blocks of land next to the gully towards the end of Montpelier Pl.

My Horticulturists are trained and have been briefed on the endangered Acacia Terminalis species that are scattered throughout the estate.

The particular blocks that I have inspected did not contain any Acacia Terminalis visible from a thorough site walk.

This area has been maintained a number of times over the last couple of years and at no time was the species sighted.

If you have any questions please let me know.

Regards,

Justin Morton
Account Manager
Landscape Solutions Maintenance
Ph (02) 8805 6222
Fax (02) 8805 6299
Mob 0425 268 017
justin@landscapesolutions.com.au

LANDSCAPE SOLUTIONS AUSTRALIA PTY LTD

ABN: 88 101 054 086

PO Box 669 SEVEN HILLS NSW 2147

Phone: 02 8805 6222 Fax: 02 8805 6299

Email: info@landscapesolutions.com.au Website: www.landscapesolutions.com.au

Memorandum

To	Lend Lease Development	Peter Nash	peter.nash@lendlease.com.au
cc	Hughes Trueman	Ray Higgins	rhiggins@hughestrueman.com.au
From	Scott Easton	Date	22 December 2010
Subject	Site Stability Stage 4 – St Patricks Estate, Manly		Project No. 71917

A site inspection was carried out today by the undersigned to assess the suitability of the site to support the proposed development.

Bulk excavation has been carried out and has exposed sandstone bedrock over most of the site. There are some vertically excavated sandstone faces approximately 2 m to 3 m high.

The sandstone bedrock will easily accommodate the proposed two to three storey residential buildings and provides a suitable foundation for the proposed development. The excavated footings should be inspected by a geotechnical engineer to confirm the foundations satisfy the design criteria. It will be important for a geotechnical engineer to inspect the rock faces, at the time of detailed excavation, to assess whether stabilisation of the rock faces or possibly deeper footings are required in areas where footings are to be founded above and close to vertical rock faces.

We trust this satisfies your present requirements. Please call if you have any further questions.

Douglas Partners Pty Ltd



Scott Easton
Senior Associate

Attn:	Peter Nash	From:	Justin Morton
Company:	Lend Lease Development	Date:	01/04/10
Fax:	(02) 9383 8259	Pages:	1
Phone:	(02) 9277 2330		
Re:	MONTPELIER PLACE VACANT LOTS (Lots 20-26)		

Peter,

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My Horticulturists are trained and have been briefed on the endangered Acacia Terminalis species that are scattered throughout the estate.

The particular blocks that I have inspected did not contain any Acacia Terminalis visible from a thorough site walk.

This area has been maintained a number of times over the last couple of years and at no time was the species sighted.

If you have any questions please let me know.

Regards,

Justin Morton
Account Manager
Landscape Solutions Maintenance
Ph (02) 8805 6222
Fax (02) 8805 6299
Mob 0425 268 017
justin@landscapesolutions.com.au

LANDSCAPE SOLUTIONS AUSTRALIA PTY LTD

ABN: 88 101 054 086

PO Box 669 SEVEN HILLS NSW 2147

Phone: 02 8805 6222 Fax: 02 8805 6299

Email: info@landscapesolutions.com.au Website: www.landscapesolutions.com.au

17. GLASS POOL FENCE AND GATES

Scope

Construct semi-frameless glass pool fencing and gate installations at each of the seven houses at the locations shown on the drawings.

The supplied glass pool fence and gate system must comply with the Australian Standards AS 1926.1 – 2007 and AS 1926.2 – 2007.

Inspections:

Refer to Inspection Schedule.

Submissions:

Refer to Samples and Submissions Schedule.

The Contractor is to provide shop drawings of all glass pool fencing, gates, components and hardware prior to fabrication. These shop drawings must detail the fixing points, the hardware selection, the locking mechanisms, the glass panel lengths and all components of each installation.

Provide certification that each glass pool fencing and gate installation complies with the requirements of the Swimming Pool Act 1992 and relevant Australian Standards for safety barriers for swimming pools.

