



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:-

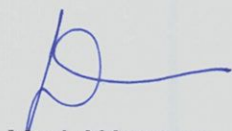
- Construction Certificate, stamped approved plans and relevant documentation.
- Notice to Commence Building Work.
- Appointment of a Principal Certifying Authority.

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
CERTGROUP Building Certifiers

R-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

Name: Buck & Simple

Address: 14B Melbourne Avenue, Mona Vale

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

OWNER

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)

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.

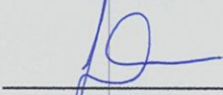
DRAWING NUMBER	DATE
Architectural Plan No's: 1005 – CC000 Rev 2, 1005 – CC010 Rev 2, 1005 – CC020 Rev 1, 1005 – CC050 Rev 2, 1005 – CC060 Rev 2, 1005 – CC070 Rev 2, 1005 – CC100 Rev 2, 1005 – CC110 Rev 2, 1005 – CC300 Rev 2, 1005 – CC301 Rev 2, 1005 – CC400 Rev 2, 1005 – CC401 Rev 2, 1005 – CC402 Rev 2, 1005 – CC403 Rev 2, 1005 – CC900 Rev 2 prepared by: Buck & Simple	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	28 July 2014
CERTIFICATE NO	123/2014

CERTIFYING AUTHORITY

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

DEVELOPMENT CONSENT

Council	Pittwater
Development Consent No	N0099/14
Date of Determination	24 June 2014

BUILDING CODE OF AUSTRALIA CLASSIFICATION	1a
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RECORD OF SITE INSPECTION

Issued under clauses 143B & 143C EPAR 2000

SITE INSPECTION

Project: Alterations and additions

Address: 14A Melbourne Avenue, Mona Vale

Type of Inspection: Prior to issue of Construction Certificate

MEMORANDUM

DA No: N0099/14

Date: 23/7/14

Result of Inspection

* The current fire safety measures in the existing building the subject of the inspection are satisfactory.

☐ Yes ☐ No ☒ N/a

Details: _____

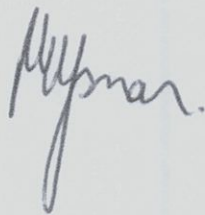
* Whether or not the plans and specifications accompanying the application for the construction certificate adequately and accurately depict the condition of the existing building the subject of the inspection are satisfactory.

☒ Yes ☐ No ☐ N/a

Details: _____

* Whether or not any building work authorised by the relevant development consent has commenced on the site.

☐ Yes ☒ No ☐ N/a



Mark Wysman
Accredited Certifier:

NSW Building Professional Board 0449



Home Warranty Insurance Fund

calliden
group

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 Home Building Act 1989 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 Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to:

- a beneficiary described in the contract and successors in 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

Director-General

Date of issue: Tuesday, 18, March 2014

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



Description of project

Project address	
Project name	Warriewood House
Street address	14A Melbourne Avenue Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 1120586
Lot number	1
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

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 & specs	Certifier Check
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Fixtures				
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.			✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
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.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.26 (up), roof: foil/sarking	light (solar absorptance < 0.475)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors						
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 following requirements must also be satisfied in relation to each window and glazed door:					✓	✓
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.				✓	✓	✓
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 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.				✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.					✓	✓
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.				✓	✓	✓
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.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	NE	1.47	0	0	eave/verandah/pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	NE	8.62	2.2	2.5	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	NW	1.84	0	0	eave/verandah/pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W4	NW	1.4	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W5	SW	2.33	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W6	NW	2.72	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W7	NW	1.115	2.05	0.6	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		

Legend

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

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

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

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

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 (✓) in the boxes and complete sections as appropriate.
No Faxed applications please.

APPLICATION SOUGHT

- ☒ Construction Certificate
☒ Principal Certifying Authority
☐ Complying Development Certificate
- ☐ NSW Housing Code
(SEPP Exempt & Complying
Development Code)
☐ Council existing Exempt & Complying
Development Policy

Office Use Only

CC: 123/2014
CDC:
Job:
Date Receipt: 23/7/14

SUBJECT LAND

Address 14 A MELBOURNE AVE, MONA VALE 2103
Lot No 1 DP 1120586 SP _____ Vol/Fol, Etc _____

DETAILS OF THE APPLICANT

Name / Company Buck & Simple Contact Person Kurt Crisp
Mailing Address 14 B MELBOURNE AVE, #
MONA VALE Postcode 2103 State NSW
E-mail kurt@buckandsimple.com Mobile 0422 567134
Applicant Signature [Signature] Date 22/07/2014

CONSENT OF OWNER(S)

I/ We as the owner/s of the above property authorise for Mark Wysman to provide Construction or Complying Development Certification and to act as the Principal Certifying Authority for the subject building works, including site inspections and to lodge the Notice of Commencement/Appointment of the Principal Certifying Authority with the relevant Council.

