

Telephone (02) 9899 2506
Facsimile (02) 9659 1633
PO Box 6160
Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd
as Essential Certifiers Castle Hill
ACN 100 924 605
ABN 23 100 924 605

REC: 142382

\$ 30.00

Construction Certificate

**CONSTRUCTION
CERTIFICATE NUMBER** CC2004-03733

Issued in accordance with the Environmental Planning & Assessment Regulation 2000 with reference to the Environmental Planning & Assessment Act 1979 Sections 109C(1)(b), 81A(2) and 81A(4) and Application under Cl 79D. (2)(a)

COUNCIL: PITTWATER

APPLICANT

Name Clarendon Residential Communities Pty Ltd
Address Level 15, 56 Pitt Street, SYDNEY 2000
Contact no (telephone/fax) 8273 6000

OWNER

Name Clarendon Residential Communities Pty Ltd
Address Level 15, 56 Pitt Street, SYDNEY

SUBJECT LAND

Address 191 Garden Street, WARRIEWOOD 2102
Lot No 29
DP - 302016

Essential Certifiers Castle Hill Certificate No. CC2004-03733

DESCRIPTION OF DEVELOPMENT

Type of Work



Building work



Subdivision work

Description

Two Storey Dwelling

COUNCIL'S D/A CONSENT

Development Consent No

N0715/03

D.A Approval Date

Modified 5/04/04

BUILDING CODE OF AUSTRALIA**BUILDING CLASSIFICATION**

1a

BUILDER or OWNER/BUILDER

Name

Domaine Homes (NSW) Pty Ltd

Contractor Licence No. or

Owner Builder Permit No.

91387C

\$ VALUE OF WORK

Building/Subdivision

\$290,700.00

DATE C.C. APPLICATION RECEIVED

Date Received

11/05/04

DETERMINATION

Decision

Approved

Date of Decision

21/05/04

ATTACHMENTS

Landscape Certification - dated 18 November 2003

Shearwater Material & Colour Specification - dated 26.3.04 -

Revision A

Certificate of Insurance - Vero Construction & Engineering

Council Submission Cheque - \$30.00

Essential Certifiers Castle Hill Certificate No. CC2004-03733

PLANS AND SPECIFICATIONS

APPROVED/REFUSED

List plan no(s) and specifications

Reference: CPG 87-1D-L29 Sheet No. 1/1 - dated 10.2.04 - Issue C

Sheet No. 1/14 - 6/14 inclusive - dated 10.2.04 - Issue C

RIGHT OF APPEAL

under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

ACCREDITATION BODY

PlanningNSW, 20 Lee Street, Sydney 2000.

CERTIFICATION

I certify that the work if completed in accordance with these plans and specifications (with such modifications verified by the Certifying Authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in s81A(5) of the Environmental Planning and Assessment Act 1979.

CERTIFYING AUTHORITY

Name of Certifying Authority	Essential Certifiers Castle Hill
Name of Accredited Certifier	Kieran Tobin
Accreditation No	44
Contact No	(02) 9899 2506
Address	PO Box 6160 Baulkham Hills BC 2153.

SIGNED



DATED

21/05/04

Essential Certifiers Castle Hill Certificate No. CC2004-03733

Pittwater Council

ABN: 61340837371

TAX INVOICE
OFFICIAL RECEIPT

27/05/2004 Receipt No 1423B2

To R MOY & ASSOCIATES

R/ 142382
\$ 30.00

ESSENTIAL CERTIFIERS
PO BOX 6160
BOULKHAM HILLS 2153

Qty/ Applic	Reference	Amount
1	RMIC-Rcld	\$27.27
BL Rec 1 X	N0715/03	
	GST	\$2.73
BL Rec		
To BL Receipt:		

Total Amount: \$30.00

Includes GST of: \$2.73

Amounts Tendered

Cheque	\$30.00
Total	\$30.00
Rounding	\$0.00
Change	\$0.00
Nett	\$30.00

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Cashier AClarke

COUNCIL COPY



Essential Certifiers Castle Hill

Construction/Complying Development Certificate Application Form *Issued under the Environmental Planning & Assessment Act 1979*

R Moy & Associates Pty Ltd
Trading as Essential Certifiers Castle Hill
ACN 100 924 605
ABN 23 100 924 605

Postal Address: PO Box 6160 Baulkham Hills BC NSW 2153

Telephone (02) 9899 2506
Facsimile (02) 9659 1633

Email HayleySweis@ecch.com.au
Website www.ecch.com.au

Privacy Policy - The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Essential Certifiers Castle Hill if the information you have provided in your application is incorrect or requires modification..

CHECKLIST - DOCUMENTS TO ACCOMPANY THIS APPLICATION

For Construction Certificate Applications:

- ☐ Complete all sections of this application form
- ☐ 1 copy of Council DA approved plans
- ☐ 1 copy of Council development consent
- ☐ 3 copies of architectural plans with amendments satisfying conditions
- ☐ 3 copies of building specifications
- ☐ Completion of Owners Consent Form to be signed by ALL owners
- ☐ Completion of Notice to Commence Building Work & Appointment of PCA form
- ☐ Copy of Home Owners Warranty insurance if using a licensed builder & work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ Copy of Owner-Builder permit if not using a licensed builder & work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Proof of payment of Long Service Levy if work is valued \$25,000 or over
- ☐ Cheque made payable to Council for Private Certifier Certificate Archiving/Handling Fee - schedule of Council fees can be provided on request.

For Complying Development Applications:

- ☐ Complete all sections of this application form
- ☐ 3 copies of architectural plans
- ☐ 3 copies of building specifications
- ☐ Completion of Owners Consent Form to be signed by ALL owners
- ☐ Completion of Notice to Commence Building Work & Appointment of PCA form
- ☐ Copy of Home Owners Warranty insurance if using a licensed builder & work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ Copy of Owner-Builder permit if not using a licensed builder & work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Long Service Levy will apply if work is valued \$25,000 or over
- ☐ Copy of relevant Water Authority Approval (if applicable)
- ☐ Cheque made payable to Council for Private Certifier Certificate Archiving/Handling Fee - schedule of Council fees can be provided on request.

TYPE OF APPLICATION

It has been determined that this is a:

- ☐ Complying Development Certificate application
Issued under the Environmental Planning & Assessment Act 1979 sections 85 and 85A
- ☒ Construction Certificate Application
Issued under the Environmental Planning & Assessment Act 1979 sections 109C(1)(b), 81A(2) & 81A(4)

Class of building under the Building Code of Australia	1A
Development application no.	NO 715/03
Date which development consent was granted	14/10/03

DETAILS OF THE APPLICANT

Mr/Mrs/Ms/Dr

First Name:	Surname/Company Name:	
Unit/Street no. L15 N° 56	Street Name: Pitt St	
Suburb: Sydney	State: NSW	Postcode: 2000
Phone: 82736000	Fax: 82736099	Mobile:

Clarendon Residential Communities Pty Ltd

BILLING DETAILS (if different from Applicant)

Billing Name: Clarendon Residential Communities Pty Ltd
Billing Address: L15, N° 56 Pitt St Sydney 2000

Note: Applicant will be liable for payment of our fees if funds cannot be recovered from the Billing person above.

DETAILS OF THE OWNER(S)

Mr/Mrs/Ms/Dr

First Name:	Surname/Company Name: As above	
Unit/Street no.	Street Name:	
Suburb:	State:	Postcode:
Phone:	Fax:	Mobile:

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Unit/Street no. 157	Street Name: Garden Street	
Suburb: Warriewood	State: NSW	Postcode: 2107
Lot no. 29	DP/MPS no. 730450 302016	
Council Area: Pittwater		

DETAILS OF THE DEVELOPMENT

Description of the work to be carried out	Single dwelling
Estimated cost of development including GST	
	\$ 290700

DETAILS OF THE BUILDER

If you are using a licensed builder please complete this table

Builder Name	Domare Homes
Builder License Number	91387C
Builder Telephone Number	88516700
Builder Address	21 Solent circuit Baulkham Hills 2153

If you are not using a licensed builder please complete next 3 questions where applicable

1. Are you an Owner-builder? (Please circle) Y N
2. If Yes to 1. please provide Owner-Builder Permit Number _____

3. If No to 1. Please sign the following declaration:
I/we declare that the reasonable market cost of the labour and materials to be used is less than \$5,000.

Signed by all Owners _____

PLANS & SPECIFICATIONS

List plan numbers & specification reference details included in this application:

CPA-87-10-L29
Sheets: 1/1 1/14-6/14

AUSTRALIAN BUREAU OF STATISTICS SCHEDULE - compulsory

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

All new buildings

• Number of storeys (incl underground floors)	2
• Gross floor area of new building (m ²)	243
• Gross site area (m ²)	304.5

Residential buildings only

• No. of dwellings to be constructed	1
• No. of pre-existing dwellings on site	0
• No. of dwellings to be demolished	0
• Will the new dwelling(s) be attached to other new buildings?	2
• Will the new building(s) be attached to existing buildings?	2
• Does the site contain a dual occupancy?	0

Materials - Residential Buildings

WALLS	ROOF	FRAME	FLOOR
Brick Veneer	Aluminium	Timber	Concrete
Full Brick	Concrete	Steel	Timber
Single Brick	Concrete Tiles	Aluminium	Other (describe)
Concrete Block	Fibrous Cement	Other (describe)	
Concrete Masonry	Fibreglass		
Concrete	Masonry Shingle		
Steel	Terracotta Shingle		
Fibrous Cement	Tiles - other		
Hardiplank	Slate		
Timber/Weatherboard	Steel		
Cladding/Aluminium	Terracotta Tiles		
Curtain Glass	Other (describe)		
Other (describe below)			

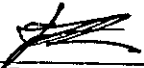
CC/CD No. 04/3733

DA No. No 715/03

SIGNATURES

The applicant must sign the application.

Applicant Signature

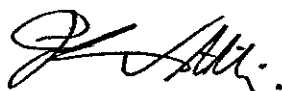

Date



The owner(s) of the land must sign this application or an owners' consent form if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
 - the owner of the land has changed since signing the development application:
- As the owner(s) of the above property, I/we consent to this application:

Owner Signature



Owner Signature

Date	Date

COUNCIL COPY

HASSELL

HASSELL PTY LTD ABN 24 007 711 435
88 CUMBERLAND STREET SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELL.COM.AU
T 61 2 9273 2300 F 61 2 9273 2345

Tuesday 18 November 2003
Essential Certifiers
PO Box 6160
Baulkham Hills BC NSW 2153

SYDNEY
MELBOURNE
BRISBANE
ADELAIDE
SHANGHAI
HONG KONG
BANGKOK
SINGAPORE

WARRIEWOOD (SHEARWATER) STAGE ONE (PRECINCT 1D) - LANDSCAPE CERTIFICATION

Dear Sir/Madam

Hassell is a firm of professionally qualified landscape architects, architects, planners and interior designers. We have the necessary expertise to prepare landscape documentation for development application, construction certificate, tender pricing and for construction purposes. In relation to this development, we make reference to the following Pittwater Council DCPs:-

DCP23 Landscape and Vegetation Management

- The Hassell landscape concept plan for this site complies with the requirements of **2.4.3 Landscape Concept Plan** of the DCP.
- The Hassell landscape construction drawings also comply with the requirements of **2.5 Construction Certificate Application**. This documentation provides information on landscape materials, finishes and construction details, together with planting layout, species and quantities of each.

DCP29 Warriewood Valley Urban Land Release

- The Hassell landscape concept plan complies with the general requirements of **3.15 Landscaping** (within Warriewood Valley).
- The Hassell landscape construction drawings also comply with the more specific requirements of **4.16 Landscaping Controls**.
- In particular, we make reference to **Appendix 3 Vegetation Precincts** for selection of native and exotic plant materials suitable for use within Warriewood Valley. Hassell's plant selection conforms to this list.

Yours faithfully



Phillip Darmanin
Senior Landscape Architect

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Pittwater Council

OFFICIAL RECEIPT

18/11/2003 Receipt No 129448

To CLARNEDON APARTMENTS NO 2

CP6 DEVELOPMENTS
LEVEL 15
56 FITTST

Applic Reference	Amount
GL Re GLSL-Buil N0715/03	\$401.52

Total: \$401.52

Amounts Tendered

Cash	\$0.00
Cheque	\$401.52
Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$401.52
Rounding	\$0.00
Change	\$0.00
Nett	\$401.52

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COUNCIL COPY 04/3733

Residential Construction Warranty



construction and engineering

Certificate of Insurance

Domaine Homes (NSW) Pty Ltd
PO Box 7105
BAULKHAM HILLS NEW SOUTH WALES 2153

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 Contract Details

Contract Date: March 16, 2004
Declared Building Contract Value: \$231,200.00
(Refer policy for indemnity limit)

Carried Out By: Domaine Homes (NSW) Pty Ltd
ABN: 19080788969
Licence No: 91387C

For: Clarendon Residential Communities Pty Ltd

In Respect Of: Single Dwelling

At:
Lot No: Lot 29
House No: Kingfisher Lane
WARRIEWOOD NEW SOUTH WALES 2102

Permit Authority: Pittwater Council

Local Authority's Copy
Issue Date: 28/04/2004
Certificate No: RCW71468708

Subject to the Act, the Home Building Regulation 1997 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, if you have not received a copy of the policy wording please contact the Insurer Vero Construction and Engineering a division of Vero Insurance Limited.

N DAONQJQYRPRT

Printed 28/04/2004

Signed for and on behalf of the insurer:

Insurer: Vero Insurance Limited ABN 48 005 297 807



CPG Developments Pty Limited
Level 15, 56 Pitt Street
Sydney NSW 2000
Ph 02 8273 6000 Fax 02 8273 6099
ABN 44 003 885 149



SHEARWATER MATERIAL & COLOUR SPECIFICATION

LOT NO: 29	DATE: 26 MARCH 2004
STREET: KINGFISHER WAY	ISSUE: CONSTRUCTION
HOUSE TYPE: 4C	REVISION: A
EXTERNAL COLOUR SCHEME: MOJO	CHECKED:
INTERNAL COLOUR SCHEME: ALMOND	APPROVED:

EXTERNAL FINISHES			
ITEM	DESCRIPTION		SUPPLIER
LANDSCAPE			
Refer to Hassell Drawing	CD - 028		
Driveway	TUGUN Header with TUGUN stretcher bond to inlay		Austral
Front Path	TUGUN Stretcher bond - NO BORDER		Austral
Pergola	TUGUN Header with TUGUN basket weave inlay		Austral
Stepping stones	400 X 400 as shown on drawings		
Fencing	1800mm lapped treated pine as shown on drawing		
Screens	100mm x 50mm frame with 50mm x 50mm battens at 100mm centres as shown on drawing		
Soft Landscaping	As shown on drawing		
CONCRETE SLAB	M Class Waffle Pod slabs to standard group design.		Refer to Order
PEST CONTROL	Granitgard Contact: Rob Wood Ph: 0439 953 466		Kingfisher Pest Management
FRAME	240mm Brick Veneer Construction		Refer to Order
GROUND FLOOR FRAME	2600mm floor to ceiling 90mm External & Internal Frames.		Refer to Order
FIRST FLOOR FRAME	2600mm floor to ceiling 90mm External & 70mm Internal frame. Double LL. Joists spacings as per Tiling layout with sheet flooring. P/Board flooring to Balconies, with Fibreglass tray		Refer to Order
EXTERNAL WALLS:	DESCRIPTION:	COLOUR:	SUPPLIER:
Feature Brickwork	Split Face Blocks	Almond	Boral Masonry
Mortar Joints to Feature Brickwork:	Ironed	Yellow Sand/ Off-White cement	
Painted Brickwork: Moroka finish:	Universal Smooth Face Commons	Refer to Colour Selection	Austral/PGH
Mortar Joints to Painted Brickwork:	Flush Raked where shown	Grey	

SHEARWATER MATERIAL & COLOUR SPECIFICATION

Letter Box: Dimensions: 830 x 943 x 230mm with Moroka finish	Universal Smooth Face Commons	Refer to Colour Selection	Austral/PGH
Cladding:			
Weatherboard	Hardies Newport Prime line		Refer to Colour selection
Flat FC cladding	FC sheet with 75 x 25mm batten		Refer to Colour selection
Window surround trim	75 x 25mm trim		Refer to Colour selection
External corner trim	90 x 25mm trim		Refer to Colour selection
Internal corner trim	25 x 25mm trim		Refer to Colour selection
Eaves	FC sheet with 25mm primed quad		Refer to Colour selection
WINDOWS:	DESCRIPTION:	COLOUR:	SUPPLIER:
Standard Stegbar sizes, include flyscreens	Windows & Doors As per Drawings	Custom Black	Stegbar
Glazing:	Clear glazing throughout		
ROOF:	PROFILE:	COLOUR:	SUPPLIER:
Tiles:	N/A	N/A	Monier
Sarking to under tiles	Yes.	N/A	
Metal Roofing: Main roof > 5°	Colourbond Corrugated	Ironstone	Stramit
Flat roofs < 5°	Speedeck	Ironstone	Stramit
Sarking to under Metal Roof	Provide R1.5 - 50mm Lightweight Building Blanket	N/A	Stramit
GUTTER:	DESCRIPTION:	COLOUR:	SUPPLIER:
Gutter and Barge Gutter:	Colourbond	Colourbond Ironstone™	Stramit
FASCIA:			
Fascia and Barge Fascia:	Colourbond	Colourbond Ironstone™	Stramit
DOWNPIPES:			
Round 90mm dia PVC With Painted Finish:	Taubmans	Painted as per wall.	Stramit
RAINWATER TANKS	Note: Refer to Stormwater Drainage Plan.		

