

28 July 2014

Pittwater Council PO Box 882 Mona Vale, NSW 1660

Dear Sir/Madam.

Re:

Development Application No. N0099/14 Our Construction Certificate No. 123/2014 Premises: 14A Melbourne Avenue, Mona Vale

Please find attached a copy of the following:-

- Construction Certificate, stamped approved plans and relevant documentation.
- · Notice to Commence Building Work.
- Appointment of a Principal Certifying Authority.

In accordance with the regulations we have enclosed a cheque for the sum of \$36.00 for the submission of the Part 4A certificate.

Should you have any further enquiries please do not hesitate to contact us and we will be pleased to assist you.

NB: Please forward receipt for the above \$36.00 fee to CERTGROUP Building Certifiers, PO Box 870 Narrabeen NSW 2101

Yours faithfully,

Mark Wysman

¢ERTGROUP Building Certifiers

2-363440



### CONSTRUCTION CERTIFICATE DETERMINATION

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

CONSTRUCTION CERTIFICATE NO: 123/2014

DETERMINATION

Decision: Approved

Date of Decision: 28 July 2014

SUBJECT LAND

Address: 14A Melbourne Avenue, Mona Vale

Lot No, DP: Lot 1 DP 1120586

DESCRIPTION OF DEVELOPMENT

Alterations and additions to the existing dwelling.

APPLICANT

Address: 14B Melbourne Avenue, Mona Vale

**Buck & Simple** 

Contact Number: (tel) tel: 0422 567 134 (Kurt Crisp)

OWNER

Name:

Name: Anina Rich & Mark Williams

Address: 14A Melbourne Avenue, Mona Vale

Contact Number: (tel) tel:0424 833 741(Anina Rich)

BUILDER

Contractor License No: 233254C (DC Shield Construction P/L)

CERTGROUP Building Certifiers = tel 9944 8222 = fax 99446330 info@certgroup.com.au = www.certgroup.com.au = PO Box 870 Narrabeen NSW 2101 = abn 47 121 229 166

#### PLANS AND SPECIFICATIONS

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with "CERTGROUP Building Certifiers" stamp.

DRAWING NUMBER	DATE
Architectural Plan No's: 1005 – CC000 Rev 2, 1005 – CC010 Rev 2, 1005 – C 1005 – CC050 Rev 2, 1005 – CC060 Rev 2, 1005 – CC070 Rev 2, 1005 – CC 1005 – CC110 Rev 2, 1005 – CC300 Rev 2, 1005 – CC301 Rev 2, 1005 – CC 1005 – CC401 Rev 2, 1005 – CC402 Rev 2, 1005 – CC403 Rev 2, 1005 – CC prepared by: Buck & Simple	100 Rev 2,   Date 11

#### **ATTACHMENTS**

Structural Plan No's: BICB -1564 prepared by: Tihanyi Consulting Engineers Pty / Ltd	11/3/14	
Basix Certificate no	18/3/14	
Long Service Levy Receipt	25/07/14	
Sydney Water Quick Check Stamp, Property No. 5396673	23/7/14	
Construction Certificate Application Received	23/7/14	

#### CERTIFICATE

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

**SIGNATURE** 

DATE OF ENDORSEMENT

**CERTIFICATE NO** 

28 July 2014

123/2014

#### **CERTIFYING AUTHORITY**

Name of Certifying Authority Name of Accredited Certifier Registration No Contact No Address CERTGROUP BUILDING CERTIFIERS
Mark Wysman
BPB 0449 – NSW Building Professionals Board
PH (02) 9944 8222, FAX (02) 9944 6330
PO BOX 870 NARRABEEN NSW 2101

#### **DEVELOPMENT CONSENT**

Council
Development Consent No
Date of Determination

Pittwater N0099/14 24 June 2014

BUILDING CODE OF AUSTRALIA CLASSIFICATION

1a



#### RECORD OF SITE INSPECTION Issued under clauses 143B & 143C EPAR 2000

SITE INSPECTION	MEMORANDUM
Project: Alterations and additions	<b>DA No:</b> N0099/14
Address: 14A Melbourne Avenue, Mona Vale	Date: 23/7/14
Type of Inspection: Prior to issue of Construction Co	ertificate
Result of Inspection	
* The current fire safety measures in the existing but the subject of the inspection are satisfactory.  Details:	
* Whether or not the plans and specifications accome the application for the construction certificate adequand accurately depict the condition of the existing by the subject of the inspection are satisfactory.  Details:	ately
* Whether or not any building work authorised by the development consent has commenced on the site.	e relevant ☐ Yes ☑ No ☐ N/a
Alphan.	
Mark Wysman Accredited Certifier:	NSW Building Professional Board 0449



calliden

NSWMBIS/180351-PermitAuthority

25/07/2014

D C Shield Constructions Pty Ltd P O Box 742 FRESHWATER NSW 2096 Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9, 11-33 Exhibition Street
MELBOURNE VIC 3000
Phone: (03) 9637 1300 FAX: 1300 662 215

#### Certificate of Insurance RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the <u>Home Building Act 1989</u> has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) 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:

Structural Alterations/Additions

At:

14A Melbourne Avenue

MONA VALE NSW 2103

Carried out by:

D C Shield Constructions Pty Ltd

Licence Number:

233254C

ABN:

35 147 809 112

For:

Anina Rich & Mark Williams

In the amount of:

\$167,553.58

Subject to the Act and the <u>Home Building Regulation 2004</u> and the conditions of the insurance contract, cover will be provided to:

- a beneficiary described in the contract and successors in title to the beneficiary, OR
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

**Authorisation:** Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

Issued on the 25th day of July, 2014.

NOTICE: To download a copy of your insurance policy wording visit http://www.policywording.com.au.

# **BASIX**°Certificate

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

# Alterations and Additions

Certificate number: A184624

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 Alterations and Additions Definitions" dated 29/9/2006 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

addition

Type of alteration and

Dwelling type

Separate dwelling house

My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Date of issue: Tuesday, 18, March 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.

Planning & Infrastructure

Director-General

#### Description of project

Project type

Section number

0

\_ot number

Plan type and number

Deposited Plan 1120586

Pittwater Council

Warriewood House

14A Melbourne Avenue Mona Vale 2103

Local Government Area

Project address
Project name
Street address

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Kurt Crisp

ABN (if applicable): N/A

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans &	Certifier Check
inhtipo		specs	
-ighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or ight-emitting-diode (LED) lamps.		<	<
ixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		<	<
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		<	<
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		<	

			ceiling: R2.26 (up), roof: foil/sarking light (solar absorptance < 0.475)		raked ceiling, pitched/skillion roof: framed
					illetai ciau)
			R1.30 (or R1.70 including construction)		external wall: framed (weatherboard, fibro,
			R0.60 (down) (or R1.30 including construction)		suspended floor with enclosed subfloor: framed (R0.7).
			Additional insulation required (R-value)  Other specifications	Additional in	Construction
<	<	<	The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	or altered construction nal insulation is not req struction where insulation	The applicant must construct the new or altered construction (floor(s), walls, a the table below, except that a) additional insulation is not required where the a is not required for parts of altered construction where insulation already exists
					Insulation requirements
Certifier Check	Show on CC/CDC Plans & specs	Show on DA Plans			Construction

			W3 NW 1.84 0 0 eave/verandah/pergola/balcony timber or uPVC, single clear, (or U-value: >=750 mm 5.71, SHGC: 0.66)	×
			WZ NE 8.62 2.2 2.5 eave/verandah/pergola/balcony timber or uPVC, single clear, (or U-value: >=600 mm 5.71, SHGC: 0.66)	×
			W1 NE 1.47 0 0 eave/verandah/pergola/balcony timber or uPVC, single clear, (or U-value: >=750 mm 5.71, SHGC: 0.66)	×
			/ door glass Height Distance no. (m) (m) (m) (m2)	no / d
			Windows and glazed doors glazing requirements  Window Orientation Area of Overshadowing Shading device Frame and glass type	¥ ¥
<	<	<	Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	spe
<	<		Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.	Per
<	<		Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	Per
<	<	<	For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	For
<	<	<	For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	For
<	<		Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.	hav mus
<	<		The following requirements must also be satisfied in relation to each window and glazed door:	The
<	<	<	The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	The
			Windows and glazed doors	Win
Certifier Check	Show on CC/CDC Plans & specs	Show on DA Plans	Glazing requirements	Gle

W/V NW	W6 NW	W5 SW	W4 NW	Window Ori / door no.	Glazing requirements
	<		7	Orientation	quirements
1.115	2.72	2.33	1.4	Area of glass inc. frame (m2)	
2.05	0	0	0	Overshadowing Height Distan (m) (m)	
0.6	0	0	0	idowing Distance (m)	
eave/verandah/pergola/balcony >=600 mm	eave/verandah/pergola/balcony >=900 mm	eave/verandah/pergola/balcony >=900 mm	projection/height above sill ratio >=0.43	Shading device	
timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	Frame and glass type	
					Show on DA Plans
					Show on CC/CDC Plans & specs
					Certifier Check

### Legend

In these commitments, "applicant" means the person carrying out the development.

development application is to be lodged for the proposed 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

certificate / complying development certificate for the proposed development. Commitments identified with a "/" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction

development may be issued. 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 for the



#### **Levy Online Payment Receipt**

**Building and Construction** 

BUCKANDSIMPLE ARCHITECTS, U 11 117 DUNCAN ST MAROUBRA NSW 2035

#### **Application Details:**

Applicant Name: BUCKANDSIMPLE ARCHITECTS,

Levy Number: 5071010

Application Type: DA

Application Number: N0099/14

Approving Authority: PITTWATER COUNCIL

#### **Work Details:**

Site Address: 14A MELBOURNE AVE

**MONA VALE NSW 2103** 

Value of work: \$167,553

Levy Due: \$586.00

#### **Payment Details:**

LSC Receipt Number: 172581

Payment Date: 25/07/2014 5:36:34 PM

Bank Payment Reference: 758446198

Levy Paid: \$586.00

Credit card surcharge: \$2.34

Total Payment Received: \$588.34



#### **APPLICATION FORM**

Made under the Environmental Planning and Assessment Act 1979, Sections 81A(2), 84A, 85A, & 109C, Environmental Planning and Assessment Regulation 2000, clauses 126, 139.

To complete this form, please place a tick ( $\checkmark$ ) in the boxes and complete sections as appropriate. No Faxed applications please.