Name / Company Anina Rich & Mark Williams Contact Person Kurt Crisp
Owner's Address 14A Melbourne Ave
Mona Vale Postcode 2103 State NSW
Mailing Address As above
Postcode _____ State _____
E-mail aninarich@gmail.com Tel _____ Mobile 0424 833741
Owner/s Signature/s [Signature] Date 22/7/14
Date 22/7/14

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

Construction Certificates • Complying Development Certificates • Building Code & Planning Consultants

DESCRIPTION OF WORK

Type of work proposed:

☐ New Building ☒ Additions / Alterations

Class of Building under Building Code of Australia 1a

Description of the work Alterations and additions to the dwelling

Construction Cost of Works \$ \$167,553

DETAILS OF THE RELEVANT CONSENTS

Consent No. N0099/14 Date issued: 24/06/2014

Construction Certificate No. 123/2014 Date issued: 28/7/14

Complying Development Certificate No. _____ Date issued: _____

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the site area of land?

In square metres 360.5

Gross floor area of existing building? NIL if building does not exist.

In square metres 176

What is the existing building or site used for at present?

Main Uses Dwelling

Other Uses _____

Does the site contain dual occupancy?

☐ Yes ☒ No

Gross floor area of proposed building?

In square metres 166

What will the proposed building be used for?

Main Uses Dwelling

Other Uses _____

HOW MANY DWELLINGS:-

Are pre-existing at this property? 1 Are proposed to be demolished? Nil

Are proposed to be constructed? Nil Are attached to an existing building? Nil

Are attached to a new building? Nil How many storeys will the building consist of? 1

WHAT ARE THE MAIN BUILDING MATERIALS (PLEASE TICK APPROPRIATE BOXES)

WALLS

- ☐ Full Brick
☒ Brick Veneer
☐ Concrete or Stone
☐ Steel
☐ Fibrous Cement
☐ Timber/weatherboard
☐ Cladding- aluminium
☐ Other

ROOF

- ☒ Aluminium
☐ Concrete or Slate
☐ Tile
☐ Fibrous Cement
☐ Steel
☐ Other

FLOOR

- ☐ Concrete or slate
☒ Timber
☐ Other
☐ Unknown

FRAME

- ☒ Timber
☐ Steel
☐ Aluminium
☐ 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

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114A Melbourne Ave, Mona Vale NSW 2103

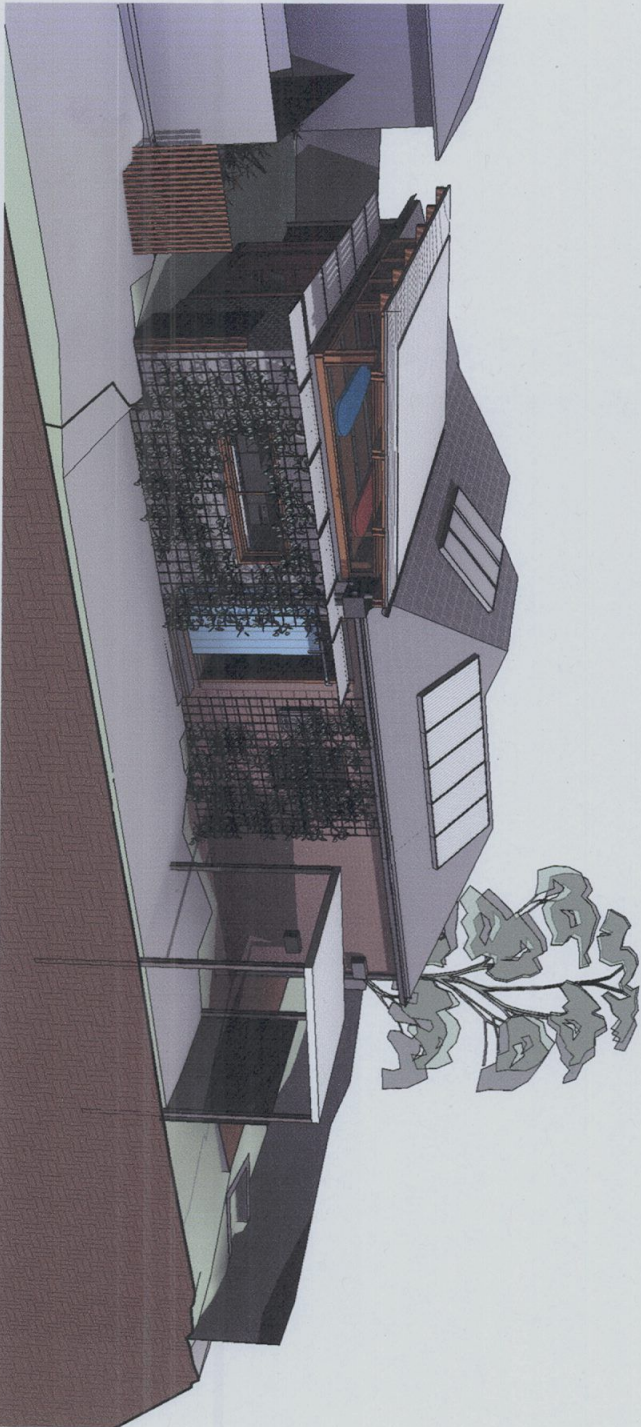
Construction Certificate

Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify discrepancies between architectural and/or other consultant's documentation for direction prior to proceeding with the affected part of the works.