SHEARWATER MATERIAL & COLOUR SPECIFICATION

Type 4 Type 1, 3, 4, 5, 6	Slimline Corrugated 1800L x 1150W x 1240H 2400L x 550W x 1540H	Colourbond Bushland™	City Rainwater Tanks Contact: Alex Dunlop Ph. 9623 2414
GARAGE DOOR:	DESCRIPTION:	COLOUR:	SUPPLIER:
Note: 4810 x 2143mm brick opening	Panelift with Automatic Opener and 2 Handsets.	Colourbond Ironstone™	Refer to Order
EXTERNAL METALWORK			
Balcony Handrails		Black	Castle Railing & Gates or equivalent
Top rail	60mm half round top rail	Black	
Posts	40mm square. Bracket fixed to top & side of balcony with 316 marine grade stainless steel fixings	Black	
Balustrades	40 x 8mm horizontal	Black	
Louvre Window shades	Fixed operable panels fitted with mullion ELIPTI 90	Charcoal	Shutters R Us Contact: Rick Bonnick Ph: 0417 970 055
AWNINGS & PERGOLAS			
Awnings - refer to detail on drawings	150 X 50mm frame with 100mm rafter 50mm battens at 70mm cts	Refer to Colour Selection	
Pergolas - refer to detail on drawings	150 X 50mm frame with 100mm rafter 50mm battens at 70mm cts Extent shown on plan	Refer to Colour Selection	
EXTERNAL PAINT:	Note: Feature Walls to external areas will generally wrap around and end on internal corners.		
EXTERNAL PAINT:	Description:	Colour:	
Main Walls Applied Finish Masonry Below Corbelling:	Taubmans Moroka	Taubmans Ranchwood T110-6A	Refer Coloured Up Drawing
Corbelled Brickwork Course to Areas with Applied Finish :	Taubmans Moroka	Taubmans Ranchwood T110-6A	
Main walls applied masonry above corbelling:	Taubmans Moroka	Taubmans Glenlee T110- 4W	
Walls to tower :	Taubmans Moroka	Taubmans Ranchwood T110-6A	
Vertical stepped out brickwork to tower:	Taubmans Moroka	Taubmans Glenlee T110- 4W	
FC Sheeting to tower:	Taubmans Moroka	Taubmans Ranchwood T110-6A	



CPG Developments Pty Limited
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 Sydney NSW 2000
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SHEARWATER MATERIAL & COLOUR SPECIFICATION

Full walls without corbel & raked joints to elevations 2 & 4	Taubmans Moroka	Taubmans Ranchwood T110-6A	Refer Coloured Up Drawing
Letter Box:	Taubmans Moroka	Taubmans Glenlee T110-4W	
Letter Box Metal Infill:	-	Aluminium	
Privacy Wall Timber Battens:	N/A	N/A	
Eaves:	Taubmans	Taubmans Waywood T110-3W	
Veranda Ceilings:	Taubmans	Taubmans Waywood T110-3W	
All Pergola Beams:	Split Face	Almond	
Corbelling to beams:	Taubmans Moroka	Taubmans Ranchwood T110-6A	
Pergola Posts:	Taubmans	Taubmans Mojo T172-8BI	
Timber Awnings:	Taubmans	Taubmans Mojo T172-8BI	
Metal Rail to Balcony:	Powder Coated	Black	
Front Door Exterior including door surrounds and sidelight:	Taubmans	Taubmans Mojo T172-8BI	
Laundry Door Exterior and surrounds	Taubmans	Taubmans Mojo T172-8BI	
INSULATION:	EXTENT:	DESCRIPTION:	SUPPLIER:
Walls:	All external walls to house including Garage / house walls	R 1.5	
Ceiling:	All ceilings to u/s roofs Garage ceiling with 2nd Floor above	R3.0	
EXTERNAL DOORS:	DESCRIPTION:	COLOUR:	CODE:
Front Entry Door & Mouldings/Jambs:	Corinthian Madison Door With Frosted Glass (incl. sidelight).	Taubmans Mojo T172-8BI	PMAD 104
Side Lights:	Frosted Glass	Frame Colour: Taubmans Mojo T172-8BI	
Laundry Door & Moulding/Jambs:	Corinthian No 7 Clear	Taubmans Mojo T172-8BI	
EXT. DOOR FURNITURE:	DESCRIPTION:	COLOUR:	CODE:
Front Entry Door:	Gainsborough Lever TriLock	Satin Chrome	



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ABN 44 003 885 149



SHEARWATER MATERIAL & COLOUR SPECIFICATION

Laundry door:	Gainsborough Lever "Linear" Handle with D/Cyl Deadlock	Satin Chrome	9113SC
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INTERNAL FINISHES:			
LIGHT FITTINGS:	DESCRIPTION:	COLOUR:	CODE:
Living and where shown on plan:	Low voltage Downlights	White	Ex 21 with Atco Transformer
Bedrooms:	400mm Domus Alabaster Oyster Fitting	Frosted Glass with Chrome Trim	
Bathrooms/Laundry:	300mm Domus Alabaster Oyster Fitting	Frosted Glass with Chrome Trim	
Patio Lights:	Plain Bunker	Black	• EXC 3072
Wall Lights:	Half Eye Bunker	Black	• EXC 3073

WINDOW TREATMENTS:	DESCRIPTION:	COLOUR:	SUPPLIER:
To Front Elevations Only (& where side windows are in same room):	Note: The windows will be marked up on Plans where plans are required.		
Blinds to Living Areas:	Blindcraft L/40 Series Chain Operable roller system.	Fabric: Rama Col: Sand	Blindcraft Contact: Michael O'Brien 02 9557 5900
Blinds to Bedrooms:	Blindcraft L/40 Series Chain Operable roller System.	Fabric: Rama Col: Sand	

JOINERY:	DESCRIPTION:	COLOUR:	CODE:
KITCHEN:	2200mm high kitchens, 580mm deep cabinets, 700mm deep bench top with 20mm overhang, 600mm splashback, 300 deep overheads with 750mm deep bulkhead over		
Generally straight bench with island bench or galley kitchens	Caesar Stone • Straight Squared Edge • 20mm thick edge	Ice Snow	Ref: 9141
Cupboards Facing:	Formica laminate • Flush Doors • Hardform Edge	Refined Oak Neo	
Kickboards:	Formica Laminate	Refined Oak Neo	
Handles:	Lincoln Sentry Handle 168mm x 35mm	Stainless Steel	1-546-006
Handles position:	Vertical in 70mm from end of door Horizontal in centre of drawer		
Bulkheads: Refer to Kitchen detail	750D framed and gyprock lined	Painted same as wall	



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ABN 44 003 885 149



SHEARWATER MATERIAL & COLOUR SPECIFICATION

Splashback:	Caesar Stone Slab	Ice Snow	Ref: 9141
VANITIES:	Note Vanities are 350mm deep.		
Vanity Top 375mm	Caesar Stone - Straight Squared Edge 20mm thick edge	Ice Snow	Ref: 9141
Vanity Apron:	200mm high Caesar Stone	Ice Snow	Ref: 9141
Splashback:	100mm high Caesar Stone	Ice Snow	Ref: 9141
Vanity and Door:	Formica Laminate - Hardform Edge - Flush Door	Refined oak Neo	
Kickboard Finish:	Formica Laminate	Refined Oak Neo	
Handles:	Lincoln Sentry Knob	Satin Chrome	1-535-109
Handles position:	Vertical In 70mm from end of door Horizontal in centre of drawer		
LAUNDRY:	580mm cabinets with drop in sink, no overhead cupboards.		
Bench top:	Formica Laminate Straight Squared Edge	Concrete Quarry	
Cupboard Facing:	Formica Laminate Hardform Edge Door	Refined Oak Neo	
Kickboard Facing:	Formica Laminate	Refined Oak Neo	
Handles:	Lincoln Sentry Knob	Satin Chrome	1-535-109
Handles position:	Vertical In 70mm from end of door Horizontal in centre of drawer		
Splash back	Tiled 600mm high 2 Rows of White Tiles	Blanco Brillo 300 x 200 Laid Vertically	# 30003
WARDROBES	12mm pine board, 50x25 frame painted same as wall, with 75x25 fascia painted same as woodwork		
Built in robes	530mm deep robe 1 shelf at 1650mm	Painted same as wall.	
Linens	4 shelves	Painted same as wall.	
INTERNAL DOORS:	DESCRIPTION:	COLOUR:	CODE:
Passage	Corinthian prehung 2040 Hollow core flush doors	Refer to Colour Selection	
Wardrobes	- Flush hinged doors - Sliding mirror doors where nominated	Refer to Colour Selection	
INTERNAL DOOR FURNITURE:			

SHEARWATER MATERIAL & COLOUR SPECIFICATION

Passage Door Handles:	Gainsborough 'Linear' Lever	Satin Chrome	9113SC
Privacy Locks:	To Bathrooms, Ensuites, WC and powder room.	Satin Chrome	
Door Stops:	Gainsborough	Satin Chrome	6207SC
SKIRTING & ARCHTRAVES:	NOTE: LIFT ALL SKIRTING 10mm OFF SLAB and FLOOR		
	- Corinthian Step Architrave - Corinthian Step Skirting	Refer to Colour Selection	- STA 67 X 12 - STA 92 X 12

STAIRCASE: **NOTE: Sheet all walls under stairs. Skirting to walls under stairs. Paint underside of stairs, inc treads and risers.**

- Riser - Bull nose Style - Handrail Style - Baluster Style - Post Top Style - Newel Post Style	- Closed - Mdf - Square - Pine - M9 Stainless with plain as discussed - PT19 - N11	- Carpet - Carpet - Stained - Stainless Steel - Painted - Painted	- NA - NA - Ref Colour Sel. - Stainless Steel - Ref Colour Sel. - Ref Colour Sel.
--	---	--	--

INTERNAL LININGS:	DESCRIPTION:	COLOUR:	CODE:
Cornice to all Ground Floor Areas except Wet Areas, Bed 1 and Upstairs Living Areas:	CSR Tempo	Same as Ceiling	
Cornice to All Wet Areas & Secondary Bedrooms.	90mm Cove	Same as Ceiling	
Stair and Void Expansion:	Set Expansion joint	Same as wall	
Raked ceilings and dwarf walls / capping detail:	Shadow line	Same as wall	P50

SANITARY FITTINGS: **NOTE: ALL TAPWARE IS TO BE AAA RATED**

KITCHEN:	DESCRIPTION:	COLOUR:	CODE:
Sink:	Abey Sinks 2 x KBIU Under mounted	Stainless Steel	
Tapware:	Suprema Kitchen Mixer	Chrome/Chrome	SUP810
Water Filter:	Everpure Water Filter With Starter Kit	Goose Neck Tap	
MAIN BATHROOM:	DESCRIPTION:	COLOUR:	CODE:
Bathroom Bath Tub	1700 Decina Lido Bath	White	
Bath tap	Suprema bath wall Mixer	Chrome/Chrome	SUP840



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 Sydney NSW 2000
 Ph 02 8273 6000 Fax 02 8273 6099
 ABN 44 003 885 149



SHEARWATER MATERIAL & COLOUR SPECIFICATION

Bath Spout:	Suprema 200mm Hyatt bath spout	Chrome/Chrome	
Basin:	Suprema Giotto 7500 Semi-recessed	White	
Vanity Tapware:	Suprema Basin Mixer	Chrome/Chrome	SUP820
Shower Tapware:	Suprema Shower wall Mixer	Chrome/Chrome	SUP840
Shower Arm:	Suprema Delux "low flow" shower head	Chrome/Chrome	
Waste Outlet:	-	Stainless Steel	
Cistern Plumbing:	-	Chrome	
Toilet Suite:	Caroma Reflections	White	
Toilet Roll holder:	Suprema Hyatt toilet roll holder	Chrome Plated	
Towel Rail:	2 x Suprema Hyatt 800mm Towel Rail	Chrome Plated	
Hand Towel Ring:	Suprema Hyatt Grip Towel	Chrome Plated	
Shower Screen:	• 1900mm Height • Semi Frameless, Clear Glass • Pivot Door	Chrome Frame	
Mirror:	• Frameless with polished Edges • Line top with shower screen	Note: Use Chrome Metal Clips.	
ENSUITE:	DESCRIPTION:	COLOUR:	CODE:
Ensuite Bath Tub	1700 Decina Lido Spa	White with 6 Chrome Jets	
Bath tap	Suprema bath wall Mixer	Chrome/Chrome	SUP840
Bath Spout:	Suprema 200mm Hyatt bath spout	Chrome/Chrome	
Basin:	Suprema Giotto 7500 Semi-recessed	White	
Vanity Tapware:	Suprema Basin Mixer	Chrome/Chrome	SUP820
Shower Tapware:	Suprema Shower Wall Mixer	Chrome/Chrome	SUP840
Shower Arm:	Suprema Delux "low flow" shower head	Chrome/Chrome	
Waste Outlet:	-	Stainless Steel	
Cistern Plumbing:	-	Chrome	
Toilet Suite:	Caroma Reflections	White	
Towel Rail:	2 x Suprema Hyatt 800mm Towel Rail	Chrome Plated	



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SHEARWATER MATERIAL & COLOUR SPECIFICATION

Hand Towel Ring:	Suprema Hyatt Grip Towel	Chrome Plated	
Toilet Roll holder:	Suprema Hyatt toilet roll holder	Chrome Plated	
Shower Screen:	1900mm Height - Semi Frameless, Clear Glass - Pivot Door	Chrome Frame	
Mirror:	- Frameless with polished Edges - Line top with shower screen	Note: use chrome mirror clips	
DOWNSTAIRS WC:	DESCRIPTION:	COLOUR:	CODE:
Basin:	Caroma Integra 500 (Small Size) Wall Basin (with shroud) 1 Tap Hole	White	(Note: Plumbing will have to come out of the wall).
Vanity Tapware:	Suprema Basin Mixer	Chrome/Chrome	SUP820
Waste Outlet:	-	Stainless Steel	
Cistern Plumbing:	-	Chrome	
Toilet Suite:	Caroma Reflections	White	
Hand Towel Ring:	Suprema Hyatt Grip Towel	Chrome Plated	Hand Towel Ring:
Toilet Roll holder:	Suprema Hyatt toilet roll holder	Chrome Plated	
Mirror:	- Frameless with polished Edges - Line top with shower screen	Note: use chrome mirror clips	
LAUNDRY:	DESCRIPTION:	COLOUR:	CODE:
Sink:	Abey Flush line Tub 45L RBP Flush	Stainless Steel	
Tapware:	- Suprema Hyatt - Washing Machine Set - Suprema Kitchen Mixer	Chrome/Chrome	SUP810

APPLIANCES:	MAKE:	DESCRIPTION:	MODEL:
Under Bench Oven:	Smeg	Electric Stainless Steel	SA360X
Cook top:	Smeg	Gas Stainless Steel 60cm	SAR134AX
Dishwasher:	Smeg	Stainless Steel - Fully Integrated	ST662
Range hood:	Smeg	Stainless Steel Slide out Ducted outside	SA480T



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SHEARWATER MATERIAL & COLOUR SPECIFICATION

Microwave:	Smeg	Stainless Steel	SA31MX
Microwave Trim Kit:	Smeg	Stainless Steel to suit SA31MX	N/A
GAS:			
Hot Water System:	Rheem Integrity 24Ltr	Gas Instantaneous	
HWS Recess Box	To Suit Above		
Gas Point:	4 x Gas Points	- Gas Cook top - Heating - BBQ External - HWS	

INTERNAL PAINT COLOURS:	WALLS:	CEILING:	WOODWORK:
Refer to Colour Selection	3 Coat System	2 Coat System	Taubmans
INTERNAL PAINT COLOURS:	WALLS:	CEILING:	DESCRIPTION:
INTERNAL WALLS TO ALL LIVING AREAS, KITCHEN, LAUNDRY AND BEDROOMS:	Taubmans Hazel Snow	50% Strength Taubmans Hazel Snow	
INTERNAL WALLS TO ALL BATHROOMS AND WC'S:	50% Strength Taubmans Hazel Snow	50% Strength Taubmans Hazel Snow	
INTERNAL WALLS TO GARAGE:	Taubmans Hazel Snow	50% Strength Taubmans Hazel Snow	
ROBES/LINEN:	Taubmans Hazel Snow	50% Strength Taubmans Hazel Snow	
DOOR FRAMES:	Taubmans Hazel Snow	N/A	Enamel Gloss
ARCHTRAVES/SKIRTINGS:	Taubmans Hazel Snow	N/A	Enamel Gloss
INSIDE OF FRONT ENTRY DOOR & LAUNDRY DOOR:	Taubmans Hazel Snow	N/A	Enamel Gloss
INTERNAL DOORS:	Taubmans Hazel Snow	N/A	Enamel Gloss
STAIR NEWEL POSTS:	Taubmans Hazel Snow	N/A	Enamel Gloss

FLOOR FINISHES:	DESCRIPTION:	COLOUR:	LAYOUT:
ENTRY : <i>Note: includes running 1 row</i>	A4OAF2 Floor Tile # 02265	400 x 400mm	Laid Square

SHEARWATER MATERIAL & COLOUR SPECIFICATION

<i>of tiles into Under- Stairs Storage Area.</i>			
FEATURE BORDER MAT TO ENTRY: Note: Approx 80mm wide	Botticino Brick Tumble 4 Rows	#	Laid as per layout on plan.
LIVING/DINING:	Carpet Red Book Moroso 100% Nylon	Col: 1 Appaloosa	
FAMILY/BREAKFAST/KITCHEN:	A4OAF2 Floor Tile # 02265	400 x 400mm	Laid Square
WC DOWNSTAIRS:	Ceramic Tile	Eternity Perla 200 x 200mm	Laid Square
LAUNDRY:	Ceramic Tile	Eternity Perla 200 x 200mm	Laid Square With 1 tile high as skirt around walls.
STAIRS/MEDIA:	Carpet Red Book Moroso 100% Nylon	Col: 1 Appaloosa	
BED 1:	Carpet Red Book Moroso 100% Nylon	Col: 1 Appaloosa	
BED 2:	Carpet Red Book Moroso 100% Nylon	Col: 1 Appaloosa	
BED 3:	Carpet Red Book Moroso 100% Nylon	Col: 1 Appaloosa	
ENSUITE:	Ceramic Tile	Eternity Perla 200 x 200mm	Laid Square
MAIN BATHROOM:	Ceramic Tile	Eternity Perla 200 x 200mm	Laid Square
ENTRY PATIO INCL THRESHOLD:	Ceramic Tile	Nero Chandon Grip 300 x 300mm	½ Tile Cut Border with Square Infil
BALCONY:	Ceramic Tile	Nero Chandon Grip 300 x 300mm	Laid Square ½ Tile Skirt to Balcony Walls Only.