Materials

All fencing components to be the systems as supplied by Techno Glass Designs Pty Ltd for semi -frameless pool fencing and gates, including:

- 10mm toughened glass. Glass panel lengths to be as long as possible for each straight run of fence.
- 54mm diameter heavy duty aluminium, round posts with silver anodized finish and matching capping element.
- Base plates with dress ring to match
- Semi-frameless gate kit TSFGK including grade 316 stainless steel hinges and internal components
- Latch assembly including Magna Latch and grade 316 stainless steel plates, satin finish, suited for glass to post latching arrangement

Pool gates are to be self-closing and self-locking as required by the relevant Australian Standards.

Workmanship

The top of the glass fence is to be installed to finish a minimum of 1200mm above all adjacent finished surfaces. Provide higher posts and glass panels at locations noted on the drawings to ensure installations act as effective safety barriers for swimming pools.

There are to be no chips, scratches or blemishes to the glass prior to installation. Should they be present at installation the glass panels are not to be installed.

Construct glass pool fencing and gates to fully comply with Australian Standards for

safety barriers for swimming pools. Gates are to open out from the pool enclosure.

Construct to manufacturer's recommendations including base plate fixing method for posts. Base plate fixings to penetrate through pavements/copings and associated bedding and into the concrete or reinforced blockwork substrate beneath. Fix via chemical anchors to manufacturer's recommendation.

Following the completion of installation and prior to final handover the glass fencing and its fixings are to be cleaned.

TERMITE MANAGEMENT

1 GENERAL

1.1 AIMS

Responsibilities

Provide chemical free termite management materials and systems to be proposed by the Contractor including as shown on the drawings, to protect against termite attack to all timber and timber products in and external to the building, not just primary building elements, and including joinery and miscellaneous timber. Materials and systems shall include but not be limited to those shown in the **Termite barriers schedule**, or other suitable and approved proposed chemical free materials and systems giving equal or better termite protection and future inspection procedures.

1.2 CROSS REFERENCES

General

General: Conform to the *General requirements* worksection.

Associated worksections

Co-ordinate with the work of all adjoining trades including but not limited to the work of these worksections and Specifications:

- Concrete finishes
- Block construction
- CONCRETE
- ELECTRICAL SERVICES
- HYDRAULIC SERVICES
- FIRE SERVICES
- MECHANICAL SERVICES

1.3 STANDARD

General

Termite barriers: To AS 3660.1.

1.4 INSPECTION

Notice

Inspection: Give sufficient notice so that inspection may be made of the completed termite barriers.

1.5 SUBMISSIONS

General

The Contractor shall be responsible for proposing and providing suitable non-chemical termite barriers to protect against termite attack to all timber and timber products in and around the building in addition to primary building elements in accordance with AS 3660.1, Building Code of Australia (BCA) and NSW H.O.W and to satisfy warranty requirements. Propose and provide, as appropriate to the construction, composite barriers and / or different types of barriers in different locations. The Contractor shall nominate barriers and submit in the form of the **Termite barriers schedule** together with details and drawings showing extents. Do not change the intended architectural appearance by changing details to achieve termite barriers, but propose and provide systems that allow the details as shown on the architectural drawings including building perimeter edge conditions.

2 PRODUCTS

2.1 NON-CHEMICAL BARRIERS

Concrete slab barrier

Standard: To AS 3660.1 Section 4.

Services penetration barrier type: To be proposed by the Contractor. If concrete is designed and installed to be impenetrable to termites, provide woven stainless steel mesh barriers clamped and sealed to each individual service pipe or conduit.

Termite cap and strip shields

Standard: To AS 3660.1 Section 5.

Material: Woven stainless steel mesh.

Woven stainless steel mesh barriers

Standard: To AS 3660.1 Section 6.

Proprietary item: "Kordon Termite Barrier".¹

Graded stone particles barriers

Standard: To AS 3660.1 Section 7.

Proprietary item: Granitgard™.

Slab services penetrations

Barrier type: Woven stainless steel mesh

3 EXECUTION

3.1 NON-CHEMICAL BARRIERS

Proprietary barrier systems

Installation shall be by and / or certified by manufacturer.

Concrete slab barrier

Standard: To AS 3660.1 Section 4.

Termite cap and strip shields

Standard: To AS 3660.1 Section 5.

Woven stainless steel mesh barriers

Standard: To AS 3660.1 Section 6.

Graded stone particles barriers

Standard: To AS 3660.1 Section 7.