Architectural Drawings

The copyright of this design remains the property of Bucknall Sample. This design is not to be used, copied or reproduced without the authority of Bucknall Sample. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

CC950	Shadow Diagrams	2	Date 11
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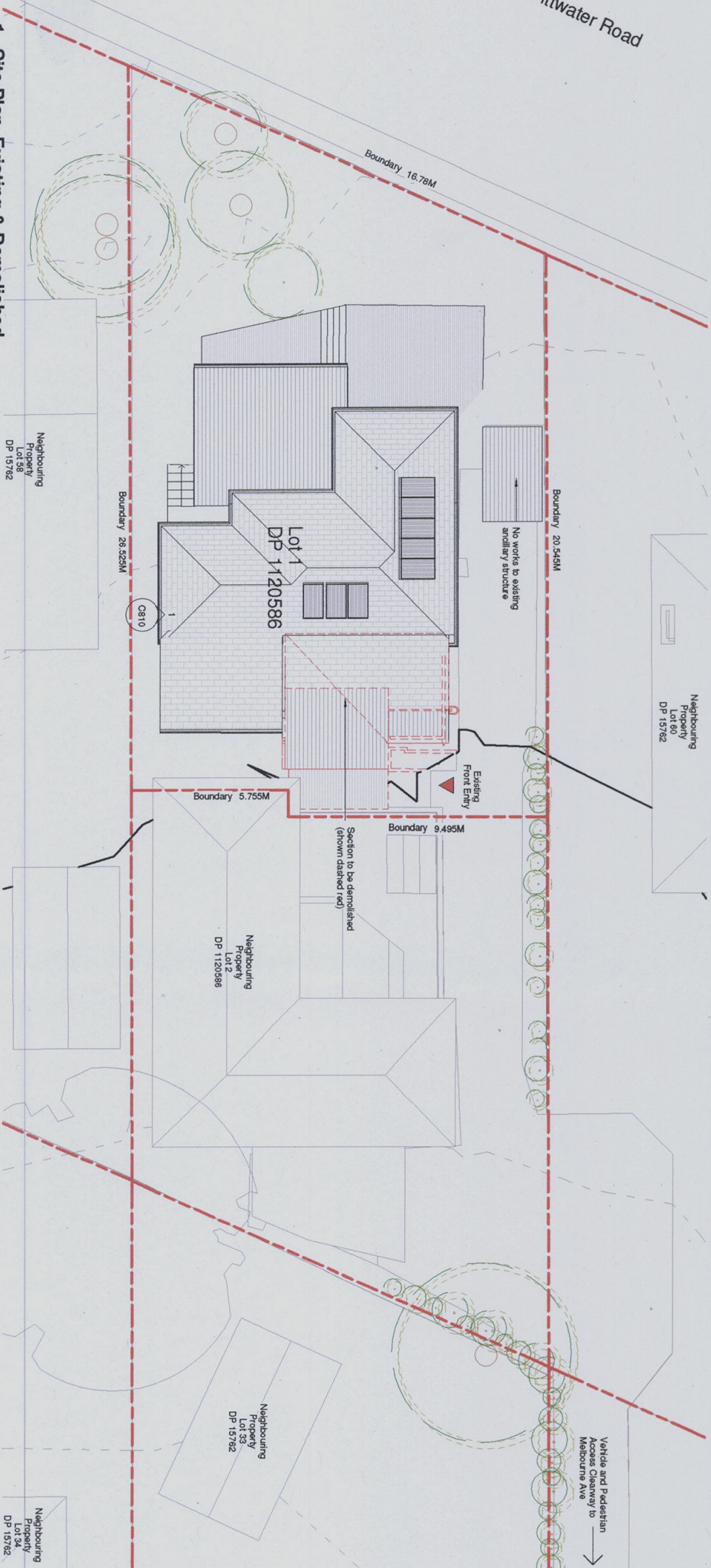
No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issued for Construction Commence	24/01/15

Scale @ A1/A3 half info	Drawn by	Checked by
Project Issue Date	PA	BS
June 2013		
Project number	Drawing #	Revision
1005	CC010	2