WALL TILING:	DESCRIPTION:	DETAILS:	CODE:
NOTE:	Soap Dish Holders to be placed on White Tiled Walls in every case.		
DOWNSTAIRS WC WALL:	1200mm high Ceramic Tiles No Feature	Blanco Brillo - White 300 x 200 Laid Vertically	# 30003

SHEARWATER MATERIAL & COLOUR SPECIFICATION

LAUNDRY SKIRT:	1 Row x Full Floor Tile as skirt	Eternity Perla 200 x 200mm	
LAUNDRY SPLASHBACK:	600mm high Ceramic Tiles 2 Rows high	Blanco Brillo - White 300 x 200 Laid Vertically	# 30003
KITCHEN SPLASHBACK:	Caesar Stone Slab	Ice Snow	Ref: 9141
ENSUITE WALL:	2.0m high in shower 1.2m elsewhere Ceramic Tiles	Blanco Brillo - White 300 x 200 Laid Vertically	# 30003
<u>ENSUITE:</u> FEATURE WALL IN SHOWER AS NOTED ON DRAWING: FEATURE TILE TOP & SIDE OF BATH HOB:	2.0m high Ceramic Tiles 100 x 100mm	Marco Polo VMP036	Laid Square
MAIN BATHROOM WALL:	2.0m high in shower 1.2m elsewhere Ceramic Tiles	Blanco Brillo - White 300 x 200 Laid Vertically	# 30003
<u>MAIN BATHROOM:</u> FEATURE WALL IN SHOWER AS NOTED ON DRAWING: FEATURE TILE TOP & SIDE OF BATH HOB:	2.0m high Ceramic Tiles 100 x 100mm	Marco Polo VMP036	Laid Square

ELECTRICAL	DESCRIPTION:	DETAILS:	CODE:
SECURITY SYSTEM:			
Alarm:	Eurovac (Silver)	Alarm System	SS003.01 (3plr+1keypad)
AIR CONDITIONING:			
Displays:	Full Reverse Cycle Ducted	TBA	TBA



CPG Developments Pty Limited
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Sydney NSW 2000
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ABN 44 003 885 149



SHEARWATER MATERIAL & COLOUR SPECIFICATION

Remainder:	Ducting only	TBA	TBA
PV SOLAR COLLECTOR:			
	Full System	Co. Pacific Solar Contact: Dr Sean Edminston Ph: 9316 6811	
METER BOX:			
All Homes:	Recessed Meter Box	Located as shown on Plan	

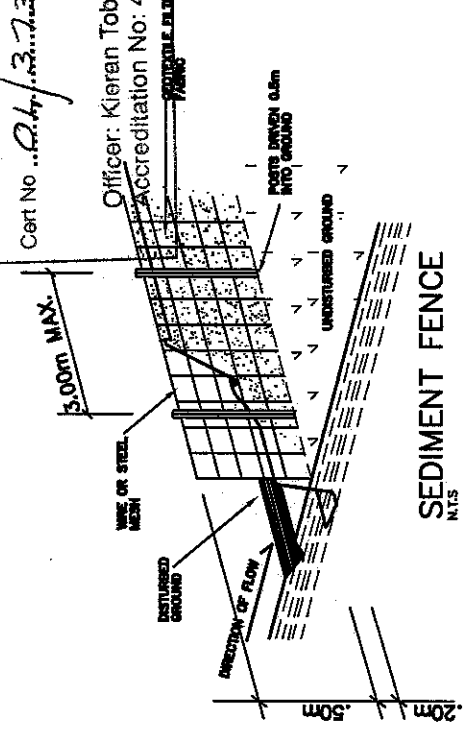
2/6



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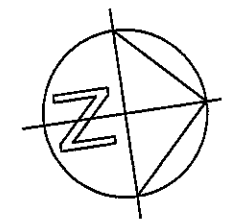
Cert No. 04/3733

Officer: Kieran Tobin
Accreditation No: 44



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT TOPSOILS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX) OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



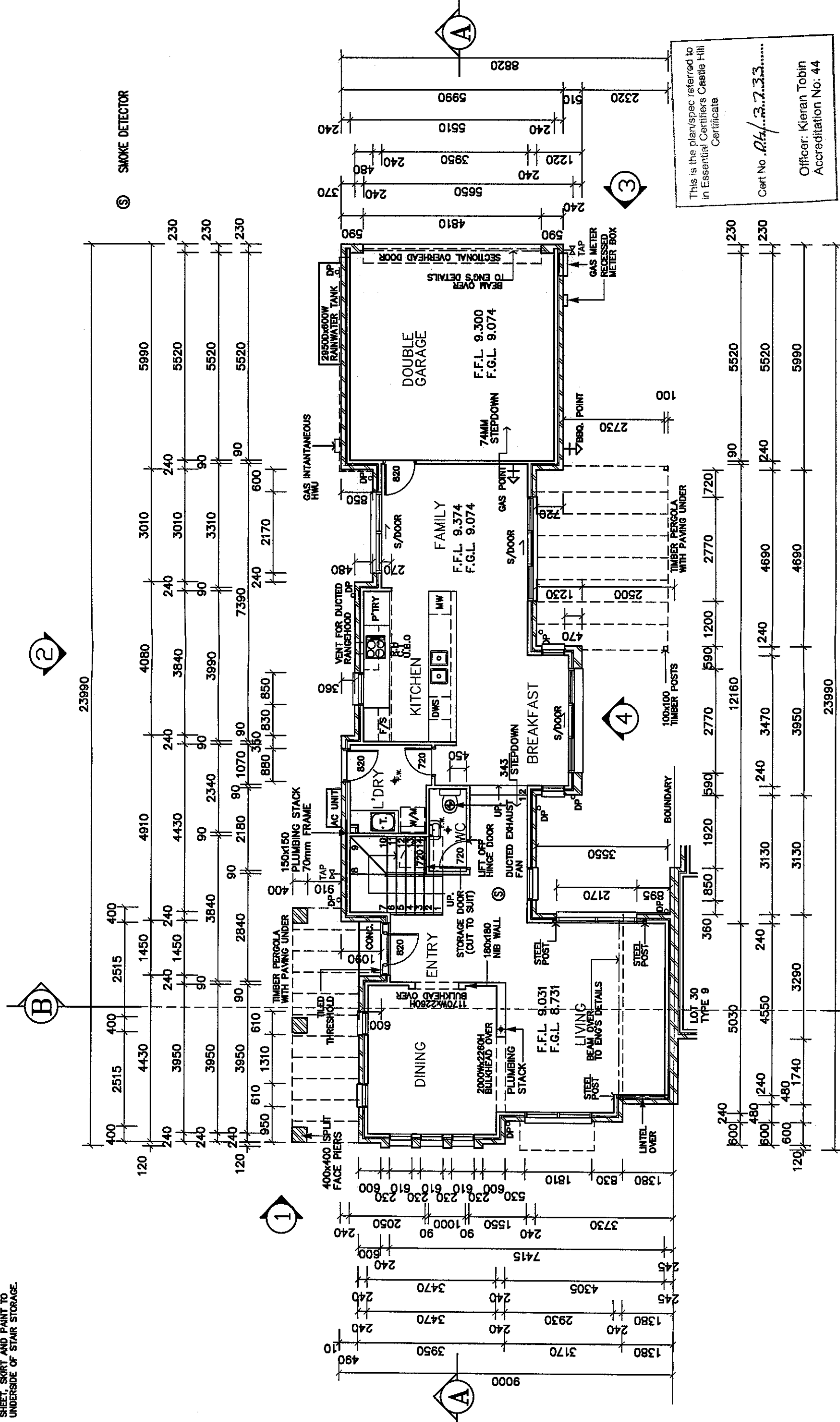
SEDIMENT PLAN

DOMAINE
HOMES PTY LTD

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	PM	04.12.03	TENDER PLANS	A	CPG DEVELOPMENTS
	NW	28.01.04	ADDITION OF PARTY WALL ETC.	B	SITE
	MD	10/2/04	30mm CAVITY TO FRAME & D.E.B. ETC.	C	LOT 29
					KINGFISHER WAY
					WARRIEWOOD VALLEY

	HOUSE TYPE	4C	ISSUE	C
DRAWN: SRP(PM)	COLOUR SCHEDULE	MOJO/ALMOND	SHEET NO.	1/1
SCALE 1:100	DATE: 04.12.03	CPG 87-ID-L29		

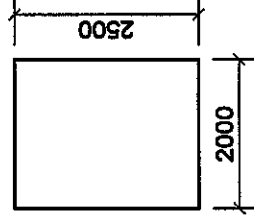
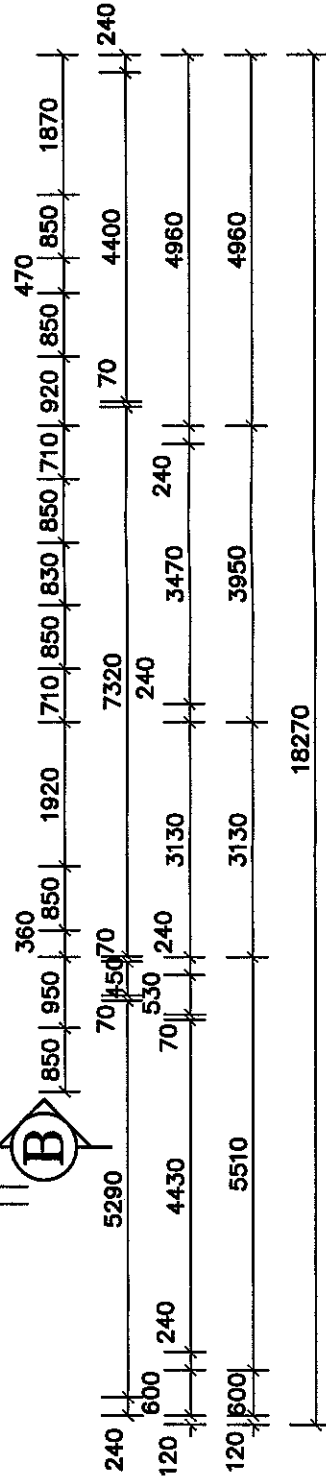
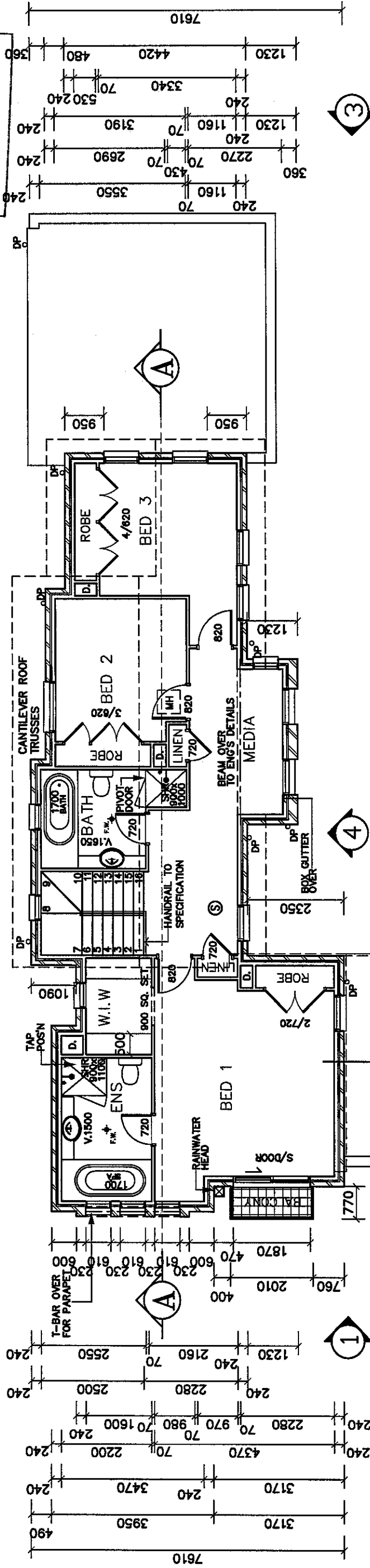
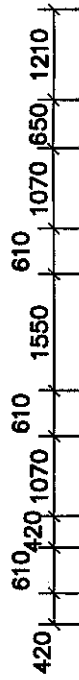
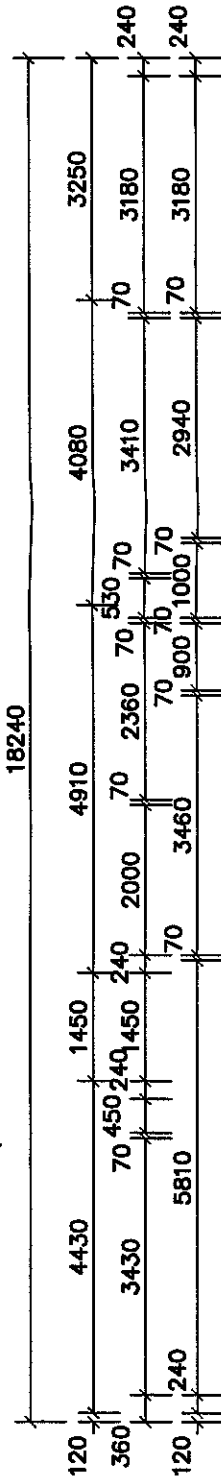
NOTE: SHEET, SKIRT AND PAINT TO UNDERSIDE OF STAIR STORAGE.



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 Cert No. *04/12/03-2.2.3.3*.....
 Officer: Kieran Tobin
 Accreditation No: 44

GROUND FLOOR PLAN

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				Drawn: NW Date: 28.01.04 Revision: ADDITION OF PARTY WALL ETC.	Client: SITE Issue: B			COLOUR SCHEDULE MOJO/ALMOND SHEET NO. 2/14						
				Drawn: MD Date: 10/2/04 Revision: 30mm CAVITY TO FRAME & D.E.B. ETC.	Client: LOT 29 Issue: C			SCALE 1:100 CPG 87-1D-L29						
						KINGFISHER WAY WARRIEWOOD VALLEY								



STAIR CUTOUT DETAIL

SMOKE DETECTOR
This is the plan/area referred to in Essential Certifiers Castle Hill Certificate
Cert No 04/3733
Officer: Kieran Tobin
Accreditation No: 44

FIRST FLOOR PLAN

Suite 1, Ground Floor,
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DRAWN	DATE	REVISION	ISSUE	CLIENT	AREAS
PM	04.12.03	TENDER PLANS	A	CPG DEVELOPMENTS	GROUND FLOOR - 111.042 Sqm
NW	28.01.04	ADDITION OF PARTY WALL ETC.	B	SITE	FIRST FLOOR - 105.006 Sqm
MD	10/2/04	30mm CAVITY TO FRAME & D.E.B. ETC.	C	LOT 29	BALCONIES - 1.55 Sqm
				KINGFISHER WAY	GARAGE - 34.819 Sqm
				WARRIEWOOD VALLEY	TOTAL LIVING AREA - 252.417 Sqm

HOUSE TYPE	ISSUE	COLOUR SCHEDULE	SHEET NO.
4C	C	MOJO/ALMOND	3/14

**HORIZONTAL
AWNING
SEE DETAIL**

cert No. 04/3733

SELECTED METAL ROOFING

SELECTED METAL ROOFING

SPLIT FACE PIERS

DOMAINE

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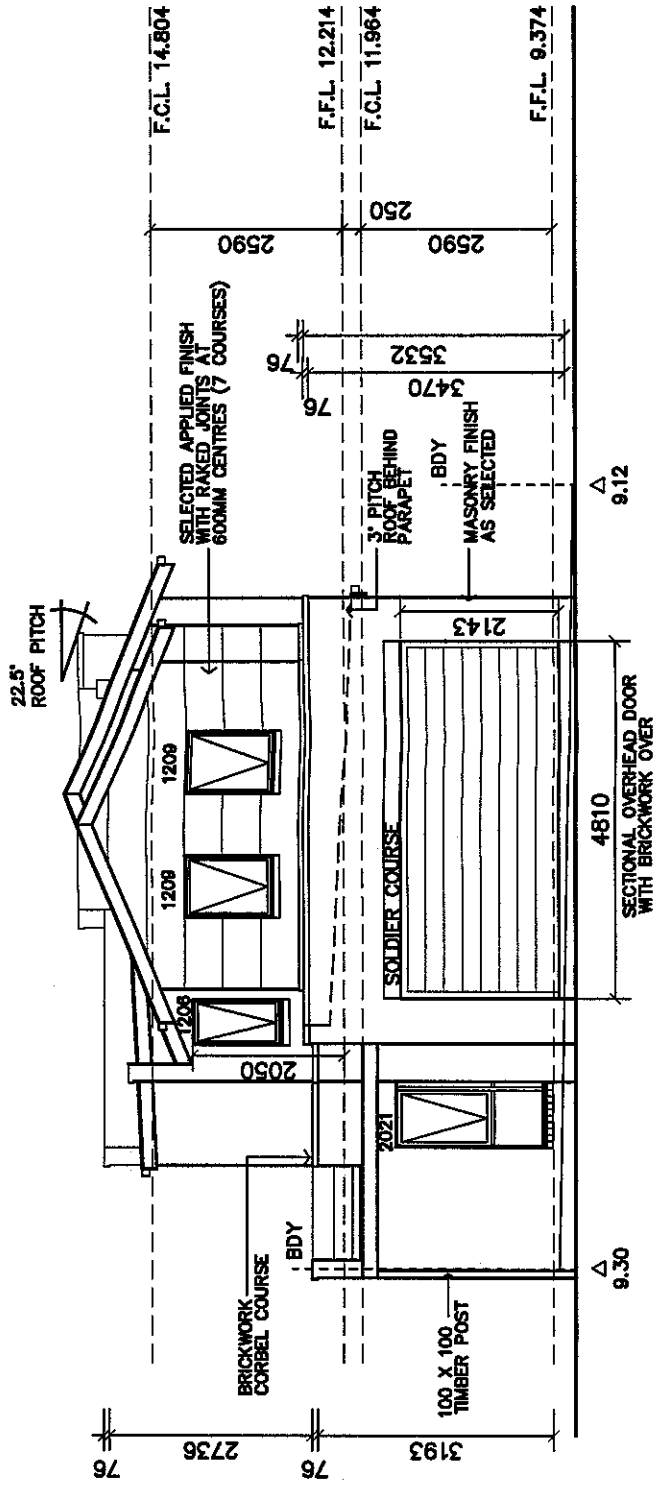
A	CPG DEVELOPMENTS
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4C