	NSW Housing Code (SEPP Exempt & Co Development Code) Council existing Exe Development Policy	mplying mpt & Complying	Office Use Only CC: 123/2 0 14. CDC: Job: Date Receipt: 23 7 14
SUBJECT LAND			
Address 14 A MEUBOURNE	AVE, MONA	VALE 21	03
Lot No 1 DP 1120 586	SP	Vol/Fol, Etc	
LEVALS OF THE APPLICANT			
Name / Company Buck & Simple	e	Contact Persor	Kurt Crisp
Mailing Address 14 B MELBO	DRNE AVE,	*	•
MONA VALE		Postcode 210	03 State NSW
E-mail Kurto buckardsimp	e con	Mobile_O42	2 567134
Applicant Signature	6-1	Date 22 /	107/2014
(CONSERT OF OWNERS)	'		
I/We as the owner/s of the above property au Development Certification and to act as the P including site inspections and to lodge the No Authority with the relevant Council.  Name / Company AMA Lickle Owner's Address LGA Melloom Mana Valle	rincipal Certifying Authoritice of Commencement	rity for the subject Appointment of the Contact Person	building works, Principal Certifying
Mailing Address AS above			
		Postcode	State
E-mail aninarich agmail. a	ZMTel	Mobile_042	4833741
Owner/s Signature/s			Pate 22/7/14 Date 11/7/14

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DESCRIPTION OF WORK		The stages where the stage was	
Type of work proposed:	(Albanations		
	Alterations		
Class of Building under Building Co		1.1. 1.11	1 11
Description of the work Alter	ations and ad	difions to th	e dueling
Construction Cost of Works \$	.167, 553	-	. —
OF ALSOFALERELEW	INTECHSENIS		
Consent No. NOO99	, ,	7	14/06/2014
Construction Certificate No	123/2014	Date issued:	28/7/14
Complying Development Certificate	No	Date issued:	
STATISTICAL TIETURN FO	OR AUSTRALIAN BUT	EN PERMIS	<b>5</b>
What is the site area of land? Gross floor area of existing building What is the existing building or site			
Does the site contain dual occupar	cv?	Yes No	
Gross floor area of proposed buildi		In square metre	
What will the proposed building be	used for?	Main Uses D	welling
HOW MANY DWELLINGS:-		Other Uses	
Are pre-existing at this property?	Are pro	posed to be demolished?	Nil
Are proposed to be constructed?	Nil Are att	ached to an existing build	ling? Nil
Are attached to a new building?	Ni) How m	nany storeys will the build	ing consist of? 1
WHAT ARE THE MAIN BUILDING	MATERIALS (PLEASE TIC	CK APPROPRIATE BOX	ES)
WALLS  Full Brick  Brick Veneer  Concrete or Stone  Steel  Fibrous Cement  Timber/weatherboard  Cladding- aluminium	ROOF Aluminium Concrete of Slate Tile Fibrous Cement Steel Other	FLOOR Concrete or slate Timber Other Unknown	FRAME Timber Steel Aluminium Other
Other			

#### PRIVATE POLICY & TERMS

All information provided by the owner / applicant on this form will be taken to be accurate & correct. CERTGROUP Building Certifiers does not accept any responsibility for any intentional or unintentional error or omission made by the owner / applicant on this form. The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you erect a building. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact CERTGROUP Building Certifiers if the information you have provided in this notice is incorrect or changes.

CERTGROUP Building Certifiers = tel 9944 8222 = fax 99446330 info@certgroup.com.au = Www.certgroup.com.au = PO Box 870 Narrabeen NSW 2101 = abn 47 121 229 166

# Warriewood House

14A Melbourne Ave, Mona Vale NSW 2103

Anina Rich & Mark Williams

## Construction Certificate

# General Notes

Is handling and storage noted therwise material, fitures and fittings are to be stored and installed in accordance with the current written instructions.

Standard Abbreviations

**Location Plan** 

**Architectural Drawings** 

	Drawing List		
Sheet	Name	Rev.	Date
CC000	Title Sheet	2	Date 11
CC010	Specifications	2	Date 11
CC020	BASIX Commitments	1	Date 11
CC050	Site Plan	2	Date 11
CC060	Compliance Diagrams	2	Date 11
CC070	Sediment Control Plan & Stormwater Plan	2	Date 11
CC100	Ground Floor Plans	2	Date 11
CC110	Roof Plans	2	Date 11
CC300	Section 01	2	Date 11
CC301	Section 02	2	Date 11
CC400	North Elevations	2	Date 11
CC401	East Elevations	2	Date 11
CC402	South Elevations	2	Date 11
CC403	West Elevations	2	Date 11
CC900	Material Schedule & Views	2	Date 11



# 1 Perspective view of Proposed Dwelling

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pyright of this design remains the property of simple. This design is not to be used, copied or used without the authority of buckskimple. scale from drawings. Confirm dimensions on site prior	1 Issued for Development & 2 Issue for Construction Ce

In explyight of this design feth be used, outplied or percoluced without the authority of bucksample. be produced without the authority of bucksample. the case from drawings. Confirm dimensions on site prior or the commencement of works. Where a discrepancy arises, each direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the tased location for the purpose it was created. Do not use this tased location for the purpose it was created. Do not use this tased location for the purpose it was created.
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Issue for Development Applications are for Construction Certificate
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Issued for Development Application Issue for Construction Certificate
10/04/2014 Date 11
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www.buckandsimple.com

1005 CC000	Project Issue Date June 2013	Scale @ A1 1:20	Development Application
8	Sheet Issue Date	Drawn by PA	t Applicat
N	08/28/13	Checked by <b>BS</b>	tion

Detail Drawings
Unless noted otherwise, refer to detail
drawings for sek-out information. Drawings at
larger scales take procedance over drawings
at smaller scales to the extent of any
discrepancy. Notify discrepance for direction
prior to proceeding with the affected part of the
works.

Materials handling and storage (Nurses and Unless noted otherwise material, fixures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions. a notation refers to an item as "...to the applicable item is to be in lance with the relevant Architect's detail.

Ension & Sediment Control
Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, hydraulic or Civil Works
Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater change system.

Apply measures to ensure that the site remains free of water and to prevent water flow over the new work. Erosion & sediment control measures are to be effective from commencement of the works (Including demollion) and maintained throughout the course of the works until the site is fully stabilised.

Building in bushfire prone areas

s Provide certification that all construction methods and any required bushfre prevention measures are installed in accordance with the approvals documentation, the NSW Rural Fire Service and AS 3859.

Interpretation

"Provide" means to supply and install.

"Required" means required by the contract documents or by the Local or Statutory Authorities. surfaces typically to fall as required to te effective drainage.

ietary" means identifiable by naming the facturer, supplier, installer, trade name, name, catalogue or reference number.

Levels Levels Levels are consistent with the datum and benchmarks shown on the associated data survey. In most instances the surveyed there is not a surveyed to the surveyed the sale with the surveyed the surveyed to survey and the surveyed to surveyed the surveyed on site with freference to the site survey documents.

scifications and schedules were a written specification and/or schedule is and a discrepancy between documents is indiffied, the written documents take indiffied, the written document to the extent of condence over this document to the extent of indified notify the project administrator for colon prior to proceeding with the part of the staffected by the discrepancy. Construction methods must comply with these requirements, including, but not limited to: Addendum Appendix 3 of Planning for Audiendum Protection, including, but not limited to the selevant provisions of A3.7 and the nominated Australian Standard dauses.

In order to provide a suitable combination of bush fire protection measures the NSW Rural Fire Sendore also requires additional construction requirements beyond those prescribed in ASS859 as deemed appropriate.

recommendations for the scope and frequency of future inspections for termite activity. Provide professional certification of the termits protection measures to the principal certifying authority, confirming compliance with the relevant provisions of the BCA and Australian Standards.

Eatlengs
Steel nails: Hotdip galvanized to AS/NZS
4850 (Hot-dip galvanized (zinc) coatings on
fabricated ferrous articles).
Self-dilling screws: To AS 3586(series)
(Self-drilling screws for the building and
construction industries) Flashings and damp-proof courses: Flashings and damp-proof courses: AS/NZS 2904 (Damp-proof courses flashings).

Metal finishes

Corrolation protection: To BCA Volume 2

Galaxies 3.4.2.2. (Acceptable construction - Faming - Steel faming - General).

Yanous (Metal finishing - Preparation and preteatment of surfaces).

Zinc plating: To AS 1789 (Electroplated zinc electropalwarized) coatings on ferrous articles (batch process)), at least service condition number 2.

Anodising: To AS 1231 (Alumnium and aluminium alloys).

Anodising: To AS 1231 (Alumnium and aluminium and alumin

Structural design manuals
AS 1170.1 (Dead and live loads and load Site dassification
To be in accordance with Part 3.2.4 of the BCA (volume 2)

combinations)
AS 1170.2 (Wind loads) or AS 4055 (Wind loads for housing)
AS 1170.4 (Earthquike loads)
AS 1170.4 (Tearthquike loads)
AS 1170.7 (Imber stuctures code)
AS 2870 (Residential stabs and loating)
AS 2870 (Filing - design and installation)
AS 2870 (Filing - design and installation)
AS 2870 (Wasonry Structures)
AS 3700 (Wasonry Structures)
AS 4773 (Masonry in small buildings)

Concrete construction
Concrete structures generally: To AS 3800
Concrete structures generally: To AS 2870
(Concrete structures)
Ground state and footings: To AS 2870
(Residential state and footings
Construction)
Heady mixed supply: To AS 1379
(Specification and supply of concrete).

Fooling and slabs.
Design and control foolings and slabs:
In accordance with Part 3.2 of the B.C.A.
(volume 2) and A.S. 2810/(Flestenttal slabs
and foolings), AS 3800 (Concrete
structures) and AS 2159(Piling - Design
and Installation). Roof trusses healalaton: To AS 4440 (Insulation of nai-plaied limber trusses). Anti-ponding boards: To ASNATS 4200.2 (Plabe building membranes and underlays-hataliation requirements).

Roof land wall cladding
Roof liling
To be in accordance with Parts 3.5.1.1 &
3.5.1.2 of the BCA (volume 2) and AS 2049
(Roof lise).
Roof tile installation: To AS 2050 (installation of roofing sies).

Brick & Hock construction (masonry)
Masonry construction: To be in accordance
with Part 3.3 of the BCA (volume 2) and to
AS 3700 (Masonry structures).
Masonry units and segmental pawers).
Clay brick durability below damp-proof
course: Use exposure category to ASNZS
4455.10 (Masonry units and segmental
pawers - Methods of test - Determining
resistance to salt attack) Appentix A (Salt
attack resistance categories).
AS 4773.1 (Masonry in small buildings) Metal roof sheeting
To be in accordance with Parts 3.5.1.1 &
To be in accordance with Parts 3.5.1.1 &
3.5.1.3 of the ECA (volume 2)
3.5.1.3 of the CDA (volume 2)
Metal roofing deeign and installation: To AS
1582.1 (Deeign and installation of sheet roof and wall cladding - Metal).

Execution of the works (Specifications)
Execute the works in compliance with:

- The relevant deemed to-stably provisions of the current edition of the Building Code of Australia (Volume 2- Housing Provisions) (as americal at the time of execution of the works):

- Current editions of relevant Australian and other applicable published Standards, and - The relevant requirements of Local and/or - The relevant requirements of Local and/or - The works.

The specification of codes and standards included heelin outlines the minimum.

urrent editions of relevant Australian and er applicable published Standards; and he relevant requirements of Local and/or tutory Authorities applicable to the execution he works.

Temporary Cover: Provide temporary cover as necessary to prevent damage from the weather and ensure that the site remains secure so as to prevent unauthorised entry. Secure Site, Prior to the commencement of demolition works ensure that the site is secure and that encotion and other environmental protection measures are in place and operational.