3.2 COMPLETION

Termite barrier notice

Provide a durable notice permanently fixed in a prominent location to BCA B1.4 (i) (ii) or clause 3.1.3.2(b) and AS 3660.1 Appendix A.

Waste materials

Progressively cleaning: Ensure that no waste materials which could attract termites remain on the site.

Warranty

General:

- Provide a written warranty against defective design, workmanship and materials. Undertake to make good promptly and without charge any such defect upon being notified in writing of same within the warranty period and any damage to the building resulting directly from the defect or its making good.
- Provide certification that the item has been installed in accordance with the manufacturer's and/or supplier's specifications and conditions.

¹ Issue 03

- Ensure that there are no incompatibilities in associated works that would diminish or void the warranty of that item.

Terms: As per manufacturer / supplier's published terms, minimum 7 years.

Completion inspection

At the end of the defects liability period, inspect the termite control systems and submit a report on their efficacy and status.

4 SELECTIONS

4.1 SCHEDULE

Termite barriers schedule

Location as applicable (including but not limited to)	Barrier type (including but not limited to)
Generally	<p>Chemical free, continuous between all components of the barrier, visible at edges continuous full perimeter, and not bridged by render or other finishes and the like that could allow barrier to be by-passed by termites, to</p> <ul style="list-style-type: none"> - <u>Protect against termite attack to all timber and timber products in and external to the building, not just primary building elements, generally by either:</u> 02 - <u>all of buildings protection: or (if efficacy of protection is better achieved as follows)</u> - <u>as a minimum, protection of resident levels including and above Level 1 floor slab generally as follows, and impregnate treating any timbers below this level as specified in the Timber finishes and treatment worksection. If all of building protection is adopted read Garage Level for Level 1 in the following table.</u> - Protect all resident levels including and above Level 1 floor slab, but not including Garage Level Basement below Level 1 floor slab, by treating the Level 1 floor slab as a horizontal barrier and providing edge protection including Termi-Mesh where slab edge not visible.
Level 1 floor slab - suspended slab over Garage Level Basement	<p>Chemical free Concrete slab barrier with full perimeter and penetrations protected.</p> <p>Provide:</p> <ul style="list-style-type: none"> - Slab designed and installed to AS2870 to not crack and certified to be impenetrable to termites. Formwork supports shall not penetrate slab or edges. Confirm method is permissible and will perform for all in-service conditions.
Slab penetrations in Level 1 floor slab including for pipes and conduits where underside of slab full perimeter of penetration is not visible for termite inspection, including suspended slab parts where full perimeter of penetration is not visible.	<p>SS Mesh collars clamped and sealed to pipe or conduit, outer edge crimped and projected minimum 150mm into slab all round mid way through the slab depth.</p> <p>Proprietary item: "Kordon Termite Barrier".²</p>
Slab control joints in Level 1 floor slab including where in suspended slab, irrespective of parts being	<p>SS Mesh, outer edges crimped and projected minimum 150mm into slab both sides mid way through the slab depth. Provide loop in mesh to allow for slab shrinkage. Extend at ends to outside face to be visible outside and not able to be by-passed.</p>

² Issue 03

visible to ensure against termites travelling along joint.	Proprietary item: "Kordon Termite Barrier". ³
Exposed slab perimeters to Level 1 floor slab accessible for maintenance inspections.	Where Level 1 slab edge is not concealed maintain a minimum of 75mm height of smooth faced monolithic Class 2 formed slab edge to prevent termites bypassing slab unnoticed, to be visible in the final works without any applied further cladding, paving, tiles, infill concrete or render. Paint only as and where specified to the slab edge shall be permissible. Formwork supports shall not penetrate slab or edges.
Building perimeters to Level 1 floor slab where slab edge not exposed including where masonry walls extend below ground or paving or where edge has been cement rendered.	Unless a minimum of 75mm height of slab edge is visible in the final works, build in SS Mesh into external elements with outer edge visible in the final works, inner edge crimped and projected and cast minimum 150mm into slab or otherwise certifiably sealed to slab. Proprietary item: "Kordon Termite Barrier". ⁴
Protection of building to Level 1 floor slab at abutting paving	Unless 75mm high of exposed slab edge is maintained to building slab, or unless SS Mesh built into building perimeter is visible above paving, or unless top of protected slab at paving abutment is visible without further applied finish, provide suitable non-chemical means to prevent termites bypassing building barriers through paving and paving beds such as vertical SS Mesh sealed to slab and turned vertically through paving joint to be visible.
Protection of external wall retaining walls where ground level is above Level 1 floor slab	Vertical SS Mesh full area to outside of external wall where above Level 1 slab and where below ground, with upper and all vertical edges visible in the final works to approval, lower edge crimped and projected and cast minimum 150mm into Level 1 slab or otherwise certifiably sealed to Level 1 slab. Extend around or through adjoining abutting retaining walls in the external works. Proprietary item: "Kordon Termite Barrier". ⁵ OR Other submitted and approved suitable chemical free protection.
Barrier terminations and bridgings	As necessary build in SS Mesh, including vertically, stepped between barriers to maintain continuity of barriers. Proprietary item: "Kordon Termite Barrier". ⁶
Timber external elements	Timber visibly separated from and above ground on suitable steel brackets with all potential termite paths visible to maintenance inspection.