MOJO/ALMOND 4/14

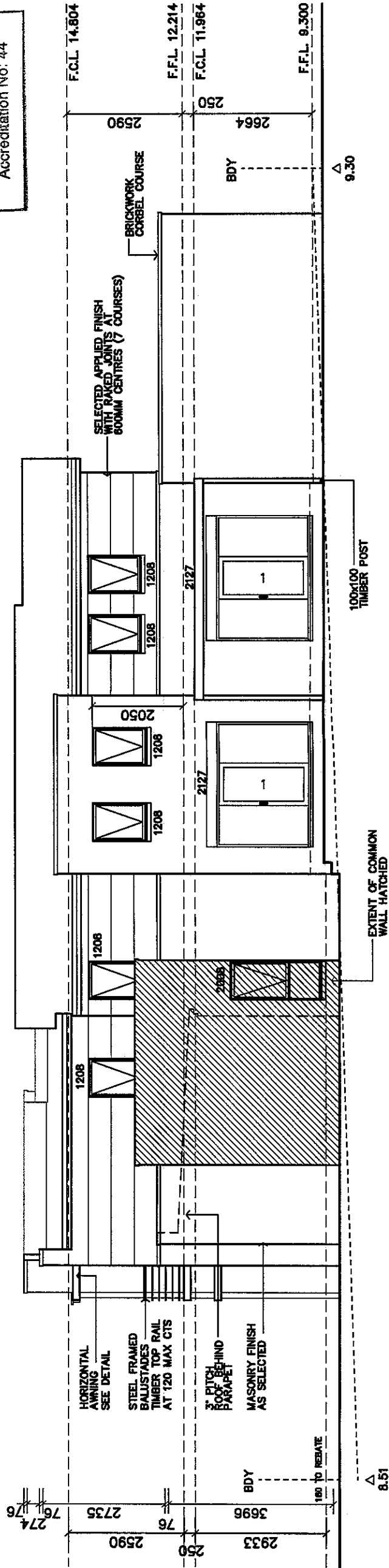
DRAWN:SRP(PM)	DATE: 04.12.03
SCALE 1:100	CPG 87-1D-L29

NOTE:
GROUND & FIRST FLOOR WINDOW
HEAD HEIGHT 2150mm



ELEVATION 3

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ELEVATION 4

ELEVATIONS

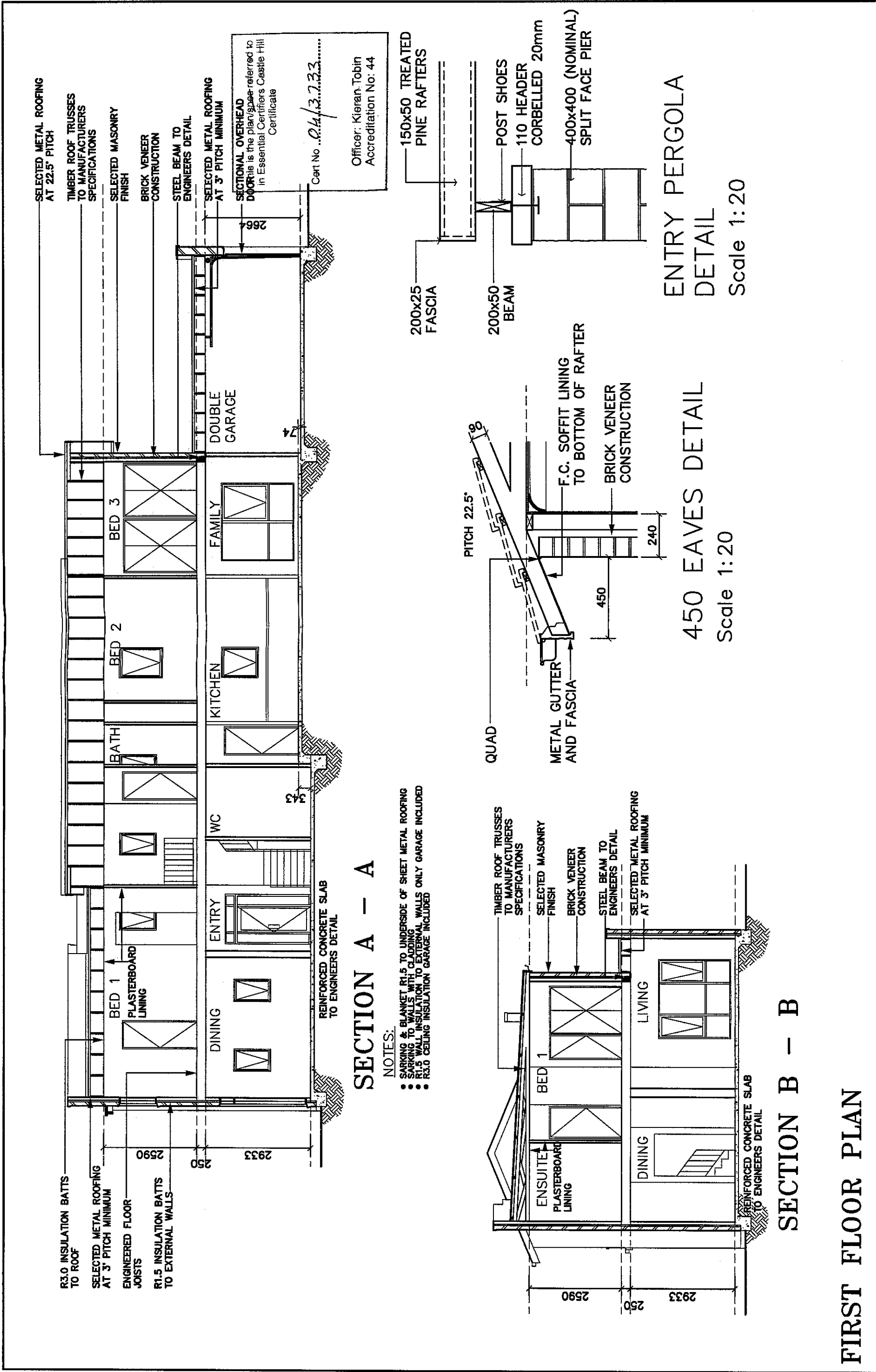
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DRAWN	DATE	REVISION	CLIENT
PM	04.12.03	TENDER PLANS	CPG DEVELOPMENTS
NW	28.01.04	ADDITION OF PARTY WALL ETC.	SITE
MD	10/2/04	30mm CAVITY TO FRAME & D.E.B. ETC.	LOT 29
			KINGFISHER WAY
			WARREWOOD VALLEY

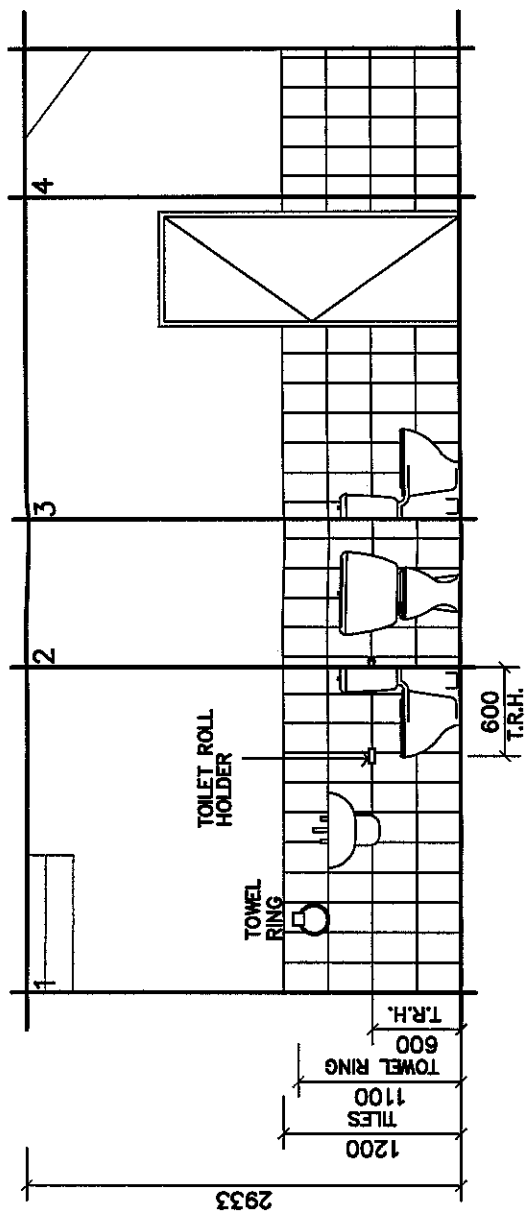
HOUSE TYPE	ISSUE
4C	C
COLOUR SCHEDULE	SHEET NO.
MOJO/ALMOND	5/14

DRAWN: SRP(PM) DATE: 04.12.03
SCALE 1:100 CPG 87-1D-L29

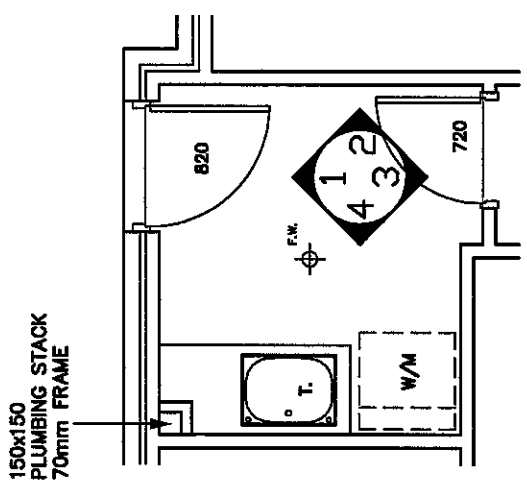


FIRST FLOOR PLAN

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					PM	04.12.03	TENDER PLANS	A	CPG DEVELOPMENTS				
					NW	28.01.04	ADDITION OF PARTY WALL ETC.	B	SITE				
					MD	10/2/04	30mm CAVITY TO FRAME & D.E.B. ETC.	C	LOT 29				
									KINGFISHER WAY				
									WARRIEWOOD VALLEY				
DRAWN:SRP(PM)		DATE: 04.12.03		COLOUR SCHEDULE		SHEET NO.							
SCALE 1:100		CPG 87-ID-L29											
MOJO/ALMOND												6/14	



W.C. DETAIL

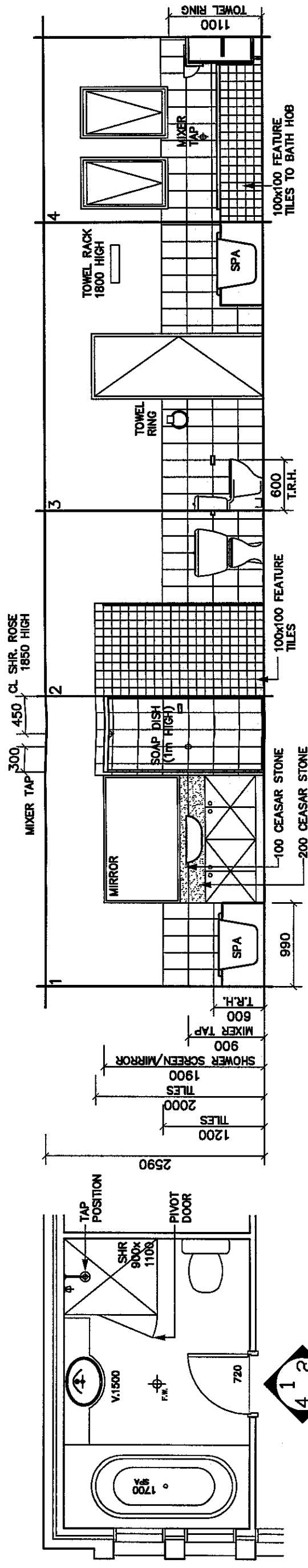


LAUNDRY DETAIL

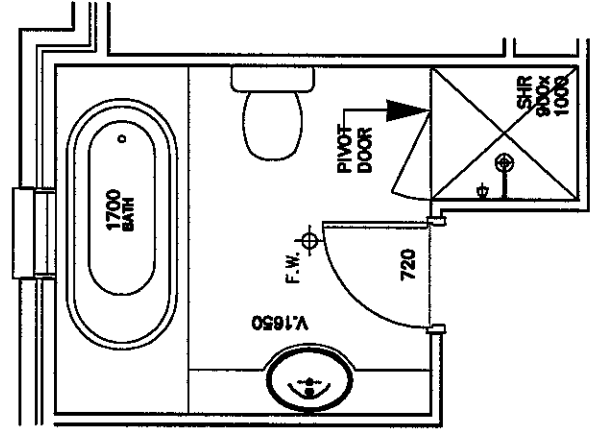
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 Cert No
 Officer: Kieran Tobin
 Accreditation No: 44

WET AREA DETAILS

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	PM 04.12.03 TENDER PLANS A CPG DEVELOPMENTS		NW 28.01.04 ADDITION OF PARTY WALL ETC. B SITE		MD 10/2/04 30mm CAVITY TO FRAME & D.E.B. ETC. C LOT 29		COLOUR SCHEDULE MOJO/ALMOND	
	DATE: 04.12.03 DATE: 04.12.03		SCALE 1:50 CPG 87-1D-L28		SHEET NO. 7/14		WARRIEWOOD VALLEY KINGFISHER WAY	
	1200x200 TILING TO MATCH FLOOR		1200x200 TILING TO MATCH FLOOR		1200x200 TILING TO MATCH FLOOR		1200x200 TILING TO MATCH FLOOR	



ENSUITE DETAIL



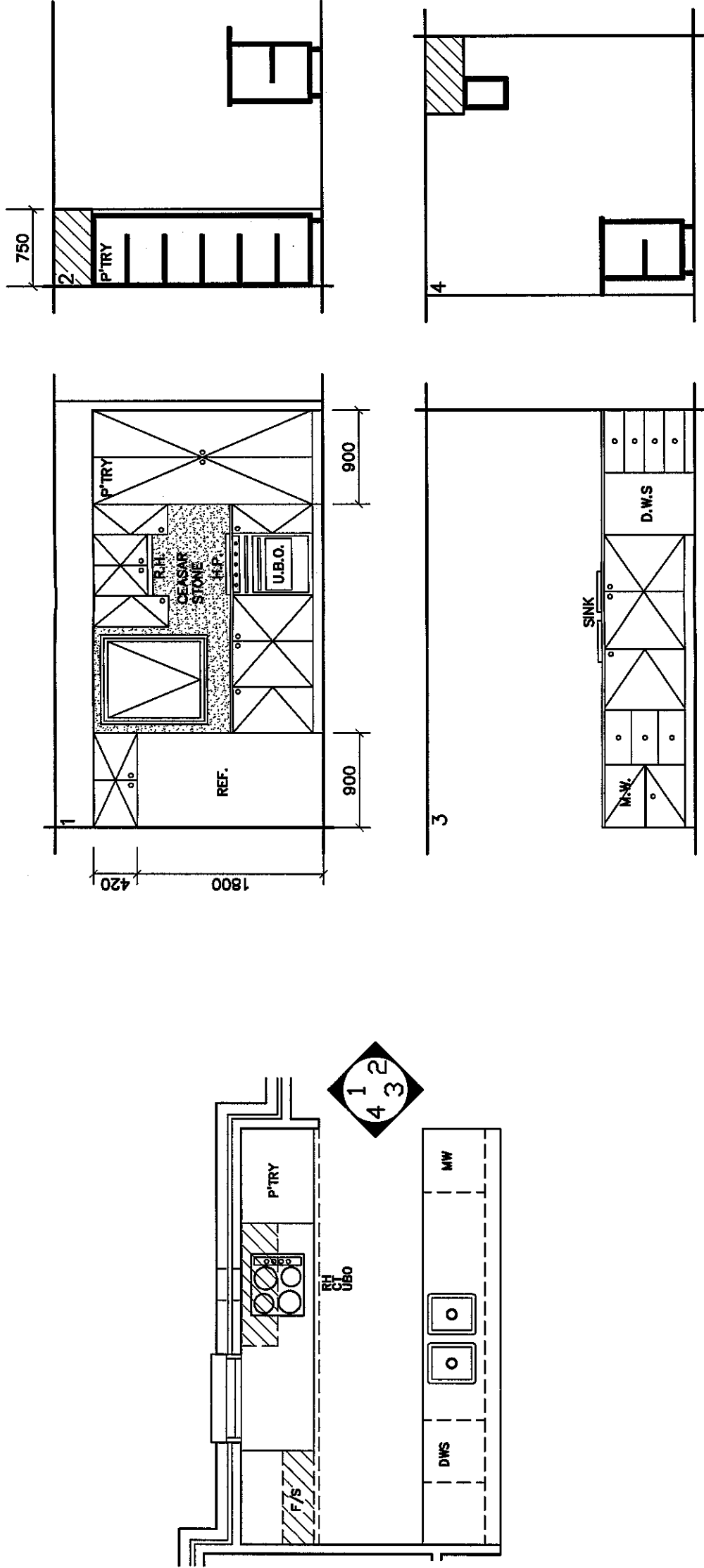
BATHROOM DETAIL

WET AREA DETAILS

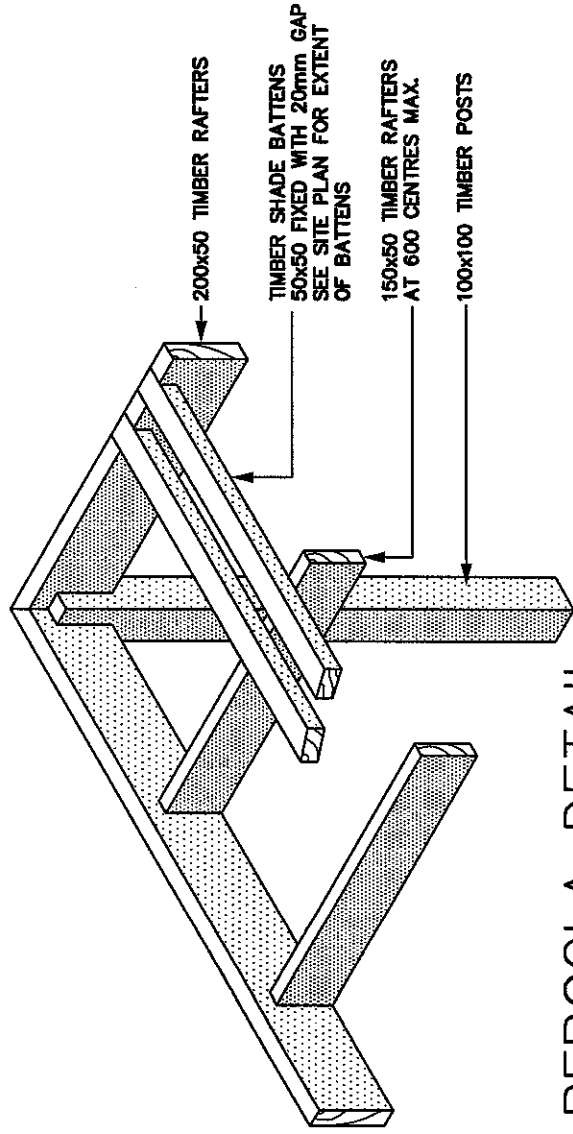
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WET AREA DETAILS