Albestos: Demolition involving the removal of asbestos or materials containing asbestos from must only be carried out by persons licensed by Workcover KSW and be in accordance with the National Occupational Health and Safety Commission (WorkSafe Australia), Code of practice for the safe removal of asbestos.

Earthworks
To be carried out in accordance with:

- The requirements of the Environmental Planning & Assessment Act 1979;

- Relevant concilions of development consent; and
- The selevant requirements of Part 3.1.1 of the BCA (volume 2) Linklet generally: In accordance with Part
3.3.3.4 of the BCA (volume 2)
Cold-formed linklet: Proprisatory cold-formed
flat-based type designed to AS/NC3 4800
(Cold-formed steel structure); manufactured
from mild seel galvantzed to AS/NC3 480
(Do not cut after galvantzing).
Steel linklet (flats and angles): To BCA
Volume 2 Figure 3.3.3.5 manufactured from
mild saeel galvantzed to AS/NC3 4800 (Do
not cut after galvantzing).
Linkle corrosion protection: To AS/NC3
2893. (Bull-in components for masonry
construction - Linklet and shelf angles
durability requirements).

Imber & steel trained construction <u>sub-floor ventilation</u> sub-floor ventilation: To be in accordance with Part 3.4.1 of the BCA (volume 2)

Piling
Timber piled footing systems: Proprietary
System designed to AS 2870 (Residential
slabs and footings - Construction).
Screw-in foundations: Proprietary System
designed to AS 2159 (Piling - Design and
installation).

Structural design
Foundations, footings, reinforced concrete,
slate, relating walls, framing, bracing,
fie-down and other structural elements are
to be designed and constructed in
accordance with the Structural Engineer's
details and specifications and in
accordance with the relevant typositions of
the following structural design manuals.

Timber wall, floor and roof framing
Timber framing: To be in accordance with
Part 3.4 of the BCA (volume 2) and
AS 1884.4 (Readential imber framed
construction - Simprifilide - Non-reydonic) or
AS 1720.1 (Timber structures - Deegn
methods).
The structures - Deegn
methods of Asharral durability ratings).
Preservative treatment To the AS 1804
series (Specification for preservative
teatment).
Second or preservative
teatment).
AS 1804.3 of the BCA and AS 1884.2 (Andrit 1).
AS 1894.3 (Amdrit 1) or AS 1894.4 (Aindrit 1).

Steel framing and structural steel members
Steel framing: to be in accordance with Part
3.4.2 of the BCA (volume 2)
Acceptable construction practice (Part
3.4.2.1 of the BCA) and / or
AS 4100 (Steel structure)
Steel structural members: To be in
accordance with Part 3.4.4 of the BCA
(volume 2) Acceptable construction practice
and AS 4100 (Steel structural)
Structural steelwork: To AS 4100 (Steel
structure) structures).

Cold-formed steel framing: Provide a proprietary system designed to AS 3823 (Domesto metal framing).

Veiding: To ASNX2S 354.1 (Structural steel welding: To Many 15 (Structural steel structures).

Floors: To AS 1684.4
Particleboard flooring: To AS/NZS 1680.1
(Particleboard flooring: Specifications) and install to AS 1680. (Installation of particleboard flooring).
Compressed Fibre comment flooring: To AS/NZS 2696.2 (Callalisseoment products - Flat threets), 1994. A Callagory.
Plywood flooring: To AS/NZS 2586 (Plywood Syruchraf), bond type A, Indigue and grooved.

Lining
Plasterboard: To ASNZS 2588 (Sypsum
Plasterboard).
Plasterboard installation: To ASNZS 2589, 1(Sypsum linings in read-ential and light
commercial construction - Application and
finishing - Gypsum plasterboard). Level 4
finish.
The comment To ASNZS 2508 2 (Cellulosecennent products - Flat sheets). Type B,
Category 2.
Fibrous plaster products: To AS 2185
(Fibrous plaster products).

Fire separation
To be in accordance with Part 3.7.1 of the
BCA (volume 2)
Fire separation - Separating wall
construction Part 3.7.1.8 of the BCA (volume
2)
Fire separation - Roof lights: Part 3.7.1.10 of
the BCA (volume 2)
Refer to architectural debtalls of fire
separation methods. Block and tile finishes
Ceranic tiling: Follow the guidance provided
by A5 3958. (Ceranic tiles: Guide to the
installation of ceranic tiles) and A5 3958.2
(Ceranic tiles: Guide to the selection of a
ceranic tiles; Guide to the selection of a
Adhesives: To A5 2358 (Adhesives - For fixing
ceranic tiles). Websrpoofing
To be in accordance with Part 3.8.1 of the
BCA (volume 2)
Waterpoofing: To AS 3740 (Waterproofing of
Websraea in residential buildings)
Provide certification from a licensed installer
certifying that the waterproofing is installed in
accordance with the relevant standards.

Wall fise: To ASNZS 2599 (Bulli-in omponents for masorry construction - Wall fee); Non-estamic ress: Type A, Selamic avea: Type A, Selamic avea: Type B, Selamic avea: To RoA Volume 2 Figure 3.3.3 (Typical brick fee spacings in cavity and weneer construction).

Vall 6e corresion protection: To BCA Volume 2 Figure 3.3.3 (Corresion protection for wall fee).

Timber fixtures
Hardboard: To AS/NZS 1859.4 (Int)
(Reconstituted wood-based panels Specifications - Wel-processed fireboard).
Particleboard: To AS/NZS 1859.1 (Int)
(Reconstituted wood-based panels Specifications - Particleboard).
Specifications - Particleboard: To AS/NZS 1859.2 (Int)
(Reconstituted wood-based panels Specifications - Dry-processed
fireboard: To AS/NZS 1859.1 (Int)
(Reconstituted wood-based panels 1859.2 (Int) (Reconstituted wood-based panels 1859.3 (Reconstituted wood-based panels 1859.3 (Reconstituted wood-based panels Decorative overlaid wood panels).
High-pressure decorative laminate sheets:
To AS/NZS 2824.1 (High pressure
decorative laminates - Sheets made from
thermosetting resins - Classification and
specification).

Insulation and serking
Caliluscic fibre (lose fill): To ASNZS
ASS9.1 (Materials for the thermal insulation of buildings - General criteria and technical provisions), Section S.
Mineral wool blankets and out piecess: To ASNZS 4559.1, Section S.
Polystyrene (extructed rigid cellular sheets): To AS 1986.4 (Rigid cellular plastics sheets for thermal insulation - Rigid cellular sheets): To AS 1986.3 (Rigid cellular plastics sheets for thermal insulation - Rigid cellular plastics sheets for thermal insulation - Rigid cellular plastics sheets for thermal insulation - Rigid cellular polystyrene - Mouded (RC/PS - M).
Polystyrene - Mouded (RC/PS - M).
Reflective insulation - Royal Cellular sheets for thermal insulation of the safting materials: To ASNZS 4559.1, Section 6.
Sarking materials: To ASNZS 4200.1 (Pilable building materials: To ASNZS 4390 (Thermal insulation of requirements).
Sarking materials: To ASNZS 4200.2 (Pilable building materials: To ASNZS 4200

Windows and doors
Glazing to be in accordance with Part 3.8 of
the BCA (rotume 2).
Glass Selection and instillation: To AS 1288
(Glass Selection and instillation).
Imber doorsets: To AS 2888 (Timber
Jovent

doors).
Timber frames and jamb linings: To AS 2889
(Timber doorsels).
Security screen doors and windows grilles:
To AS 5039 (Seautily screen doors and
eacurity window grilles).
Window selection and installation: To AS
2047 (Windows in buildings: Selection and
installation).
Doorset installation: To AS 1909 (Installation
of timber doorsels).
Savage doors: To AS 1909 (Installation
of timber doorsels).
Savage doors: To AS 1909 (Installation
of window training and glazing is installed
that window training and glazing is installed
that window training and glazing is installed.

Safe movement and access

Sale construction

To be in accordance with Part 3.9.1.1 of the

To be in accordance with Part 3.9.1.1 of the

BCA (volume 2) - Acceptable construction

practice. State construction must comply with

the provisions of Part 3.9.1 BCA Vol 2, i.e.,

the provisions of Part 3.9.1 BCA Vol 2, i.e.,

the provisions of Part 3.9.1 BCA Vol 2, i.e.,

the provisions of Part 3.9.1 BCA Vol 2, i.e.,

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the provisions of Part 3.9.1 BCA Vol 2, i.e.,

the provisions of Part 3.9.1 BCA Vol 2, i.e.,

the provisions of Part 3.9.1 BCA Vol 2, i.e.,

the provisions of Part 3.9.1 BCA V

Ballstrades
To be in accordance with Part 3.9.2.1 of the
BCA (volume 2) - Acceptable construction
practice. Ballstrade construction must
comply with the provisions of Part 3.9.2 of
BCA Vol 2. Ballstrade haight in above
finished flor surface. Where ground haight
exceeds 4m from floor level of the deck /
ballcomy ballstrare must be verifical / nonclimbable between 150mm and 760mm above
deck level.

bileti).

On-site domestic wastewater treatment units:
To ASNZS 1546.3 (On-site domestic
wastewater treatment units - Avatated
wastewater treatment units - Avatated
wastewater treatment units - Septic
santes).
Septic systems: To ASNZS 1546.1 (On-site
domestic wastewater management,
santes).

Effluent disposal: To AS 1547 (On-site
domestic wastewater management,
presiwater: To ASNZS 3500.1 (Plumbing
and Drainage - Water services) and ASNZS
3500.4 (Plumbing and Drainage - Heated
water services) or ASNZS 3500.5

Spotial - Installation and commissioning).
Rainwater tanks installation: To ASNZS 4786 (Int).
Gast: To AS 5601 (Gas installation code).

es

8) Flashing to wall openings are to comply with shall be provided in

8) Flashing to wall openings are to comply with shall be provided in

8.1.3.0 of the BCA & AS 3.5.3.6 of the BCA and ASNZS 2904 - 1985

3.1.3.0 of the BCA & AS Amdt 1.

2) Masonry construction is to comply with clause 9) Glazing assemblies are to comply with clause 3.3.1.0 & AS 3700 – 2001 Amdt 1, 2 & 3 or AS 3.6.1 of the BCA, AS 1288- 2006 Amdt 1, & 4773.1 & 2 - 2010.

4) Structural steel members are to comply with clause 3.4.4.0 of the BCA and AS4100 - 1998. 3) Timber construction is to comply with clause 3.7.2.2 of the BCA & AS 3786 - 1993 Andt 1 to 4. Waterproofing of wet areas are to comply with clause 3.8.1.0 of the BCA and AS 3740 -2004.

6) Guttere & downpipes is to comply with 3.5.2.0 of the BCA & ASNCS 350.3 - 2003 Andt 1 & 2 13) Natural light is to comply with clause 3.8.4.2 or ASNCS 350.5 - 2000 Andt 1 to 4. 5) Metal roofing is to comply with clause 3.5.1.0 (2) Celling heights are to comply with clause of the BCA & AS 1562.1 – 1992 Amdt 1 & 2. 3.8.2.2 of the BCA. to comply with 3.5.3.4 14) Ventilation of habitable rooms is to comply 2908.2 - 2000 or ISO with clause 3.8.5.2 of the BCA.