³ Issue 03

⁴ Issue 03

⁵ Issue 03

⁶ Issue 03



16 June 2008

Manly Council
PO Box 82
MANLY NSW 1655

Attention: Jenny Nascimento

Dear Jenny

Re: Montpelier Place Manly – Section 94 Contributions & Bank Guarantee Release

As previously discussed and pursuant to the Section 93 Planning Agreement (dated December 2006) between Manly Council and Lend Lease Development, attached please find a cheque from Lend Lease Development representing the cash contribution for Section 94 contributions to Council in relation to development within Precincts 1 & 13 (Montpelier Place) at St Patrick's Estate.

In accordance with the Agreement, the cheque represents the final cash contribution for Montpelier Place (in the amount of \$143,636.00). We therefore request that the bank guarantee held by Council be released concurrent with receipt of our payment.

Should you have any questions regarding this matter, please contact me directly on 0417 918 012.

Yours faithfully

LEND LEASE DEVELOPMENT

JUSTIN BARRETT
Development Manager

Lend Lease Development Pty Limited
ABN 33 000 311 277
Level 4, 30 The Bond
30 Hickson Road
MILLERS POINT NSW 2000
Australia

Postal Address
Locked Bag 1
MILLERS POINT NSW 2000

Telephone +61 2 9236 6111
Facsimile +61 2 9383 8259
www.lendlease.com

-n 00
ABN #:43662868065
Manly Council
PO Box 82
MANLY NSW 1655
Ph 9976 1500 Fax 9976 1400
Email: records@manlycouncil.nsw.gov.au

Date 19/01/2005 13:45
Receipt 00268845:0001 Terminal 1:348
Ford Civil

Details	Amount
Builders Deposits:7	15000.00
008000.9200.8062	
bower st	

Total Value:	15000.00
Tendered	
Cheque	15000.00
Change	0.00

Thank you for Prompt Payment

BASIX Certificate

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

Certificate number: 176100S

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: Wednesday, 19 December 2007



NSW GOVERNMENT
Department of Planning

Description of project

Project address	
Project name	.Site 23 - Montpelier Place.
Street address	Lot 23 Montpelier Place , St Patrick's Estate, Manly 2095
Local Government Area	Manly Council
Plan type and plan number	Deposited Plan 1105469
Lot no.	23
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	554
Roof area (m ²)	202
Conditioned floor area (m ²)	217
Unconditioned floor area (m ²)	14
Total area of garden and lawn (m ²)	222
Assessor details and thermal loads	
Assessor number	20101
Certificate number	33247500
Cooling load (MJ/m ² .year)	79
Heating load (MJ/m ² .year)	96
Other	
none	n/a

Score

- ✓ Water: 40 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 40 (Target 40)

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.

Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape				
The applicant must plant indigenous or low water use species of vegetation throughout 165 square metres of the site.		✓	✓	
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 4 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 3500 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 150 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:				
<ul style="list-style-type: none"> • 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.) • a tap that is located within 10 metres of the swimming pool in the development 			✓	✓
Swimming pool				
The swimming pool must not have a volume greater than 36 kilolitres.		✓	✓	

Water Commitments

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method				
<p>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 an occupation certificate for the proposed development.</p>				
<p>The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.</p>				
<p>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.</p>				
<p>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.</p>				
<p>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>				
Cross ventilation				
<p>The commitment below applies to the following rooms or areas of a dwelling which comprise a breeze path for the dwelling:</p>				
<ul style="list-style-type: none"> Breeze path 1: within main living area Breeze path 2: Bedroom1 to other living area Breeze path 3: Bedroom3 to other living area Breeze path 4: Bedroom2 to other living area 	✓	✓	✓	
<p>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).</p>				
<p>The 2 ventilation openings must be located as follows:</p>				
• Breeze path 1: opposite external walls	✓	✓	✓	
• Breeze path 2: opposite external walls	✓	✓	✓	
• Breeze path 3: opposite external walls	✓	✓	✓	
• Breeze path 4: opposite external walls	✓	✓	✓	

Thermal Comfort Commitments			
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.	✓	✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted) with a performance of 36 to 40 RECs or better.		✓	✓	✓
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 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: ceiling fans + 3-phase airconditioning. Energy rating: EER 2.5 - 3.0			✓	✓
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				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: Individual fan, ducted to façade or roof; Operation control: manual on / timer off			✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer off			✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off			✓	✓
Artificial lighting				
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:				
<ul style="list-style-type: none"> all bathrooms/toilets; the laundry; 			✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.		✓	✓	✓
Swimming pool				
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only			✓	
The applicant must install a timer for the swimming pool pump in the development.			✓	
Other				
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	

Legend

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/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.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

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

Name: Tracey Cools Company: Efficient Living Assr #: 20101
Address: 24b/176 South Creek Road CROMER NSW 2099
Phone: (02) 9971 0003 Fax: (02) 9971 0003 Email: tracey@efficientliving.com.au
Declaration of Interest: None

Client

Name: Justin Barrett Company: Lend Lease
Address: The Bond, 30 Hickson Road MILLERS POINT NSW 2000
Phone: 9236 6396 Fax: 9383 8259 Email: justin.barrett@lendlease.com.au

Project

Address: Site 23 Precint 1, Montpelier Place St Patricks Estate, MANLY NSW 2095
Lot / DP: 23 / 1105469 LGA: Manly Council

Applicant: LEND LEASE

Assessment

Date: 16/12/2007 Job ID: 1997 Filename: 07 0581 Run # 3
Software: NatHERS Version: 3.23B 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: ARDA00
Drawings: ARDA00 - ARDA10

Specifications: Only specifications, detailed on Drawings identified above, have been referenced

ABSA Assessor Certificate Assessor # 20101 Certificate # 33247500 Issued: 19-Dec-07

THERMAL COMFORT - Simulation Method

The details must be entered into your BASIX Assessment

Area calculations (M2)

Net Conditioned Floor Area: 217 Net Unconditioned Floor Area 14

Concessions / Ventilation Bonus

Eligible Concessions: None

The dwelling has the required shading to qualify for BASIX cross ventilation bonus: Yes

Predicted annual energy loads

Heating: 96

Cooling: 79
(sensible + latent)

Total: 175

ABSA Assessor stamp



Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
Generic		Single clear	Aluminium	6.626	0.743	115	Throughout

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2
None						

Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour - Solar absorptancy	Detail
Cavity Brick		Foil + R1.0 Batts	Default	To second floor external walls
Cavity Brick		None	Default	To ground and first floors
Concrete blocks with funderm external cladding		Foil + R1.5 Batts	Default	As per plans

Internal walls	Construction	Insulation	Detail
Brick plastered		None	Throughout

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Timber	As per plans
			Carpet	
			Ceramic Tile	

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.0	To the top levels

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Metal Deck		Foil + R1.0 Batts	Medium - SA 0.475 - 0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Default		Operable external blinds to bed 2 window

Fixed shading	Eaves (width - inc. gutters, height above windows)	Verandahs, Pergolas (type, description)
1 0	Eaves widths & offsets varying as per plan	Shading structures to all front elevation windows, west facing entry, highlight glass and south facing glass.

Overshadowing	Overshadowing structures	Overshadowing trees
Neighbours		N/A

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north elevation	-80
Terrain category	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	Well ventilated
Subfloor ventilation:	Enclosed
Living area open to entry:	Yes
Living areas separated by doors:	No
Stair open to heated areas:	Yes
Weather seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fireplace or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp