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					PM	04.12.03	TENDER PLANS	A	CPG DEVELOPMENTS							
					NW	28.01.04	ADDITION OF PARTY WALL ETC.	B	SITE							
					MD	10/2/04	30mm CAVITY TO FRAME & D.E.B. ETC.	C	LOT 29 KINGFISHER WAY WARREWOOD VALLEY							

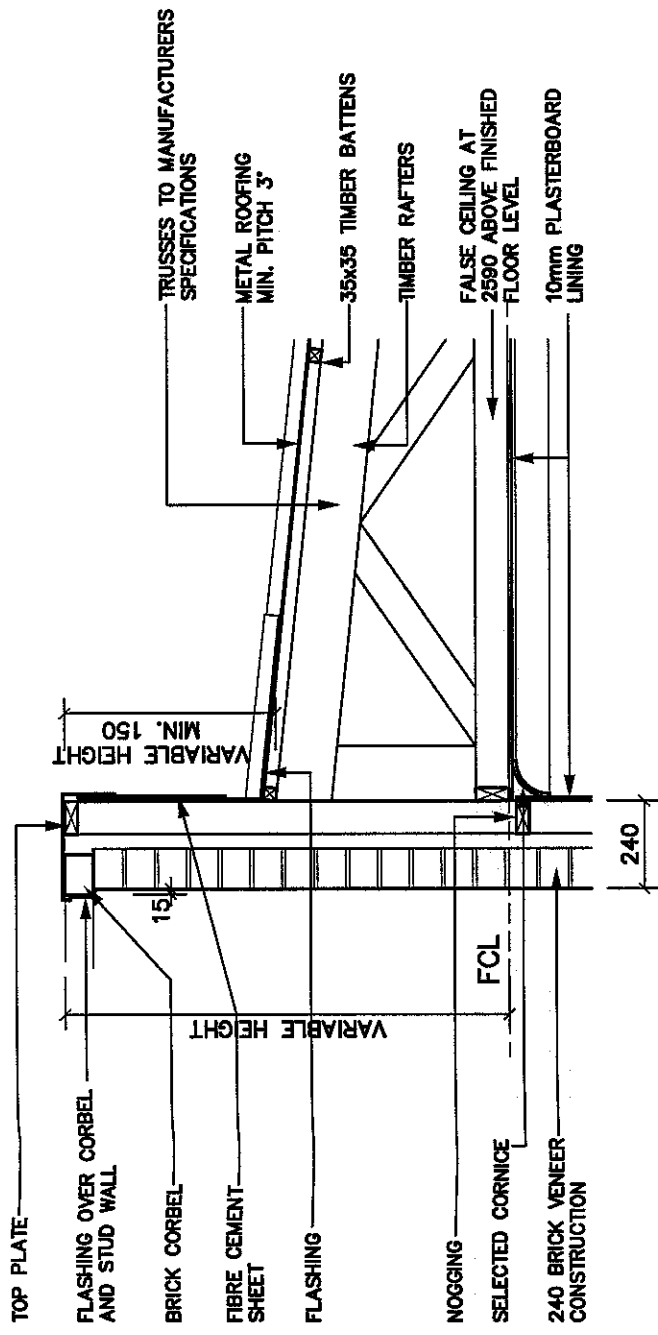


KITCHEN DETAIL



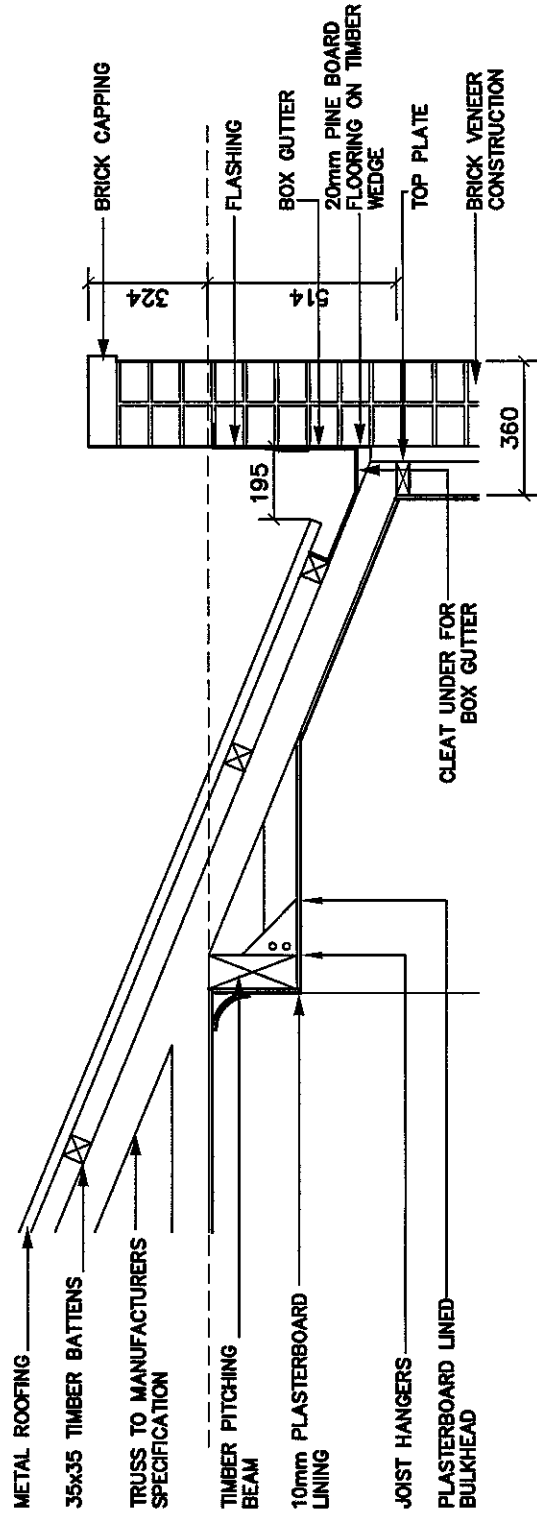
PERGOLA DETAIL

Scale 1:20



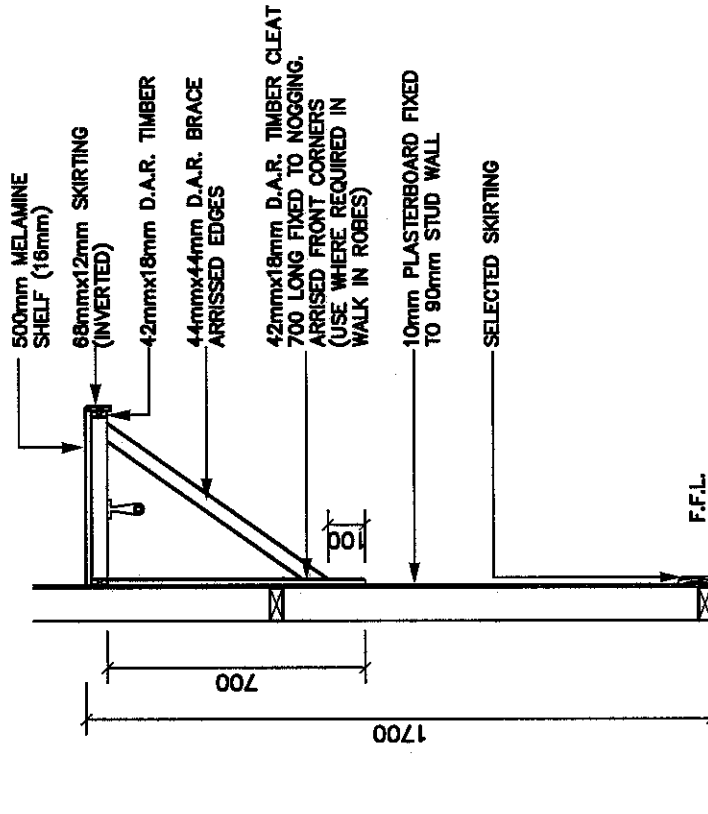
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Scale 1:20



MEDIA ROOM PARAPET DETAIL

Scale 1:20



W.I.R. SHELF DETAIL

Scale 1:20

DETAILS

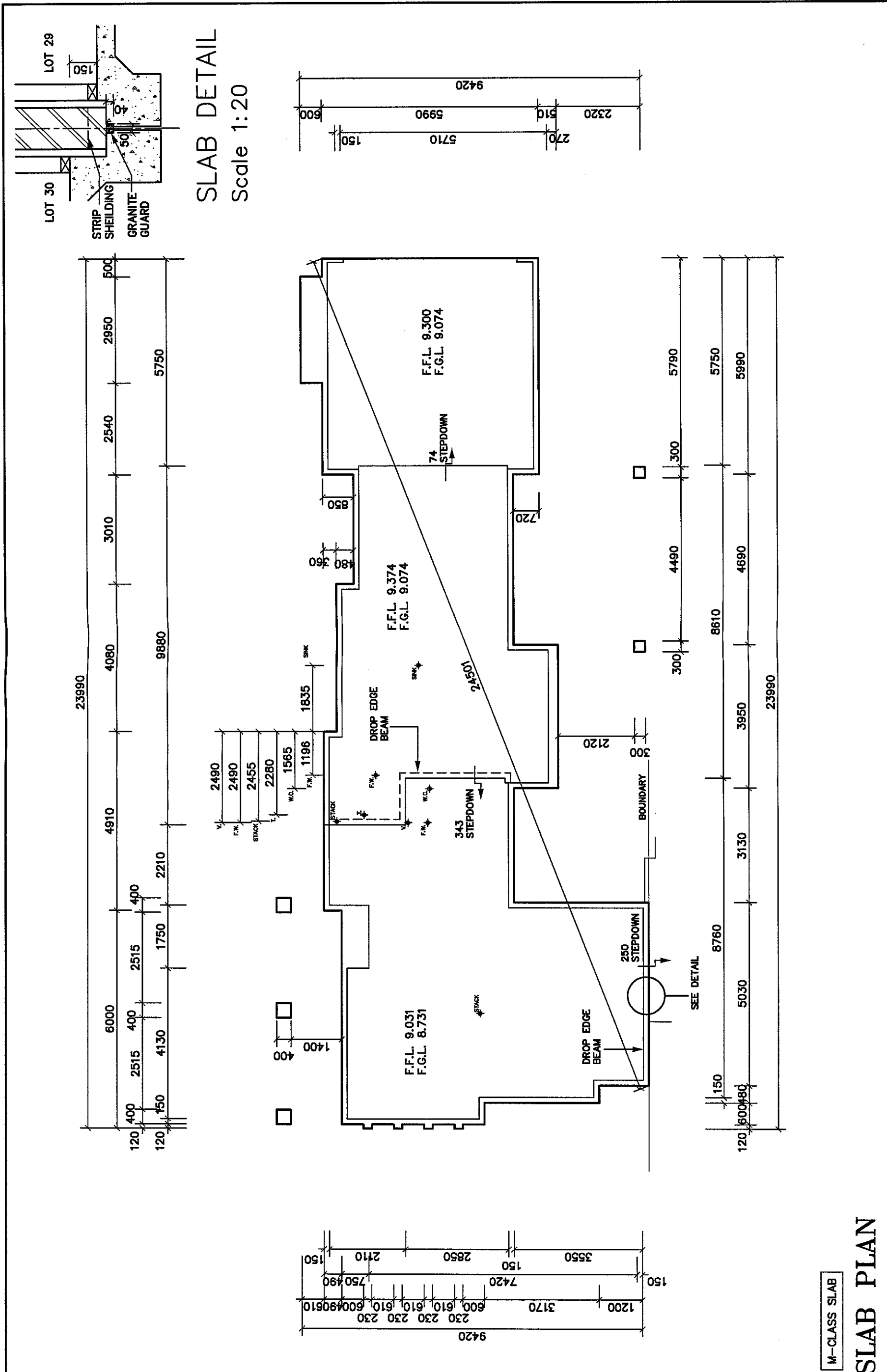
DOMAINE

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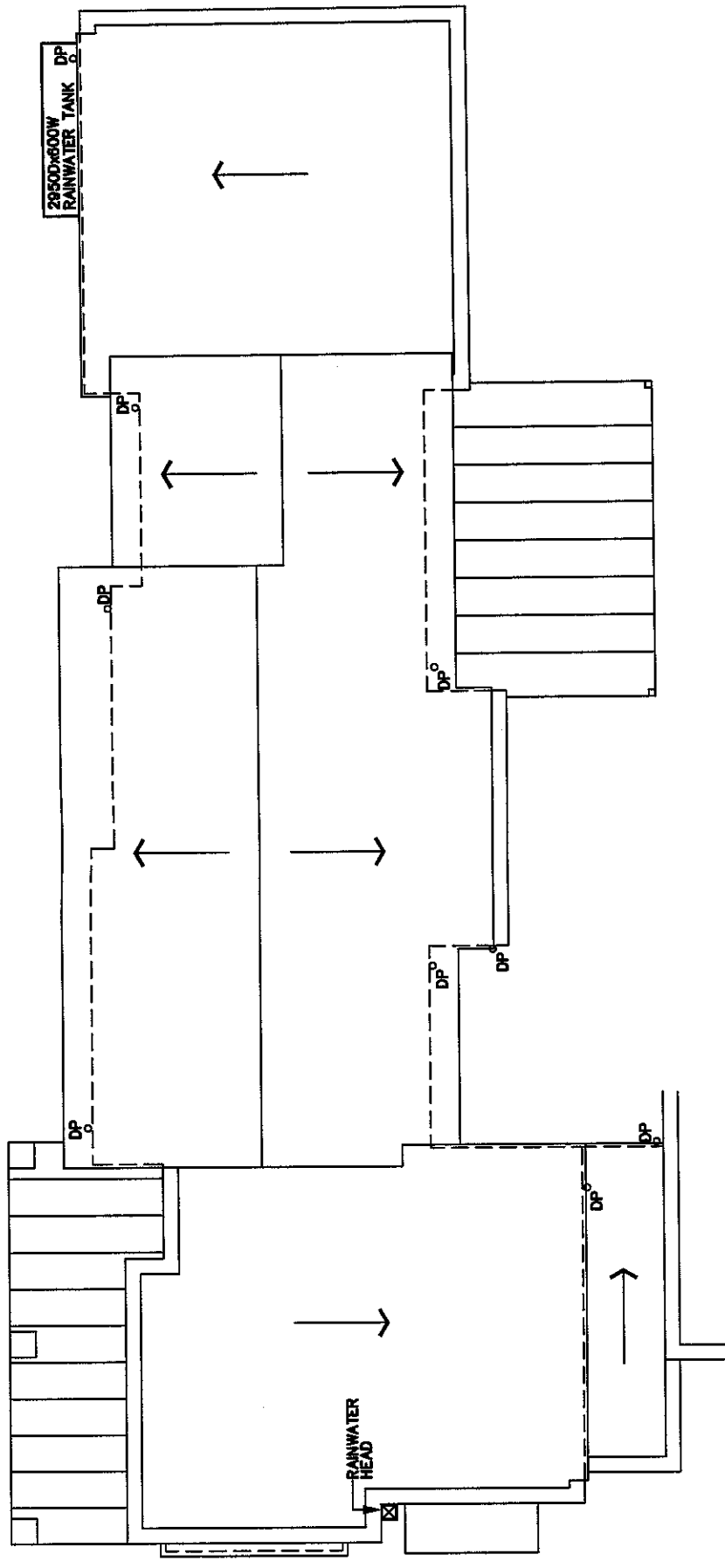
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NW	28.01.04	ADDITION OF PARTY WALL ETC.	B	SITE
MD	10/2/04	30mm CAVITY TO FRAME & D.E.B. ETC.	C	LOT 29
				KINGFISHER WAY
				WARRIWOOD VALLEY

HOUSE TYPE	4C	ISSUE	C
COLOUR SCHEDULE	MOJO/ALMOND	SHEET NO.	10/14
DRAWN: SRP(PM)	DATE: 04.12.03	SCALE 1:20	CPG 87-1D-L29



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			PM	04.12.03	TENDER PLANS	A	CPG DEVELOPMENTS			COLOUR SCHEDULE MOJO/ALMOND		SHEET NO. 11/14
			NW	28.01.04	ADDITION OF PARTY WALL ETC.	B	SITE					