Wall cladding
To be in accordance with Part 3.5.3 of the
BCA (volume 2)
Hardboard cladding: To ASINZS 1859.4 (int)
Hardboard cladding: To ASINZS 1859.4 (int)
Hardboard cladding: To ASINZS 2869.2
Specifications - Wel-processed fibreboard).
The coment cladding: To ASINZS 2869.2
Cell-Lose-cement products - Flat sheets).
Type A, Category 3.
Wealt cladding design and installation: To AS 1582.1 (Design and installation: To AS 1582.1 (Design and installation: To ASINZS 2869.2
Unplasticated polywind chindre (uPVC)
wheelt To ASINZS 2859.4 (Plastic roof and wall cladding materials. Unplasticised polywing chindre (uPVC) wall cladding boards).
Glass fibre reinforced polyecter (GFP) sheet
To ASINZS 259.3 (Plastic roof and wall cladding materials. Class fibre reinforced polyyeath (GFP)).
Polyvantomate: To ASINZS 4256.5 (Plastic roof and wall cladding materials.

Roor coatings and coverings
Carpeting: To ASA/UZ 9.255.1 (Textile floor coverings - Installation practice - General).
Resilient finishes: To AS 1884 (Floor coverings - Realient sheet and tiles - Laying and maintenance practices).

have a discrepancy arrises the electrical resultants, local or statutory authority, surjections take proceedings over the owing standards to the extent of the corporary installation: To ASNZS 3018 cortical installations - Domestic tallations).

ations
on: To AS 1688.2 (The use irconditioning in buildings bion for acceptable indoor

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jually, Gade 2 amerity, 
Jually, Gade 2 amerity, 
Jeffigeation systems. To AS1677.2 
Refrigeating systems. Safety requirements 
for fixed applications and the recommerciation 
of AAA HB40.1 (The Australian Refrigeration 
of Air Conditioning Code of Good Practice 
- Reduction of Emissions of Fuorocation 
- Aeritypeants in Commercial and Industrial 
- Aeritypeants in Commercial 
- Aeritypeants in Commercial 
- Aeritypeants in Commercial 
- Aeritypeants in Commercial 
- Aeritypeants 
- Aeritypeants

Installation of plastic claddings: To ASNZS 1562.3 (Design and installation of sheet roof and wall cladding - Plastic). containing bedrooms stroke alarms are to be located on or near the ceiling:

In every corridor or halfway associated with a bedroom, or

If there is no corridor or halfway, between the part of the building containing the bedroom and the remainder of the building.

On streys not containing bedrooms a smoke alarm must be provided and should be located along the path of travel people will most likely take to evacuate the building.

Provide certification from a Licensed electrical contractor certifying that the alarm geterne has been installed in accordance with the relevant standards. Heating appliances
Part 3.7.3 of the BCA (volume 2) and
AS 2918 - Domestic solid - fuel burning
appliances - installation

<u>Preparation</u>
Prepare surfaces to be painted in accordance with the Manufacturer's recomendations to suit the selected paint system, the type of substrate and its condition.

Painting generally: Follow the guidance provided by AS/NZS 2311 (Guide to the painting of buildings) and AS/NZS 2312 (Guide to the poainting of buildings) and AS/NZS 2312 (Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings).

Kitchen, saritary and washing facilities
To be in accordance with Parts 3.8.3.2 ;
3.8.3.3 of the BCA (volume 2) Room beights
To be in accordance with Part 3.8.2 of the BCA (volume 2)

Natural and artificial light
To be in accordance with Parts 3.8.4.2 and
3.8.4.3 of the BCA (volume 2) winestic kitchen assemblies: To AS/NZS 4386.1 (Domestic kitchen assemblies - Kitchen units).

Verdision
To be in accordance with Part 3.8.5 of the BCA
BCA
Natural Verdisiben: Parts 3.8.5.2 and 3.8.5.3
of the BCA (volume 2)
Mechanical Verdision: Parts 3.8.5.0 and
3.8.5.3 of the BCA (volume 2)

Sound insulation
To be in accordance with Part 3.8.6.1 of the
BCA (volume 2)
Refer to architectural details of sound
insulation measures

Hydraulic (plumbing) installations Stormwater drainage, waste water drainage, fresh water, drainage, drainage,

initialistions).

Orcall broekers To ASNZS 9347 2 (Low voltage switchgear and controlgear - Circuit-breekers).

Electrical accessories: To ASNZS 3100-(Approval and test specification - General requirements for selectrical equipment).

Electrical accessories: To ASNZS 3100-(Approval and test specification - Lorininaries (Elightry fittings)).

Synche Alaems - Virginary of the Statey, Smoke Alaems - Virginary assembles - Type-tested and partially type-tested assembles or ASNZS 3493 (Low voltage switchgear and controlgear - Particular requirements to as appropriate. Teachigan switchgear and controlgear - Particular requirements for action of the Statey, Smoke Alaems - Particular requirements for accessories: To ASNZS 3493 (Low voltage switchgear and controlgear - Particular requirements for action of the Cabling products).

Facilitating products).

Facilitating products, and television in the frequency rape 30 MHz to 1 GHz - Construction and installation and television in the frequency rape 30 MHz to 1 GHz - Construction and installation and television in the frequency rape 30 MHz to 1 GHz - Construction and installation and the control of the requirements for radio and the virginary rape 30 MHz to 1 GHz - Construction and installation and installations: To ASNACIF 5000 (Installation Requirements for radio and the virginary rape 30 MHz to 1 GHz - Communications of SAA HB29 (Communications Cabling Hardbook).

Small office-former of The installations: To ASNACIF 5000 and ASNACIF 5000

Holomized paving: Place and compact asphaltic concrete paving over the prepared base course to AS 2734 (Asphalt (no-Invaso) paving - Guide to good practice).

Unit paving Standard: To ASA/ZS 4455 (Masonry units and segmental pavers).
In-situ concrete paving: To AS 1579
A (Specification and supply of concrete).

Swimming pool safety fencing / barriers
To be in accordance with the Swimming Pools
Act 1992 and AS 1926 Part 1 Refer to
architectural details of swimming pool fencing.

External works

Fences and external walls

Steel poets: Galvanize to ASANZS 4680.

Brick fences: Follow the guidance given in Clay
Brick and Pawer Institute Technical Notes 21 A

(The Design of Freestanding Clay-Frick Walls)
and 21B(Brick Beam Garden Fences).

missioning)
work: To AS 4254 (Ductwork for air
uting systems in buildings),
lation and sealing. To BCA Guales 3:12.5.3
lation and sealing. To BCA greater of the search of

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15) Mechanical ventilation to enclosed bathrooms and laundries must be in acc with BCA 3.8.5.2 (c) & AS 1668.2.

Anina Rich & Mark Williams 14A Melbourne Ave, Mona Vale NSW 2103 Warriewood House Specifications

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ucted airconditioners: To ASNZS
.1 (Performance of electrical appliances
n airconditioners - Non-ducted
ditioners and heat pumps - Testing and
for performance)

arconditioners: To ASNZS 3823.1.2 arconditioners: To ASNZS 3823.1.2 mance of electrical appliances. Room tioners - Ducted air conditioners ard air-star pumps - Testing and raiting for ance) and ASNZS 3823.2 mance of electrical appliances - tioners and heat pumps - Energy and minimum energy performance of (MEPS) requirements). Washable panel type with minimum sefficiency to AS 1324.2 (Air filtest for energy wentilation and air conditioning - so it sets.)

on pipes: To AS/NZS 1571 (Copper tubes for airconditioning and

drains: Provide trapped ≥ DN 20 drains to AS/NZS 3666.1 (Air-1) water systems of buildings - ntrol - Design, installation and

1.115 imber or uPVC, single clear, (or U-value: 7.1, SHGC: 0.69)
Imber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.69)
Imber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.69)
Imber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.69)

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door

projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm we the head of the window or glazzed door and no more than 2400 mm above the sill.

For projections described as a railio, the railio of the projection from the wall to the height above the window or glazed least that shown in the table below. polas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also des a perpendicular window. The spacing between battens must not be more than 50 mm.

1.84 8.62 nc. frame (m2) Imber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.69)

limber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.69)

limber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

um of 40% of new or altered light fixtures are fitted with fluore ads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

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in accordance with the specifications listed in uction is less than 2m2, b) insulation specified

al wall: framed (weatherboard, fibro, clad) R0.60 (down) (or R1.30 including construction) R1.30 (or R1.70 including construction)

ceiling: R2.26 (up), roof: foil/sarking

noe < 0.475)

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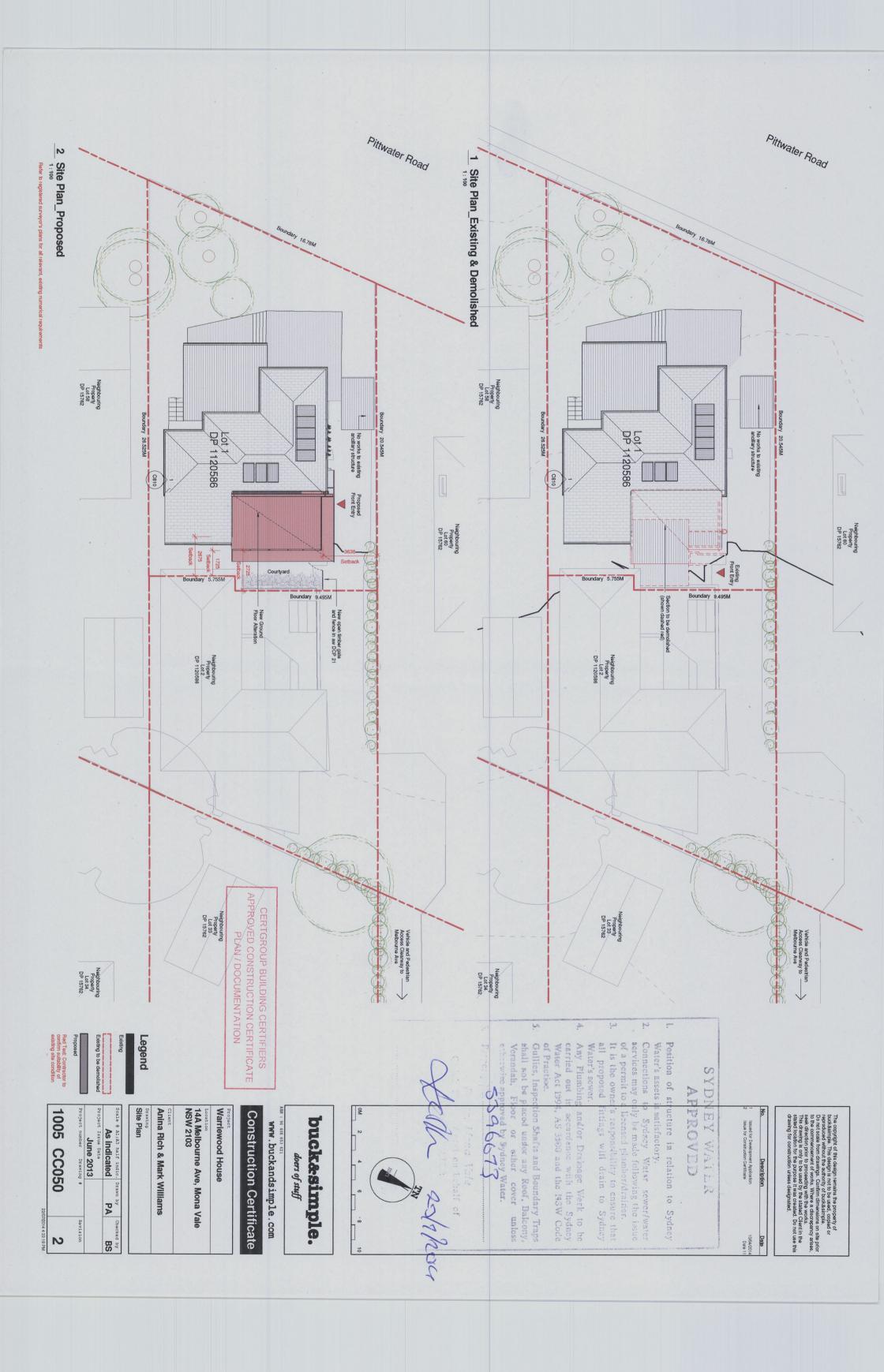
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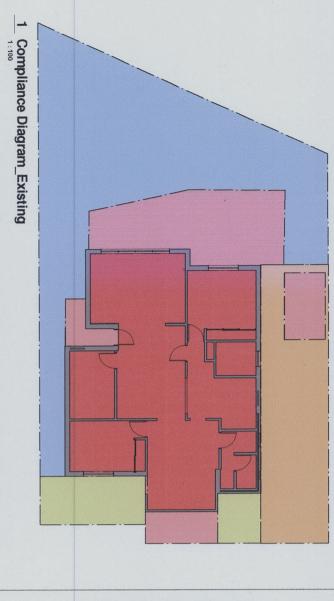
14A Melbourne Ave, Mona Vale NSW 2103 Warriewood House Anina Rich & Mark Williams

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Project Issue Date
June 2013
Project number Drawing # ਨ

**BASIX** Commitments

Date 11







#### Proposed Landscaping Rear Proposed Landscaping Front Proposed Ground Floor Area Proposed Built Site Coverage Total (Site Area) Proposed Landscaping Hard $= 105m^2$ $= 46m^2$ $=31m^2$ $= 123m^2$ $= 366m^2$ $= 166m^2$ = 100% = 45% = 12% = 34% = 9% Highest point alteration: Highest point ground level: Maxi

## Compliance Schedule

xisting Landscaping Rear	xisting Landscaping Front	
= 123m <sup>2</sup>	= 21m <sup>2</sup>	
= 34%	= 6%	
		$= 21m^2$ = 123m <sup>2</sup>

Existing Built Site Coverage	Existing Landscaping Hard	Existing Landscaping Rear
= 176m <sup>2</sup>	= 46m <sup>2</sup>	= 123m <sup>2</sup>
= 48%	= 12%	= 34%

Total (Site Area)	Existing Floor Area	Existing Built Site Coverage	Existing Landscaping Hard
= 366m <sup>2</sup> = 100%	= 112m <sup>2</sup>	= 176m <sup>2</sup>	= 46m²
= 100%		= 48%	= 12%

$= 112m^2$ = $366m^2$ = 11	
= 100%	

building line:	Percentage behind the	building line:	Percentage in front of the	
= 80		= 20		

Ve	ij
existing	um heig
ve existing ground level: Complies	mum height limit 8.5m
Complies	

level:	t point above existing	on:	t point of proposed
11		-	
380		12	
= 3800mm		= RL: 38660	
3		99	
		_	

### Calculations

otal   andscaping required	roposed Floor Area	xisting Floor Area
	$= 105m^2$	$= 112m^2$

60%	21	for site under F
		er Pittwater DCP
= 219.6r		P

= 219.6m

48%	deck 22m²)	21 permitted variation exst	Landscaping (inclu	Total Proposed	
= 177m <sup>2</sup>		tion exst.	g (includes DCP		

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Anina Rich & Mark Williams  DE AMAING  Compliance Diagrams	14A Melbourne Ave, Mona Vale NSW 2103	Warriewood House
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2 Compliance Diagram\_Proposed