ROOF PLAN



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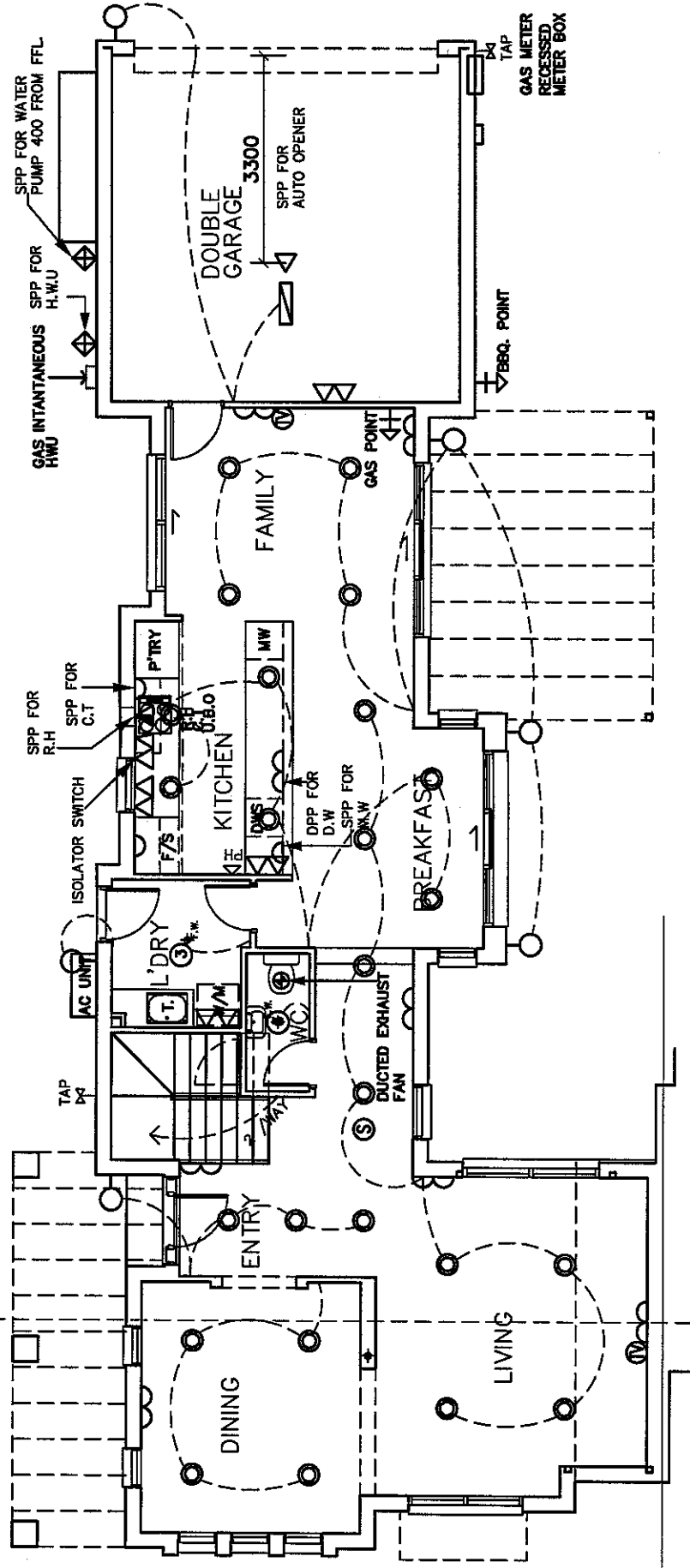
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DRAWN	DATE	REVISION	CLIENT	ISSUE
PM	04.12.03	TENDER PLANS	CPG DEVELOPMENTS	A
NW	28.01.04	ADDITION OF PARTY WALL ETC.	SITE	B
MD	10/2/04	30mm CAVITY TO FRAME & D.E.B. ETC.	LOT 29	C
			KINGFISHER WAY	
			WARRIEWOOD VALLEY	

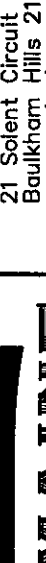
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COLOUR SCHEDULE	MOJO/ALMOND	SHEET NO.	12/14
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SCALE 1:100	CPG 87-1D-L28		

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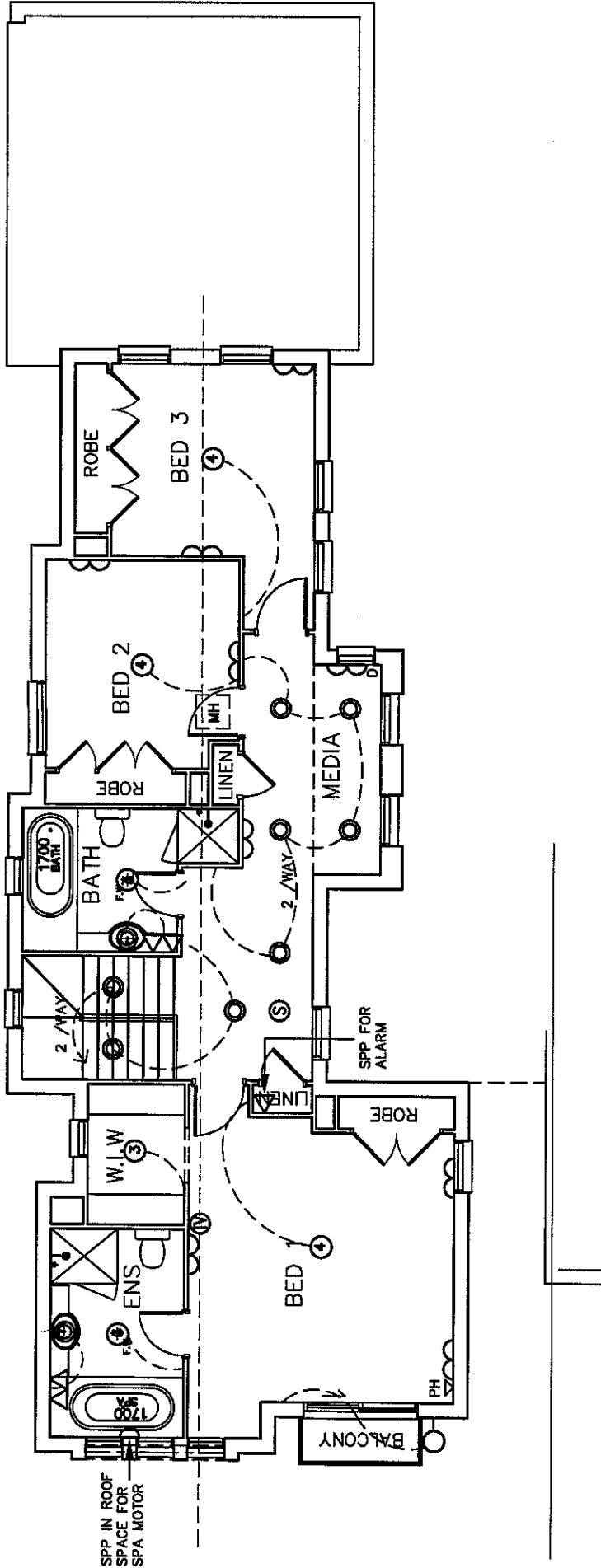
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	DOUBLE GENERAL PURPOSE OUTLET 1040 HIGH		EXHAUST FAN
	SINGLE GENERAL PURPOSE OUTLET 200 HIGH		TELEVISION POINT
	DOUBLE GENERAL PURPOSE OUTLET 200 HIGH		DOWN LIGHT
	CEILING LIGHT OUTLET		CEILING FAN
	WALL MOUNTED BATTERY		SMOKE DETECTOR
	400mm OPAL FITTING		DOUBLE FLOURESCENT LIGHT
	300mm OPAL FITTING		SPA PUMP POSITION
	WATER PROOF G.P.O.		AIR CON. THERMOSTAT
	SINGLE GENERAL PURPOSE OUTLET 1800 HIGH		ALARM CONTROL PANEL
	SINGLE GENERAL PURPOSE OUTLET 2000 HIGH		PHONE POINT
	WEATHERPROOF LIGHT		RETURN AIR
	DATA POINT		INTERCOM POINT



GROUND FLOOR ELECTRICAL PLAN

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Electrical Legend:				
△	SINGLE GENERAL PURPOSE OUTLET 1040 HIGH	④	A/C OUTLET	
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△	SINGLE GENERAL PURPOSE OUTLET 2000 HIGH	△ PH	PHONE POINT	
◆	WEATHERPROOF LIGHT	⊐⊐	RETURN AIR	
○	DATA POINT	IC	INTERCOM POINT	



FIRST FLOOR
ELECTRICAL PLAN

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																KINGFISHER WAY				MOJO/ALMOND	14/14
																WARRIEWOOD VALLEY	SCALE 1:100	DRAWN:SRP(PM)	DATE: 04.12.03	CPG 87-1D-L29	

600 X 600 X 450MM DEEP MASS
CONCRETE PADS TO BEAR
ON FIRM NATURAL GROUND
MIN. BEARING 250 kPa

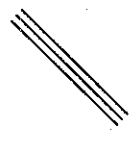
LEGEND

*

START POD
LOCATION

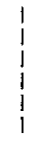


1100 X 1100MM
STANDARD POD

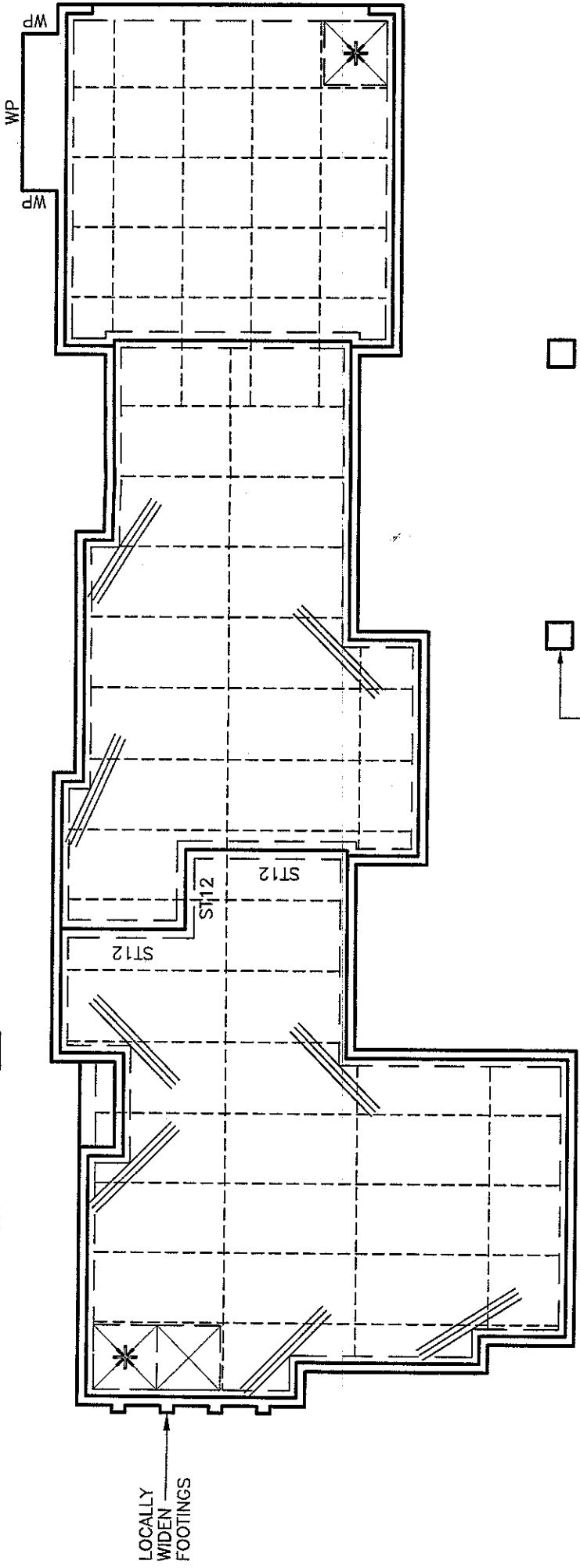


3-Y12 TRIMMERS
2000MM LONG

CENTRE LINE
OF RIB



COUNCIL COPY



450 X 450 X 450MM DEEP MASS
CONCRETE PADS TO BEAR
ON FIRM NATURAL GROUND
MIN. BEARING 250 kPa

PLAN ON FLOOR SLAB

SLAB 85MM THICK
F72 FABRIC TOP

NOTE FOR BRICK JOINTS

THIS SLAB IS DESIGNED FOR ARTICULATED MASONRY VENEER
TYPE CONSTRUCTION AND ARTICULATION JOINTS ARE TO BE
PROVIDED AS PER THE B.C.A. 1996 VOL.2 CLAUSE 3.3.1.8
VERTICAL ARTICULATION JOINTS

SCALE 1:100 (DIMENSIONS ARE APPROX.)

ESSENTIAL CERTIFIERS CASTLE HILL
Structural Details C.C. No. 04/3733...
Warning: A comprehensive check of the Structural
Design has not been carried out & the approval of the
drawings by Essential Certifiers Castle Hill does not
relieve the Structural Engineer of their responsibility to
ensure the structural adequacy of the project.

CIVIL PROJECTS (AUST) PTY. LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Shop 1/19 Jonathan Street Greystanes 2145

Ph: 9896 5494 Fax: 9636 1064

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CLIENT:
CPG DEVELOPMENTS

SITE ADDRESS:

**LOT 29
KINGFISHER WAY
WARRIEWOOD VALLEY**

DESCRIPTION

DATE

DRAWN

REVISION

APPROVED BY:

A.W. McCarthy

A.W. MCCARTHY
B.Sc.(Eng), M.I.E.Aust N.P.E.R., C.P.Eng.

DRAWN BY:

1:100

DRAWING No.

DM009

REVISION

16/2/04

SHEET No.

1/10

CLASSIFICATION 'M'

NOTES:

SITE CLASSIFICATION

1. THE SITE HAS BEEN CLASSIFIED BY CIVIL PROJECTS (AUST) PTY. LTD. IN ACCORDANCE WITH THE PROVISIONS OF AS2870-1996, RESIDENTIAL SLABS AND FOOTINGS. THE DOCUMENTS HAVE BEEN PREPARED USING THE ABOVE CODE ON THE BASIS OF A CLASS 'M' CLASSIFICATION, HOWEVER, THE SOIL TYPE AND SITE CONDITIONS WILL BE CHECKED BY THIS FIRM PRIOR TO THE PLACEMENT OF CONCRETE.

SITE PREPARATION AND DRAINAGE

1. STRIP TOPSOIL AND VEGETATION 100mm MINIMUM DEPTH AND STOCKPILE.
2. THE SITE IS TO BE BENCHMARKED BY CUT AND FILL TO DESIRED LEVELS. FILL IS TO BE PLACED IN 150mm MAXIMUM LAYERS AND THOROUGHLY COMPACTED USING THE EXCAVATOR. UNLESS THE FILL IS COMPACTED IN ACCORDANCE WITH CL. 6.4.2 OF AS 2870 IT IS NOT ADEQUATE TO PROVIDE LONG TERM STRUCTURAL SUPPORT TO THE SLAB/FOOTING SYSTEM AND THEREFORE, PIERS MUST BE INSTALLED. ALTERNATIVELY, THE FILL CAN BE PLACED, TESTED AND CERTIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER AS "CONTROLLED FILL", AS DEFINED IN AS 3798, THIS IS THEN DEEMED TO BE ADEQUATE TO SUPPORT THE SLAB/FOOTING SYSTEM.
3. THE FILL IS TO EXTEND PAST THE EDGE OF THE HOUSE BY AT LEAST ONE METRE AND SHALL BE BATTERED OFF AT NOT STEEPER THAN TWO HORIZONTALLY TO ONE VERTICALLY OR RETAINED BY A SUITABLE STRUCTURE PROVIDED BY THE OWNER OR BUILDER AS SOON AS POSSIBLE.
4. THE FINISHED LEVELS SHALL ALLOW FOR THE MAIN SLAB LEVEL TO BE AT LEAST 300mm ABOVE THE ADJACENT GROUND. SURFACE DRAINAGE SHALL BE PROVIDED AS REQUIRED TO AVOID THE POSSIBILITY OF WATER PONDING NEAR THE SLAB. A FALL OF 50mm OVER A DISTANCE OF ONE METRE AWAY FROM THE SLAB IS CONSIDERED ADEQUATE. SUBSOIL DRAINS (AGRICULTURAL DRAINS) ARE CONSIDERED DESIRABLE BUT SHOULD BE AVOIDED BEING LOCATED DIRECTLY ADJACENT TO THE FOOTINGS.
5. TRENCH EXCAVATIONS FOR SERVICES OR AGRICULTURAL DRAINS PARALLEL TO THE EDGE OF THE SLAB SHALL NOT EXTEND BELOW A LINE DRAWN AT 45 DEGREES TO THE HORIZONTAL FOR CLAY AND 30 DEGREES FOR SAND FROM THE BOTTOM EDGE OF THE BEAM OR FROM THE BASE OF BORED OR BULK PIERS.

PIERS

1. IF PIER LOCATIONS ARE NOT SHOWN ON THE PLAN, THEN ALL EDGE BEAMS AND THOSE INTERNAL BEAMS SHOWN SHADED THAT DO NOT BEAR ON FIRM UNIFORM NATURAL GROUND OF 100kPa MINIMUM BEARING CAPACITY ARE TO BE PIERED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

STRATA	PIER DIA. 'mm'	MAXIMUM PIER CENTRES 'm'		MIN. BEARING CAPACITY 'kPa'
		DOUBLE STOREY	SINGLE STOREY	
CLAY	400	1.6	2.1	250
CLAY	450 (400 if pier depth > 3.0m)	1.6	3.6	250
ROCK/SHALE	300	2.4	3.6	600

2. IT SHOULD BE NOTED THAT IF ANY OF THE FOOTING BEAMS ENCOUNTER ROCK OR SHALE, THE ALL ALL FOOTING BEAMS AND LOAD BEARING SPINE BEAMS SHALL BE PIERED TO ROCK OR SHALE OR IF PARTIALLY PIERED TO ROCK OR SHALE BRICK JOINTS ARE TO BE PROVIDED AT THE ROCK/NON ROCK INTERFACE.
3. PIERING TO STRATA OTHER THAN ROCK OR SHALE MAY BE DELETED FROM THE CUT AREA OF THE BUILDING PLATFORM IF AUTHORISED BY THE ENGINEER.
4. ALL PIERS ARE TO BE CLEAN AND DEWATERED PRIOR TO PLACEMENT OF CONCRETE.
5. CONCRETE IN PIERS TO BE STRENGTH GRADE N15.

FOOTINGS AND FLOOR SLAB

1. SAND NOT GREATER THAN 50mm THICK IS TO BE PLACED AS A LEVELLING LAYER AND WELL WATERED DOWN. A 0.2mm THICK VAPOUR BARRIER IS TO BE PLACED OVER THE SAND. LAPS SHALL BE 200mm AT JOINTS AND ALL JOINTS AND PLUMBING PENETRATIONS SHALL BE TAPED.
2. IF SLAB FABRIC IS USED IT IS TO BE LAPPED ONE FULL SQUARE PLUS 25mm AT SPLICES AND PLACED ON CHAIRS AT ONE METRE CENTRES BOTH WAYS TO GIVE 20mm CLEAR TOP COVER TO SHELTERED LOCATIONS AND 40mm CLEAR TOP COVER TO VERANDAHs.
3. BAR REINFORCEMENT IS TO BE TIED BENEATH THE FABRIC IF USED OR OTHERWISE PLACED ON BAR CHAIRS AND LAPPED AS FOLLOWS:
a) Y12-450mm
b) Y16-600mm
4. a) PIPE PENETRATIONS IN THE EDGE AND SPINE BEAMS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS.
b) WHERE FABRIC IS CUT TO PERMIT PENETRATION OF PIPES A 600mm x 600mm PIECE OF FABRIC IS TO BE SPLICED OVER THE PENETRATION.
5. SUBTERRANEAN TERMITE PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3660.1 1995.
6. CONCRETE TO BE STRENGTH GRADE N20 WITH A 20mm MAXIMUM AGGREGATE SIZE AND AND 80mm MAXIMUM SLUMP.

CONTROL OF PLASTIC SHRINKAGE CRACKING AND SLAB MAINTENANCE

1. CONCRETE PLACING, VIBRATING AND CURING MUST BE CARRIED OUT IN ACCORDANCE WITH AS 3600.
2. WATER IS NOT TO ADDED TO THE CONCRETE ON SITE SO AS TO INCREASE THE SLUMP ABOVE THAT SPECIFIED.
3. IT IS RECOMMENDED THAT AN APPROVED CURING COMPOUND BE APPLIED TO THE SLAB IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
4. CAUTION SHOULD BE EXERCISED WHEN APPLYING BRITTLE FINISHES, SUCH AS CERAMIC TILES TO THE FLOOR SLAB. AN ISOLATING MORTAR BED OR AN APPROVED FLEXIBLE ADHESIVE SYSTEM IS RECOMMENDED.
5. THE OWNERS ATTENTION SHALL BE DRAWN TO APPENDIX 'A' - PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE OF AS 2870 AND CSIRO PUBLICATION 'GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE'.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL TO BE PREPARED AND COATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
2. IF GALINTEL 'T' BARS ARE SPECIFIED, THEY ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ESSENTIAL CERTIFIERS CASTLE HILL

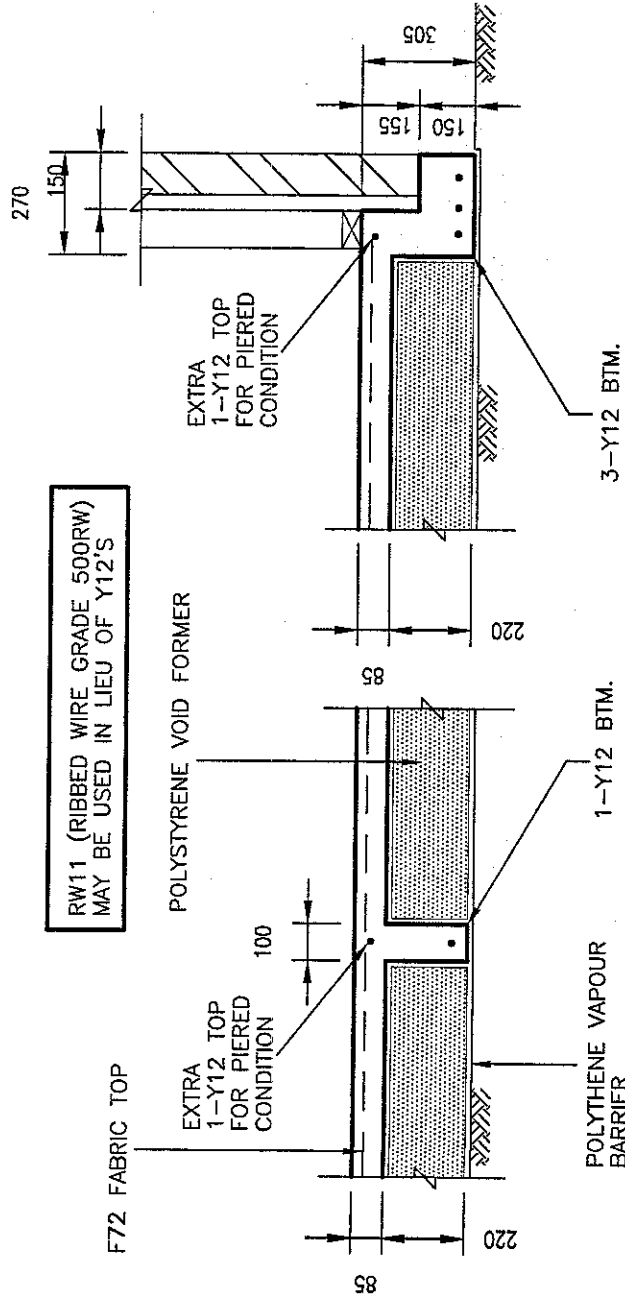
Structural Details C.C. No. 024/3733

Warning: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers Castle Hill does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

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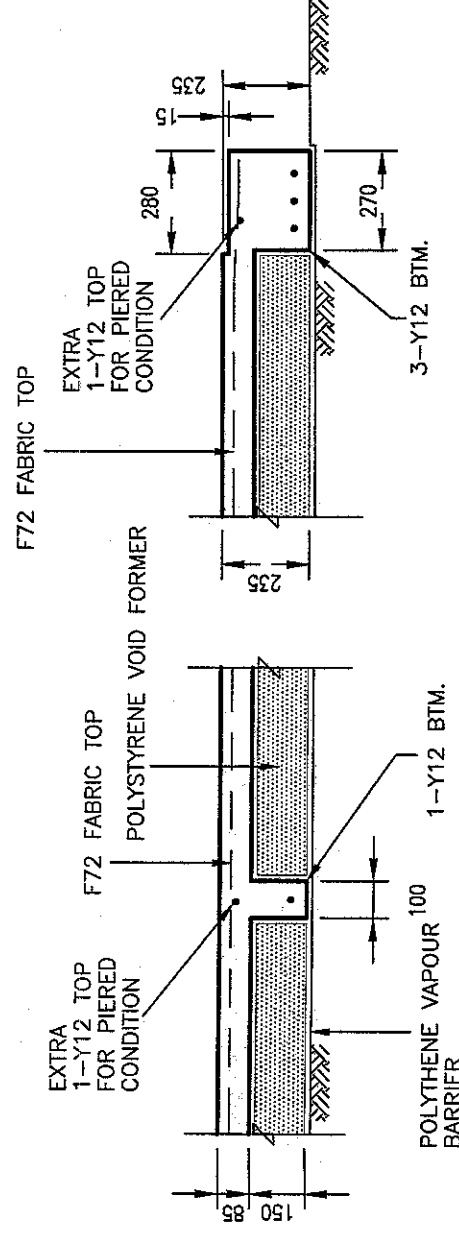
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DRAWN	DATE	DESCRIPTION	REVISION	CLIENT	APPROVED BY:	DRAWN BY:	G.K.	REVISION
				CPG DEVELOPMENTS				
				SITE ADDRESS:		1:100	16/2/04	
				LOT 29		DRAWING No.		SHEET No.
				KINGFISHER WAY			DM009	2/10
				WARRIEWOOD VALLEY	A.W. MCCARTHY B.Sc.(Eng), M.I.E.Aust N.P.E.R., C.P.Eng.			



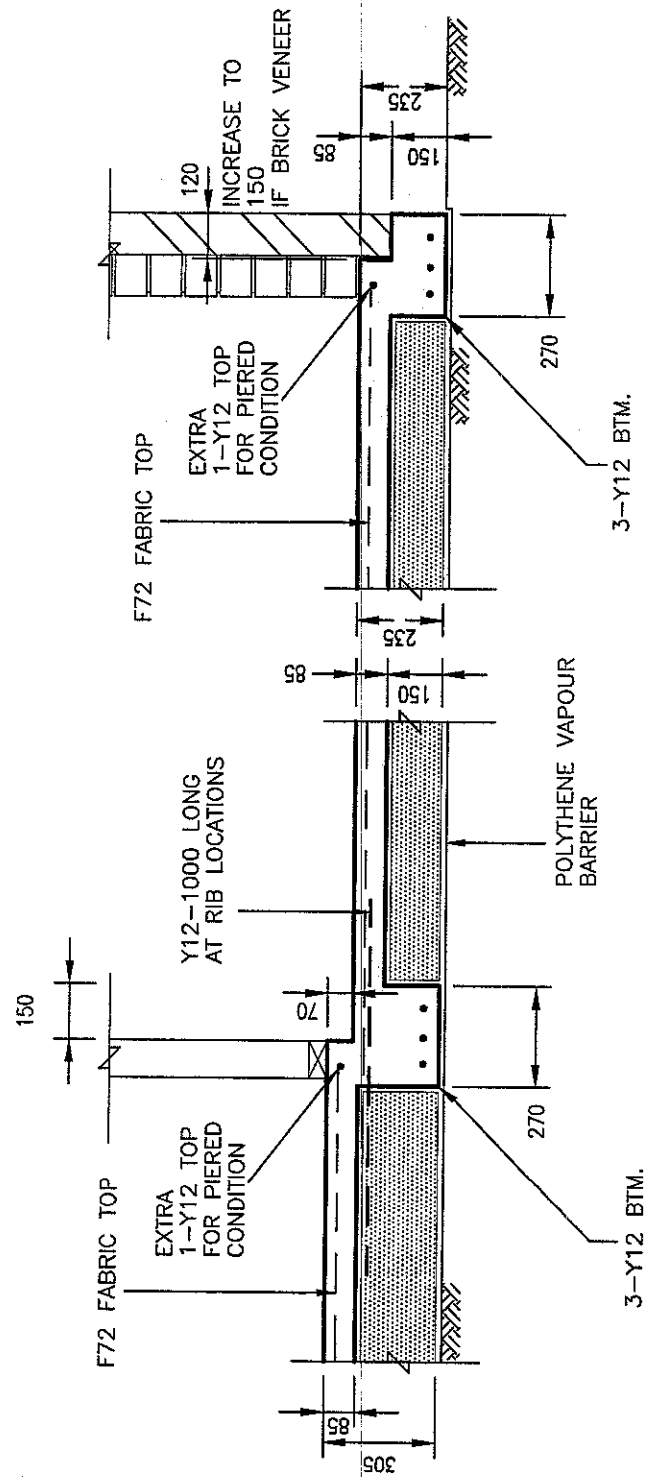
TYPICAL INTERNAL RIB

TYPICAL EDGE BEAM



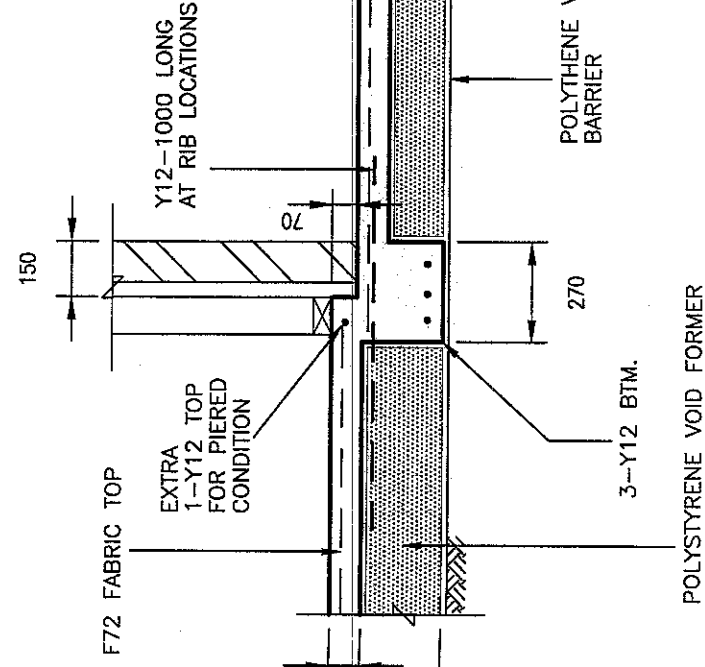
INTERNAL RIB

TYPICAL GARAGE EDGE BEAM
(AT GARAGE DOOR OPENINGS)



GARAGE STEP DETAIL

TYPICAL GARAGE EDGE BEAM



TYPICAL PATIO STEP RIB

TYPICAL PATIO EDGE BEAM

ESSENTIAL CERTIFIERS CASTLE HILL
Structural Details C.C. No. 04/3733
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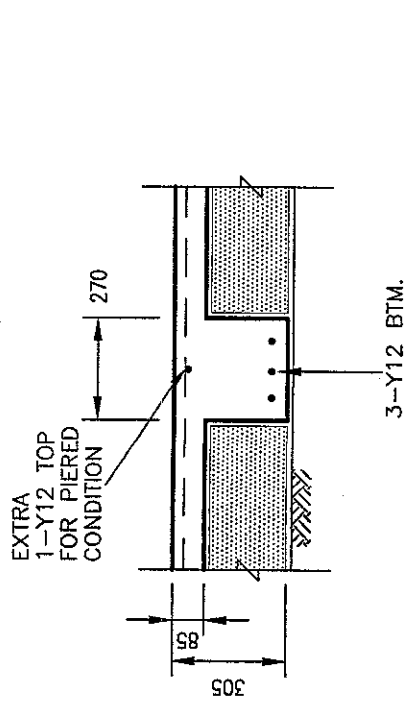
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CLIENT: CPG DEVELOPMENTS
SITE ADDRESS: LOT 29 KINGFISHER WAY WARRIEWOOD VALLEY

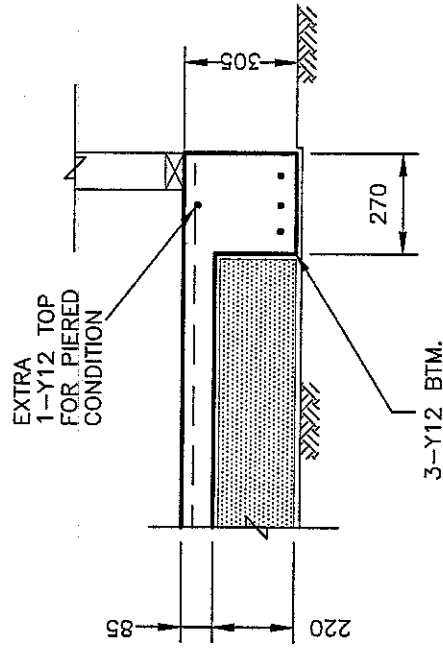
APPROVED BY: *A.W. McCarthy*

A.W. MCCARTHY
B.Sc.(Eng), M.I.E.Aust N.P.E.R., C.P.Eng.

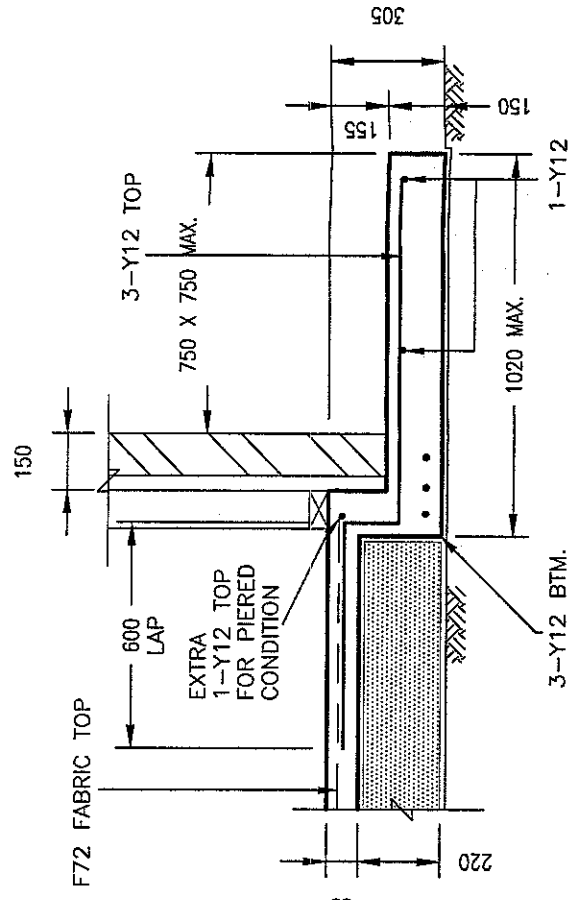
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				3/10