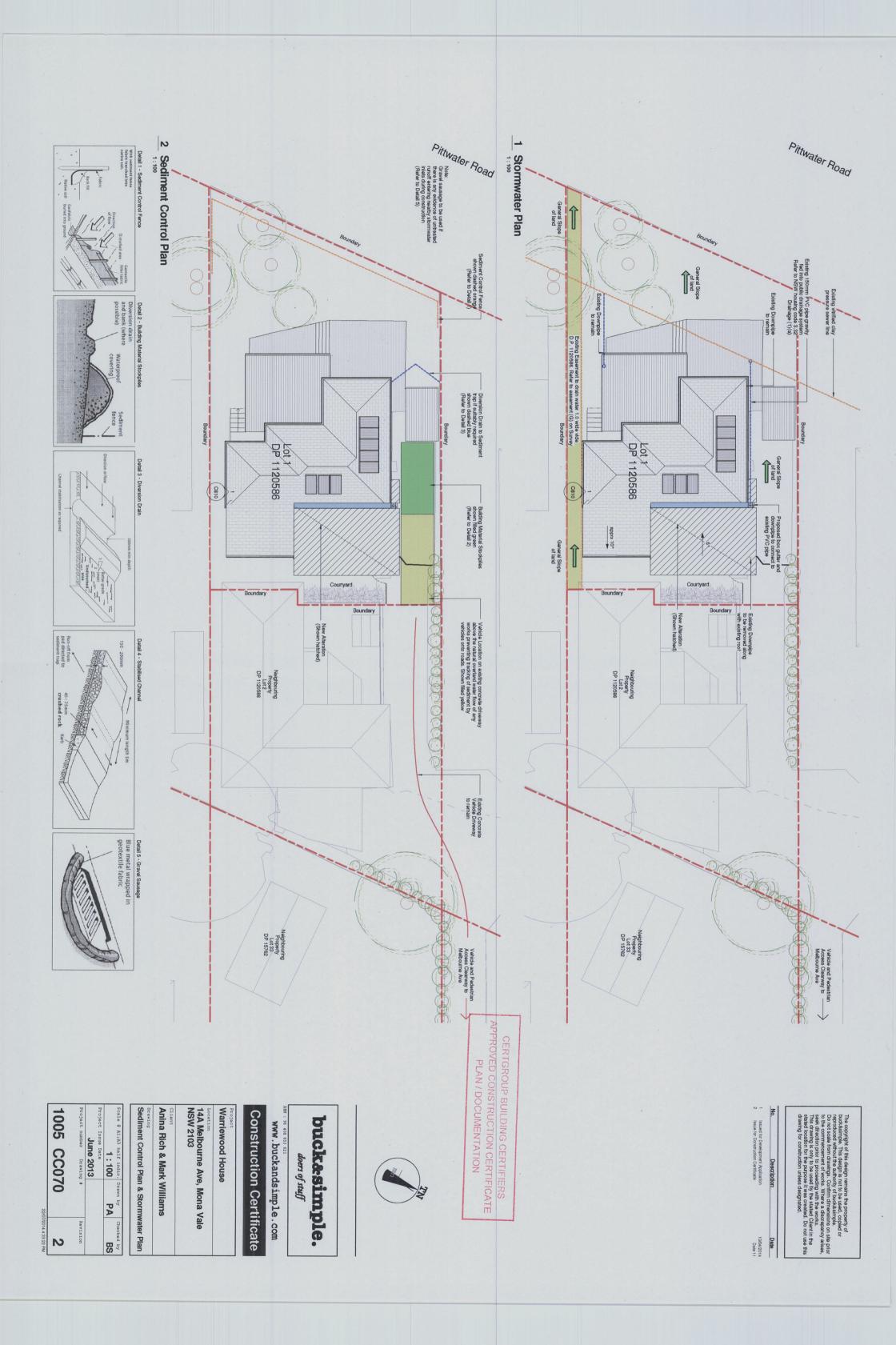
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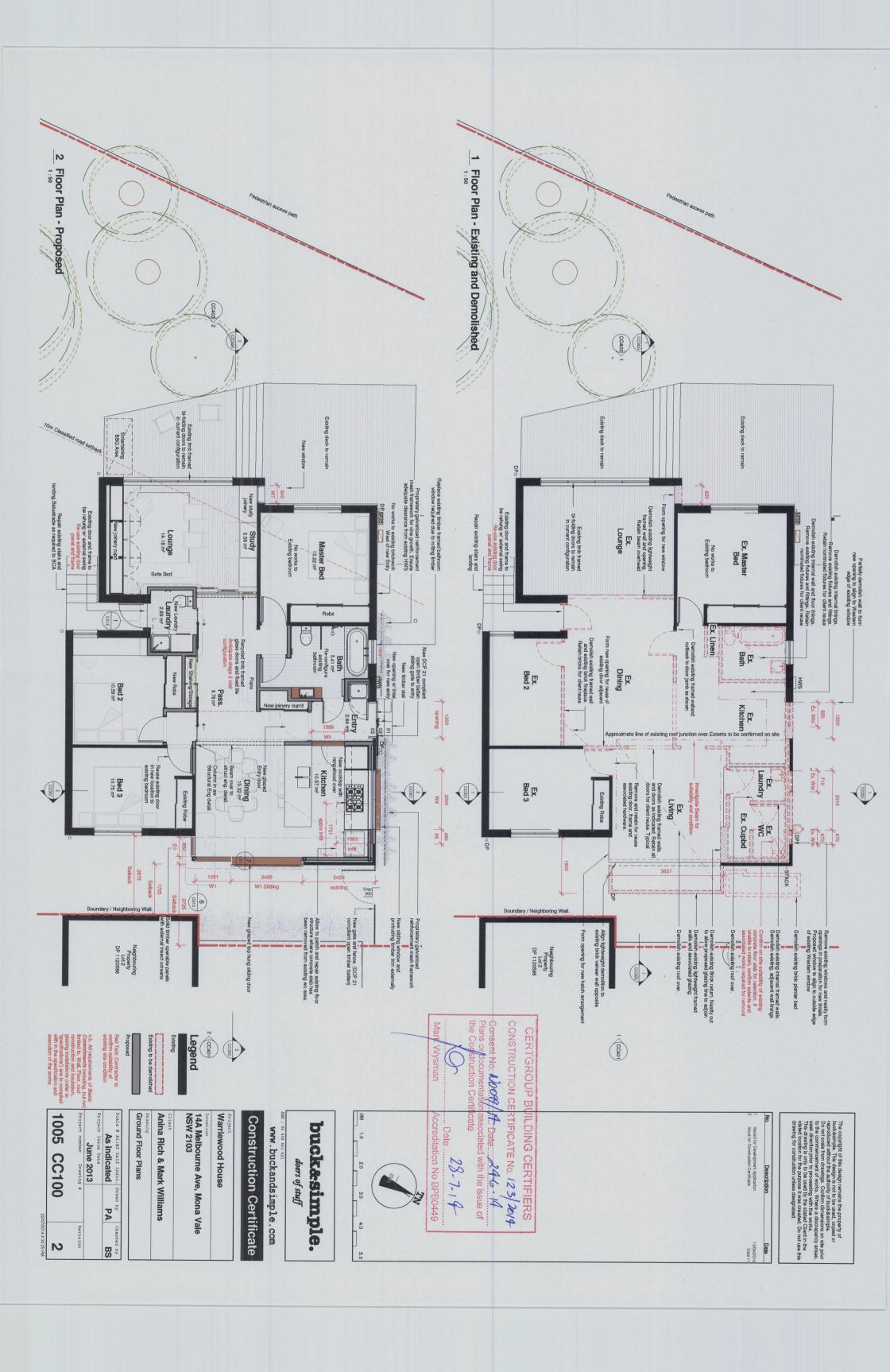
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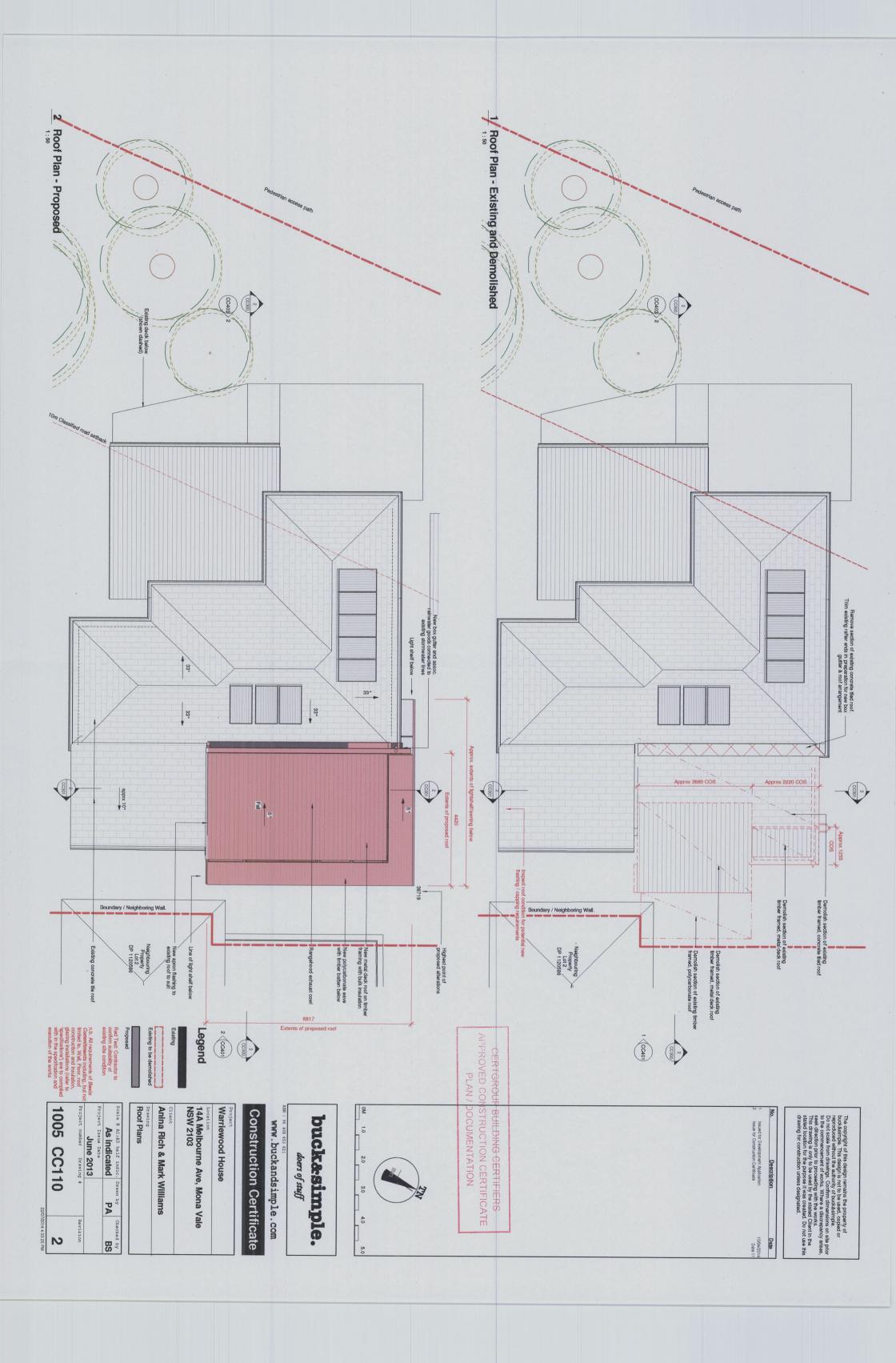
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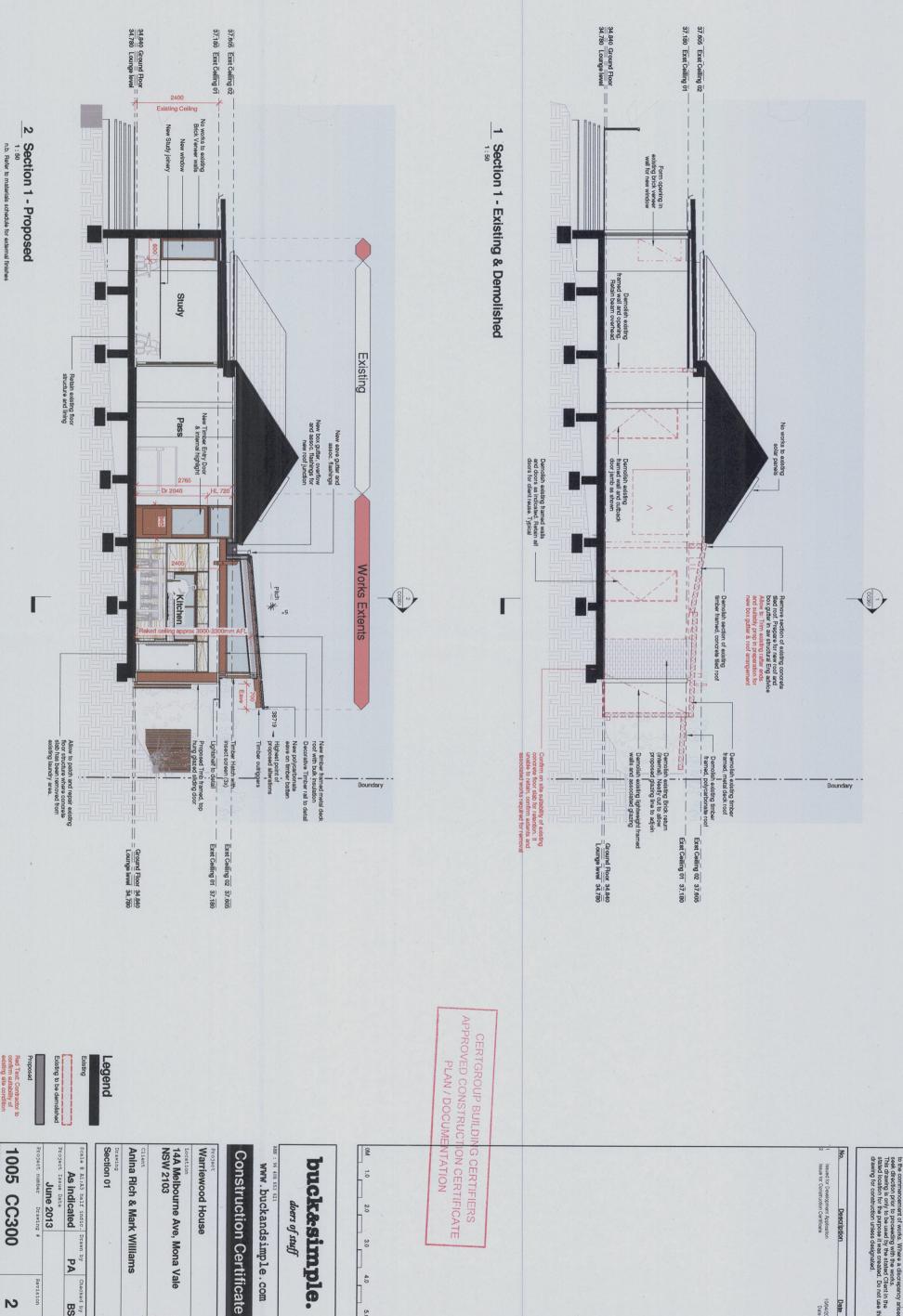
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4.4		Issued for Development Application Issue for Construction Certificate	Description









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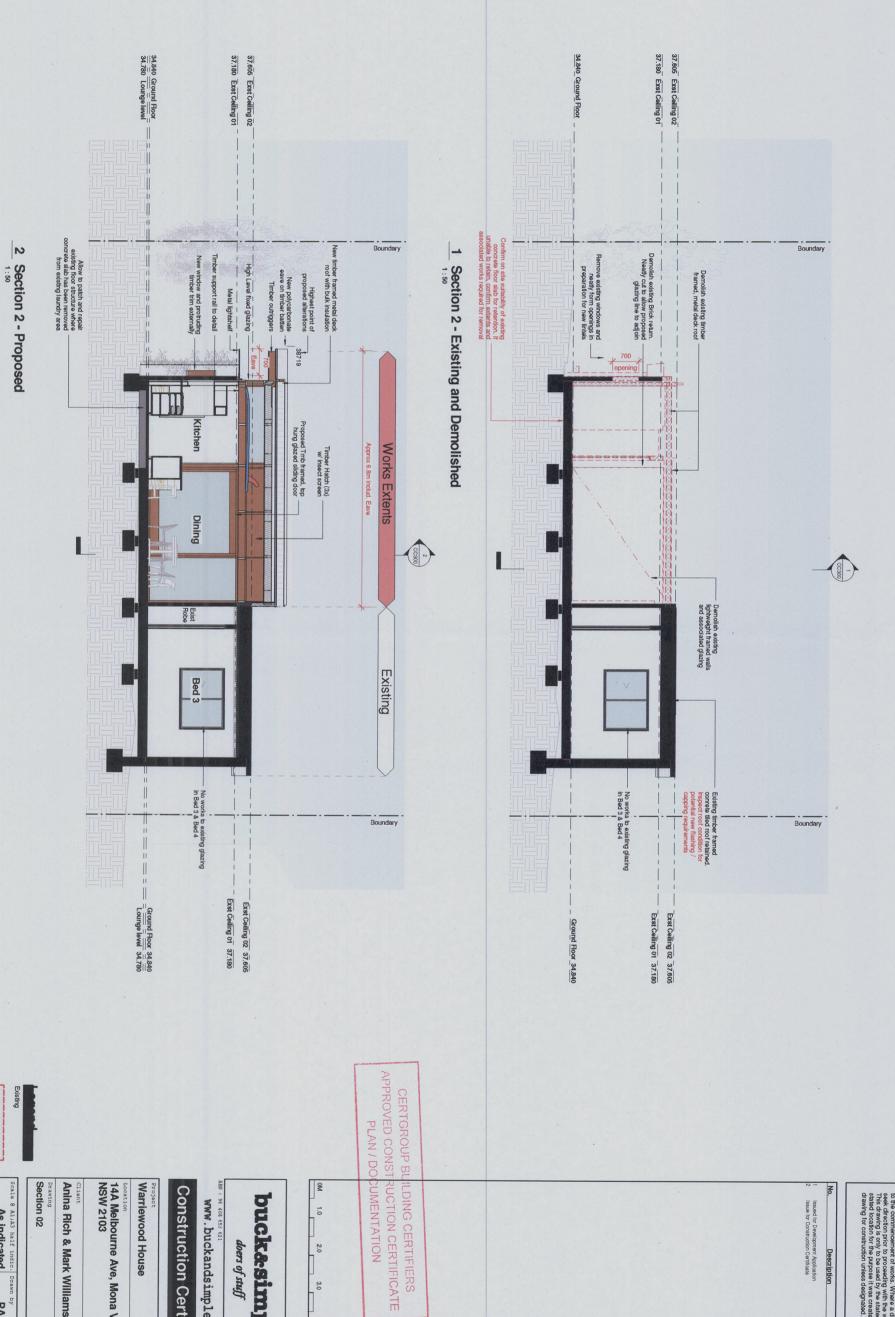
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Existing to be demolished

Section 02

Anina Rich & Mark Williams

14A Melbourne Ave, Mona Vale NSW 2103

Warriewood House

Construction Certificate

www.buckandsimple.com

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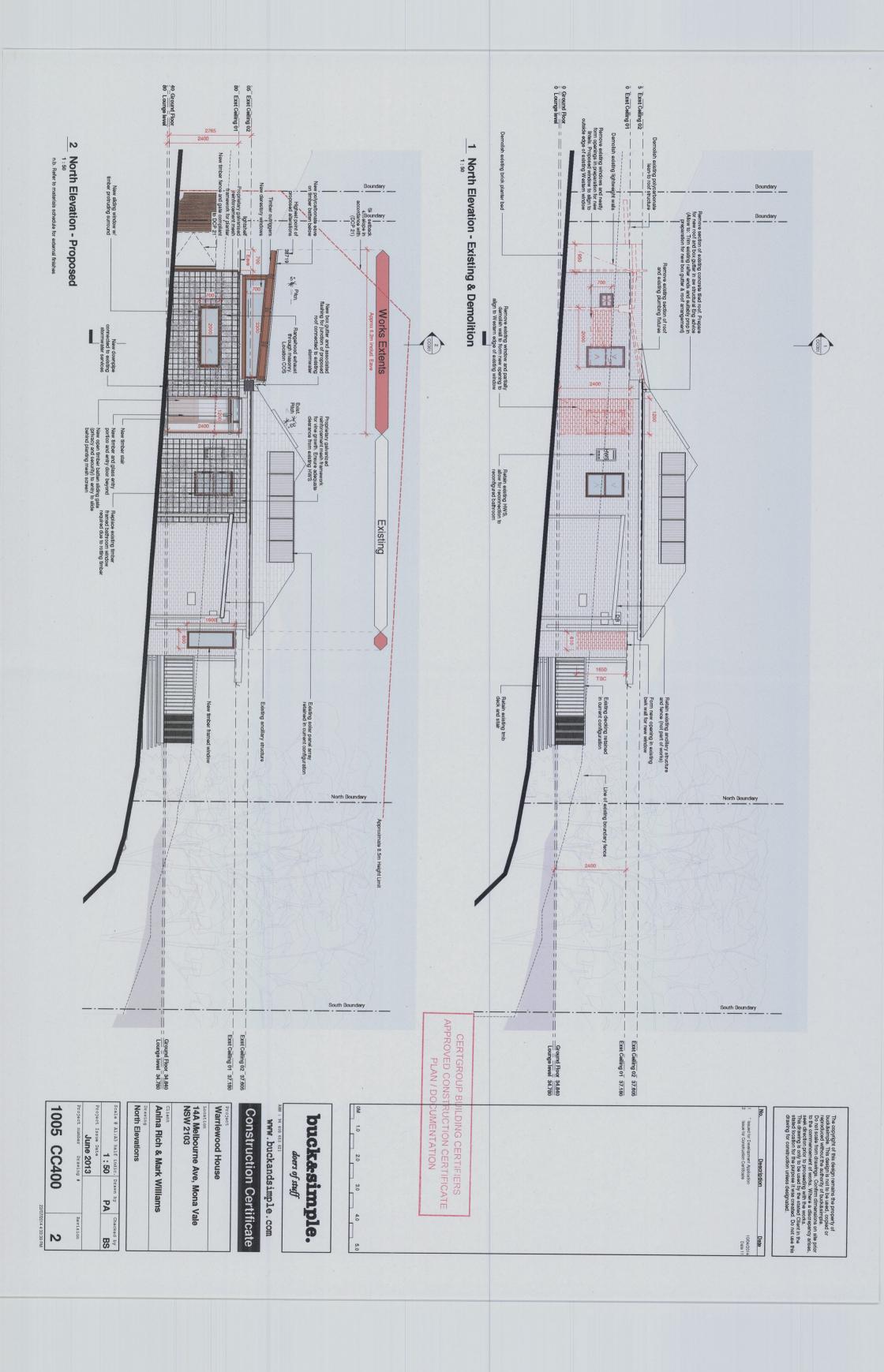
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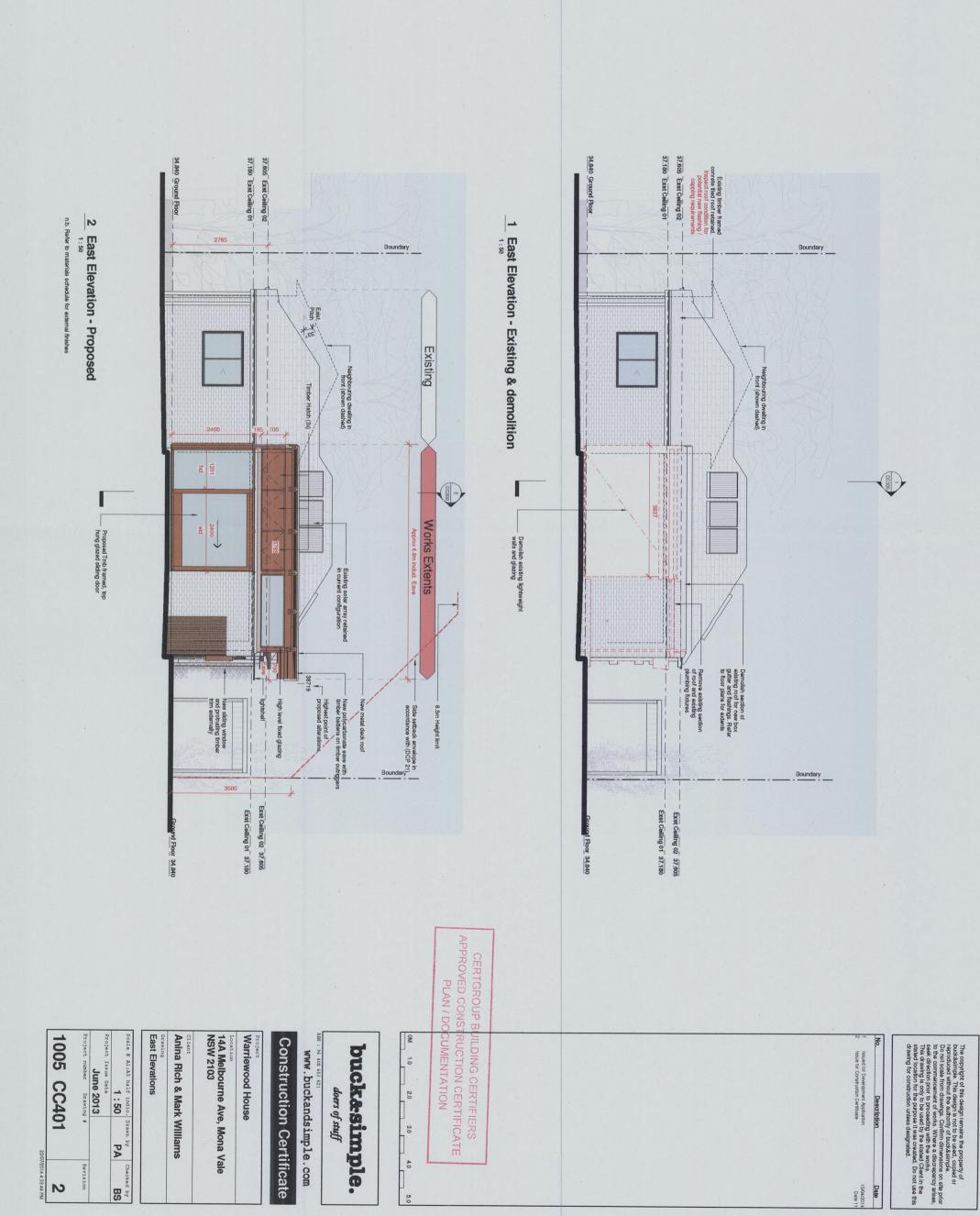
As indicated

Project Issue Date

June 2013

Project number Drawing # PA N BS d by

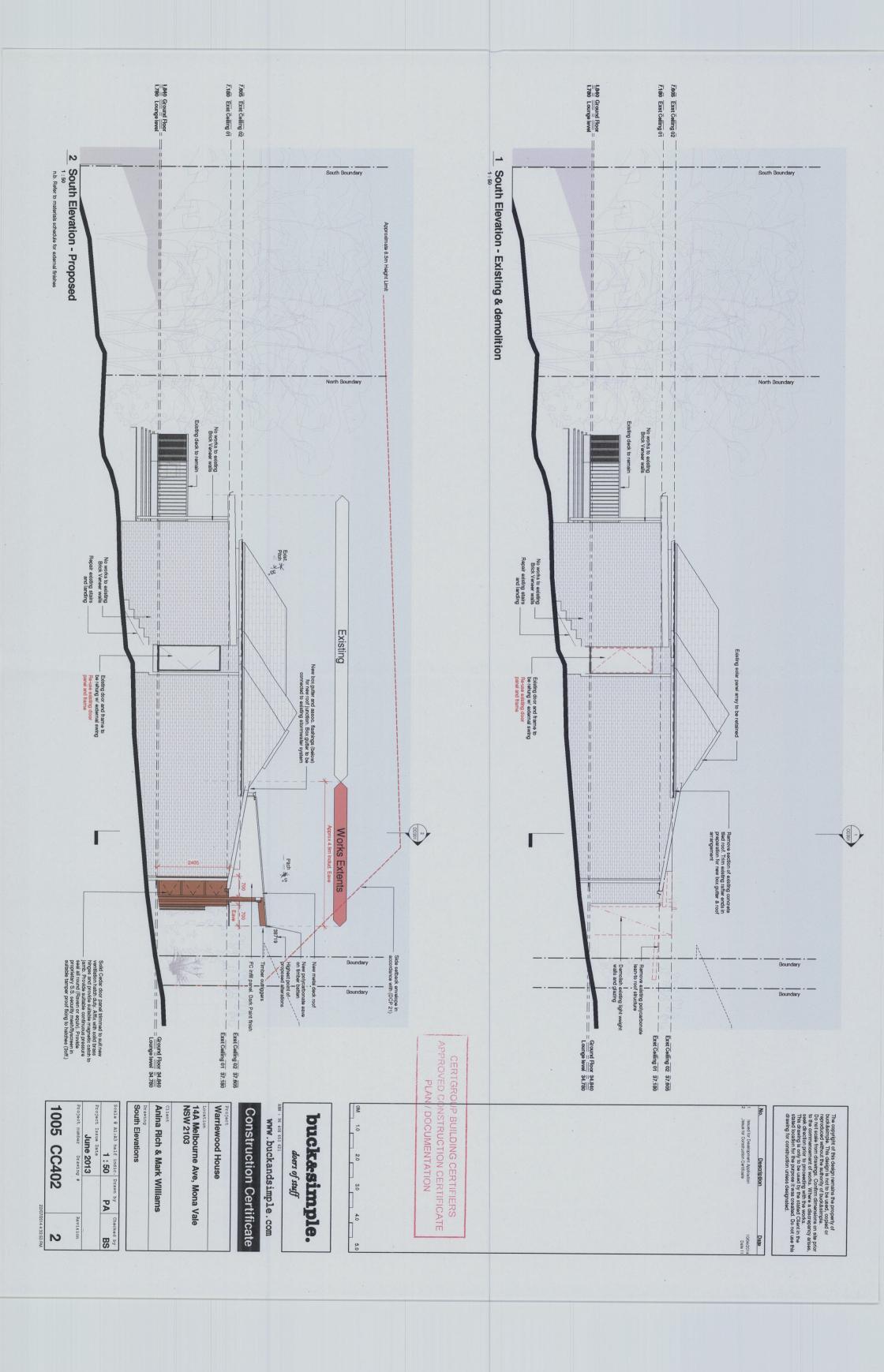


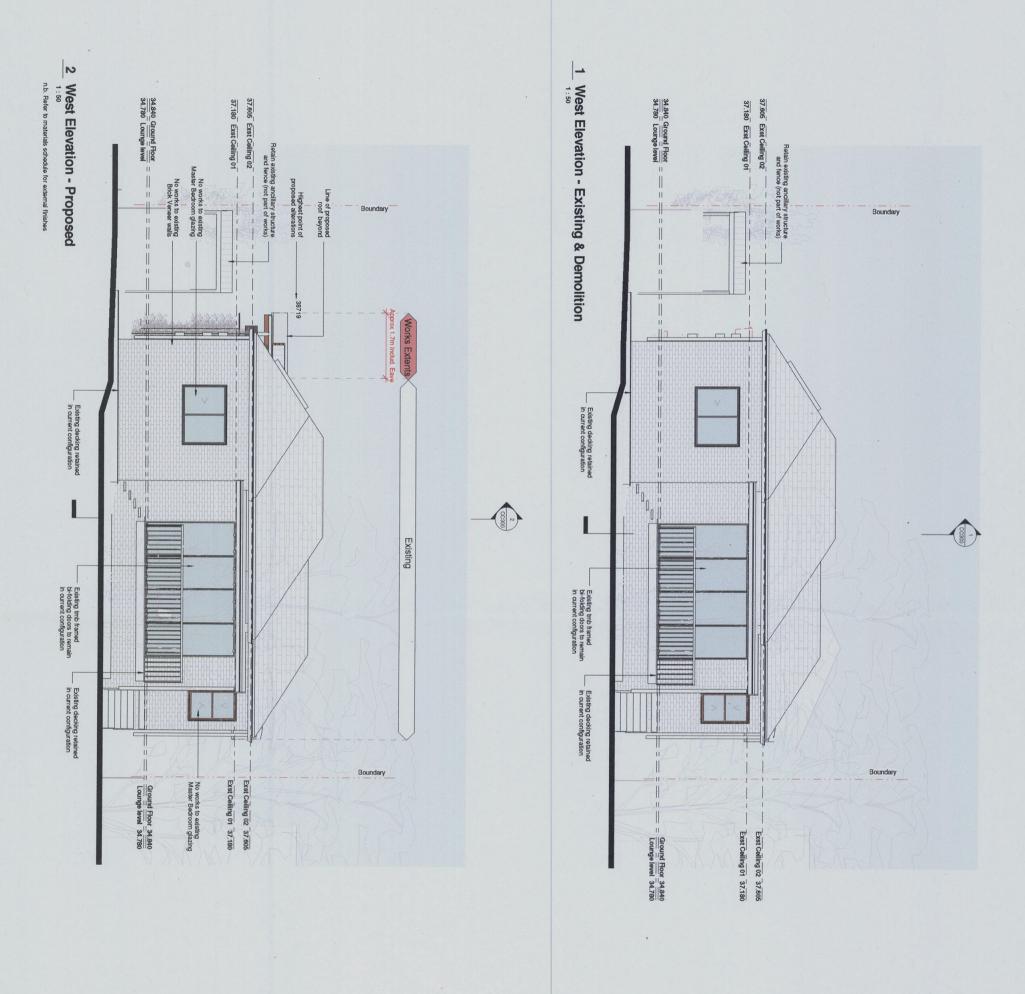


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CERTGROUP BUILDING CERTIFIERS APPROVED CONSTRUCTION CERTIFICA

STRUCTION CERTIFICATE

OCUMENTATION

PLAN/

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14A Melbourne Ave, Mona Vale NSW 2103 Anina Rich & Mark Williams Warriewood House

West Elevations

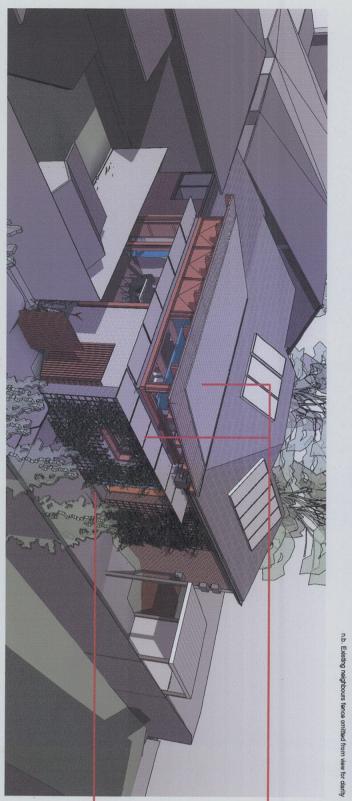
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June 2013

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Material Schedule & Views

Scale @ Al/A3 half indic. Drawn by PA PA PROject Issue Date

June 2013

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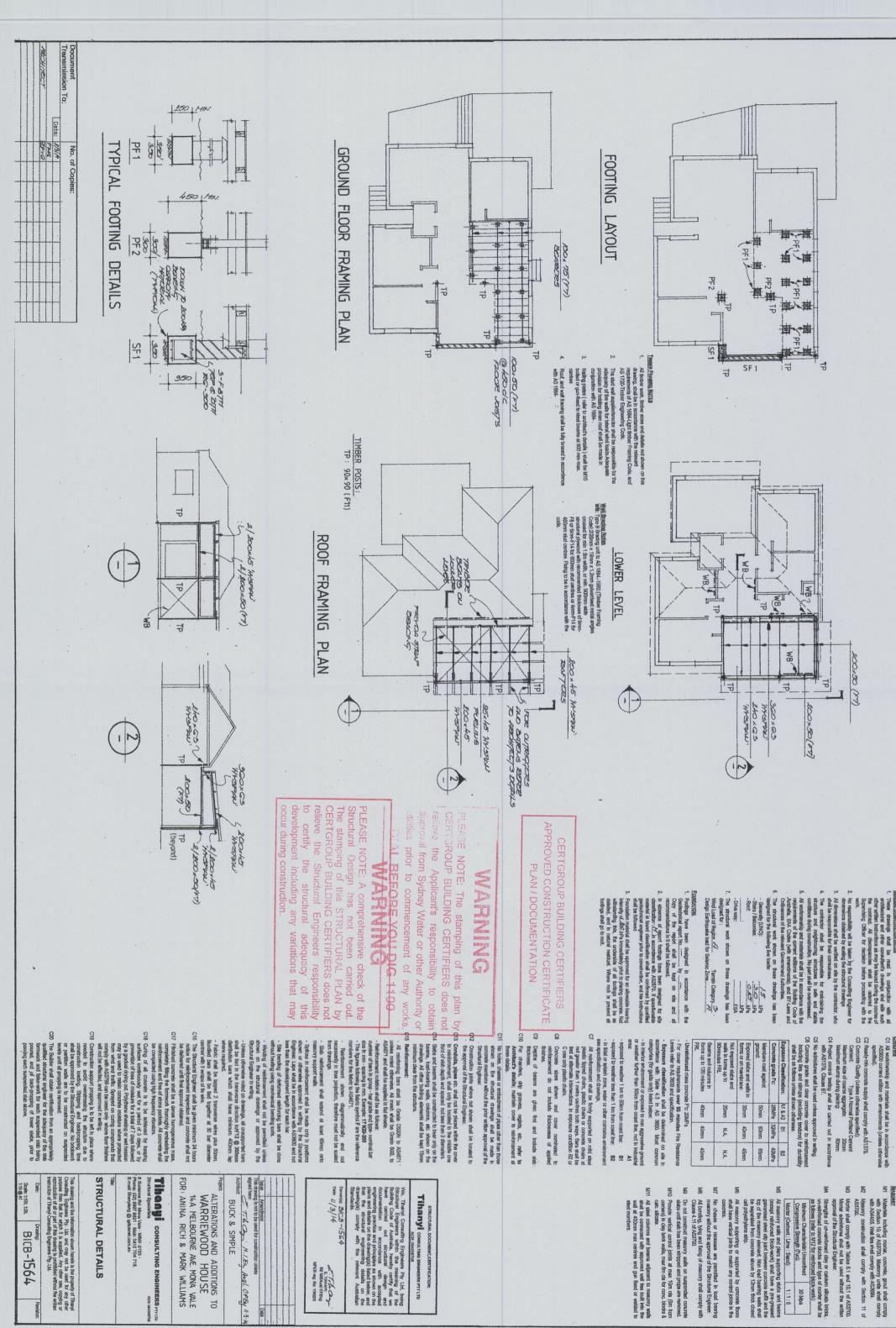
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CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION



SE NIFELUNI CPERGO NPER reg. No. 109/225

M7 No chases or recesses are permitted in load bearing meanry without the approval of the Structural Engineer.

M8 All bonding, Nigra and thong of meaning shall comply with Clause 4.11 of ASST00.

nasonry supporting or supported by concrete floors in the vertical joints to match any control joints in the

M1 Materials including motals, concrete, grout shall comply with Seaton 10 of ASSYOL Mesonry units shall comply with ASA450. Male lise shall comply with ASA450. Why May also shall comply with ASA450. Masonry construction shall comply with Seaton 11 of ASSYOL.