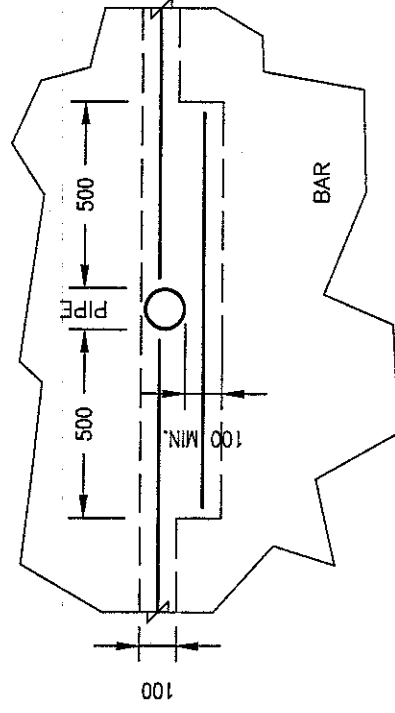
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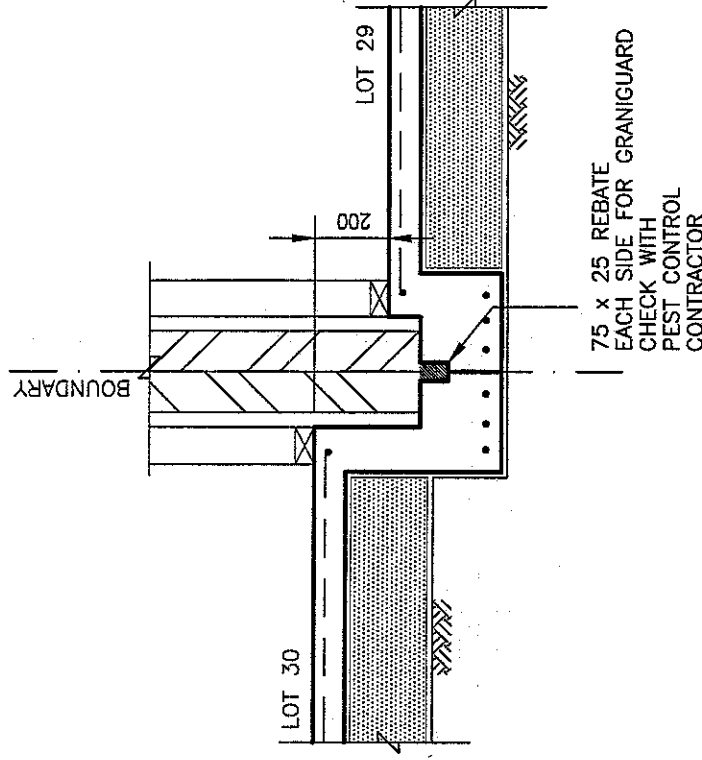
EDGE BEAM EB3



WATER HEATER PAD & RAINWATER TANK SLAB WP



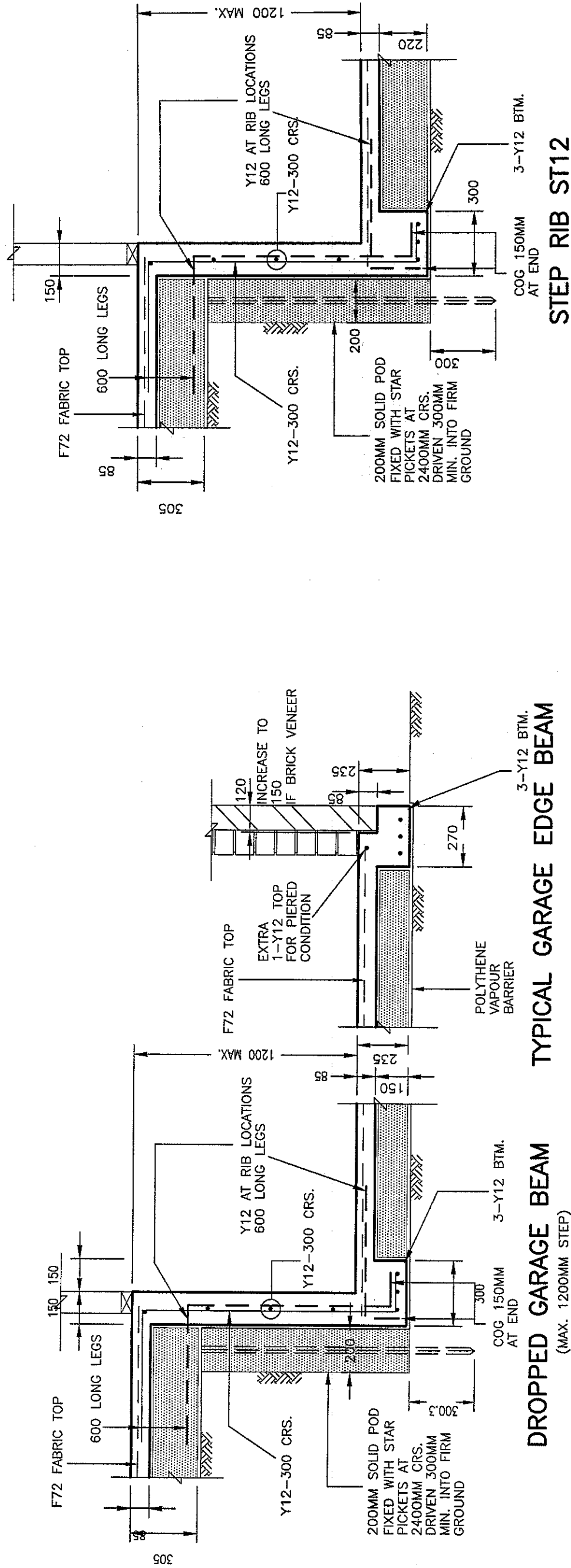
PLAN ON DRAINAGE PIPE THROUGH RIB



SLAB JOINT DETAIL

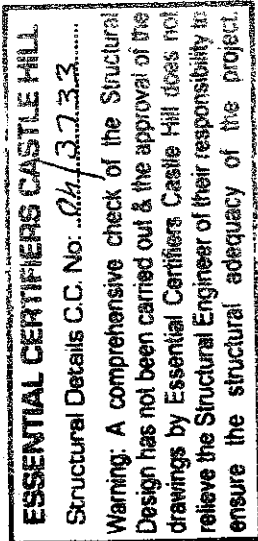
ESSENTIAL CERTIFIERS CASTLE HILL
Structural Details C.C. No. *DL/3.2.3.2*
Warning: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers Castle Hill does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

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CONSULTING CIVIL & STRUCTURAL ENGINEERS				<i>M. McCarthy</i>				1:20 1:25		16/2/04			
Shop 1/19 Jonathan Street Greystanes 2145								DRAWING No.		SHEET No.			
Ph: 9896 5494 Fax: 9636 1064								DM009		4/10			
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				CLIENT:		CPG DEVELOPMENTS							
				SITE ADDRESS:		LOT 29							
						KINGFISHER WAY							
						WARRIEWOOD VALLEY							



ESSENTIAL CERTIFIERS CASTLE HILL
 Structural Details C.C. No. 02/3.233
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					CPG DEVELOPMENTS	<i>W. McCarthy</i>	1:20 1:25	16/2/04	
					SITE ADDRESS: LOT 29 KINGFISHER WAY WARRIEWOOD VALLEY	A.W. MCCARTHY B.Sc.(Eng), M.I.E.Aust N.P.E.R., C.P.Eng.	DRAWING No.	DM009	SHEET No. 5/10

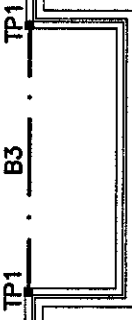
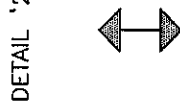
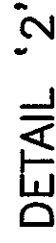
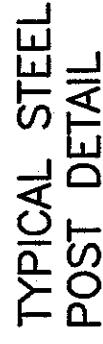
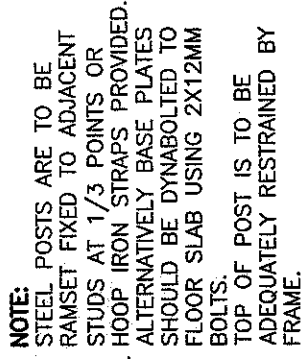
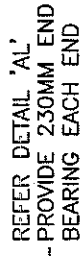


ELEVATION ON FOOTING TRANSITION

SECTION CUT

TYPICAL EDGE BEAM STEPDOWN

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					SITE ADDRESS:		DRAWING No.	SHEET No.
					LOT 29	A.W. McCARTHY B.Sc.(Eng), M.I.E.Aust N.P.E.R., C.P. Eng.		6/10
					KINGFISHER WAY			
					WARRIEWOOD VALLEY			



STEEL BEAM SCHEDULE

FLOOR JOIST
DIRECTION OVER
BY BUILDER

FLOOR JOIST
DIRECTION OVER
BY BUILDER

SCALE 1:100 (DIMENSIONS ARE APPROX.)

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WARRIEWOOD VALLEY

A.W. MCCARTHY
B.Sc.(Eng), M.I.E.Aust N.P.E.R., C.P.Eng.

DRAWING No.

DM009

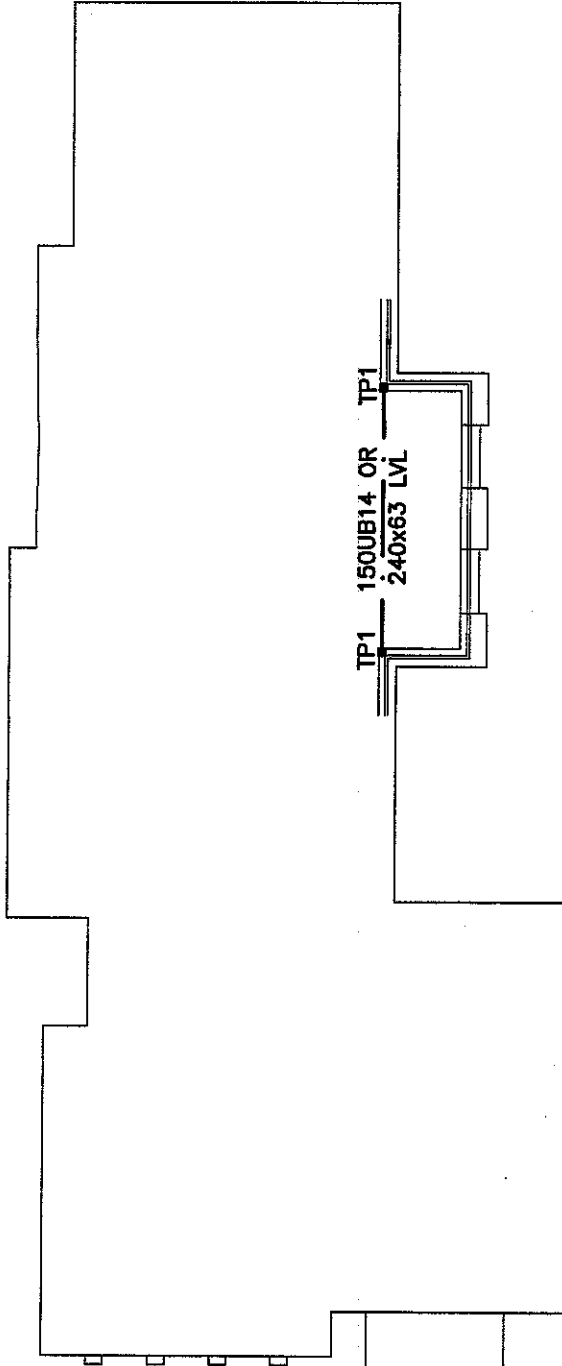
CLASSIFICATION 'M'

REVISION

16/2/04

SHEET No. 13315

7/10



ESSENTIAL CERTIFIERS CASTLE HILL
Structural Details C.C. No. *24/3.7.3.3*
Warning: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers Castle Hill does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

PLAN ON FIRST FLOOR BEAM LAYOUT

SCALE 1:100 (DIMENSIONS ARE APPROX.)

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DRAWN	DATE	DESCRIPTION	REVISION	CLIENT
				CPG DEVELOPMENTS
				SITE ADDRESS:
				LOT 29
				KINGFISHER WAY
				WARRIEWOOD VALLEY

APPROVED BY:		DRAWN BY:		G.K.		REVISION	
<i>A.W. McCarthy</i> A.W. MCCARTHY B.Sc.(Eng), M.I.E.Aust N.P.E.R., C.P.Eng.		1:100		16/2/04			
		DRAWING No.				SHEET No.	
		DM009		8/10			

THIS HYDRAULIC DETAIL PLAN COMPILED BY OUR OFFICE
DETAILING THE STORMWATER DESIGN FOR THE ABOVE MENTIONED SITE
COMPLIES WITH THE OBJECTIVES OF THE COUNCIL'S STORMWATER POLICY

SIGNATURE William Carthy

CIVIL PROJECTS (AUST) PTY. LTD.

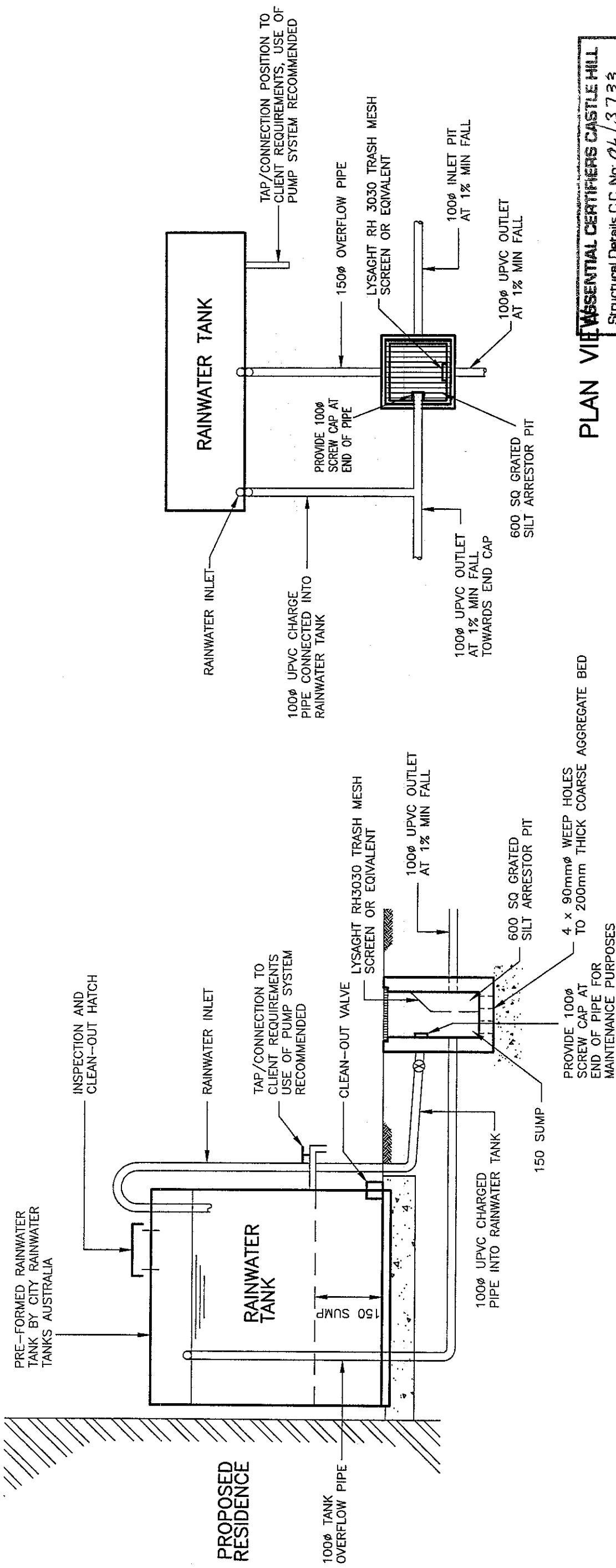
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STORMWATER LAYOUT

ESSENTIAL CERTIFIERS CASTLE HILL
Structural Details C.C. No.: *04-3.7.3.3*.....
Warning: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers Castle Hill does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

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					CPG DEVELOPMENTS	 A.W. MCCARTHY B.Sc.(Eng), M.I.E.Aust N.P.E.R. , C.P.Eng.	1:100	16/2/04	
					SITE ADDRESS:				
					LOT 29				
					KINGFISHER WAY				
					WARRIEWOOD VALLEY				
							DRAWING No.		SHEET No.
								DM009	9/10



NOTE:

ALL RAINWATER SERVICES SHALL BE CLEARLY LABELLED 'NON-POTABLE WATER' WITH APPROPRIATE HAZARD IDENTIFICATION.

PIPE-WORK USED FOR RAINWATER SERVICES SHALL BE COLORED PURPLE IN ACCORDANCE WITH AS1344 VALVES AND APERTURES SHALL BE CLEARLY AND PERMANENTLY LABELED WITH SAFETY SIGNS TO COMPLY WITH AS1319.

CONNECTION OF AN AUTOMATIC IRRIGATION SYSTEM TO THE RAINWATER TANK TO ENSURE FULL UTILIZATION OF STORED WATER AND TO MAINTAIN THE REQUIRED IRRIGATION RATE IS ENCOURAGED.

PROVIDE CLEANING EYE TO BASE OF DOWNPIPES (TYPICAL).

ALL DOWNPIPES TO BE WATERTIGHT SEALED TO GUTTER LEVEL.

NOTES:

ALL STORMWATER PIPES TO BE 100mm UPVC AT 1% MIN GRADE UNLESS NOTED OTHERWISE.

ALL SURFACE RUN OFF TO BE DIRECTED TOWARDS SUMPS BY SITE REGRADE.

DEPTH AND LOCATION OF SERVICES TO BE ESTABLISHED PRIOR TO COMMENCEMENT OF DRAINAGE WORKS.

CONTOUR SUPPLIED BY OTHERS.

ALL STORMWATER PIPES IN TRAFFICABLE AREAS TO BE UPVC SEWER GRADE.

PROVIDE 100mm SCREW CAP AT END OF PIPE FOR MAINTENANCE PURPOSES

4 x 90mm WEEP HOLES TO 200mm THICK COARSE AGGREGATE BED

PLAN VIEW

ESSENTIAL CERTIFIERS CASTLE HILL
Structural Details C.C. No. 04/3732
Warning: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers Castle Hill does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

STORMWATER SECTIONS

COMPLYING COMPONENT CERTIFICATE

THIS HYDRAULIC DETAIL PLAN COMPILED BY OUR OFFICE
DETAILING THE STORMWATER DESIGN FOR THE ABOVE MENTIONED SITE
COMPLIES WITH THE OBJECTIVES OF THE COUNCIL'S STORMWATER POLICY

I ARTHUR MCCARTHY CERTIFY THAT THE ABOVE CONDITION'S HAVE BEEN COMPLIED WITH

SIGNATURE *Arthur McCarthy* DATED 20/2/04

DRAWN	DATE	DESCRIPTION	REVISION	CLIENT	APPROVED BY:	DRAWN BY:	REVISION
				CPG DEVELOPMENTS	<i>Arthur McCarthy</i>	G.K.	
				SITE ADDRESS:		1:100	16/2/04
				LOT 29		DRAWING No.	SHEET No.
				KINGFISHER WAY			
				WARRIEWOOD VALLEY			
CIVIL PROJECTS (AUST) PTY. LTD.						DM009	10/10
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