Pittwater Road

1 Site Plan_Existing & Demolished

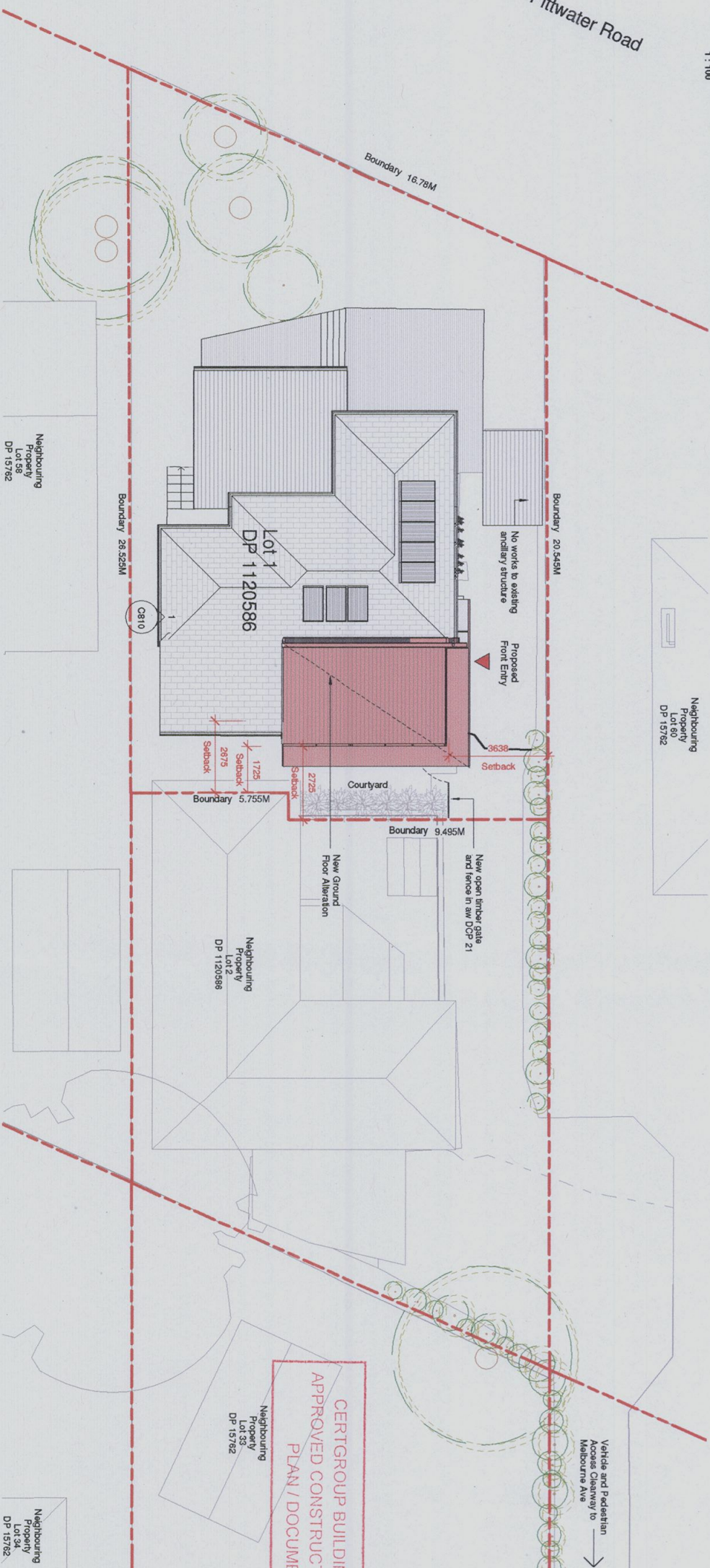
1 : 100



Pittwater Road

2 Site Plan_Proposed

1 : 100



CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

SYDNEY WATER
APPROVED

- Position of structure in relation to Sydney Water's assets is satisfactory.
- Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
- Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
- Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.

5396673

done on behalf of
Anina Rich & Mark Williams

0M 2 4 6 8 10

buck&simple.

does of stuff

ABN 7 34 418 631 621

www.buckandsimple.com

Construction Certificate

Project
Warriewood House
Location
14A Melbourne Ave, Mona Vale
NSW 2103

Client
Anina Rich & Mark Williams

Drawing
Site Plan

Legend

Existing

Existing to be demolished

Proposed

Red Text: Contractor to confirm suitability of existing site condition

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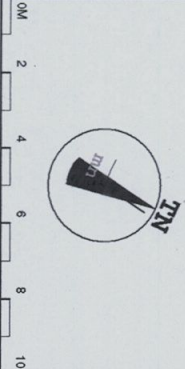
No.	Description	Date
1	Issued for Development Application	10/06/2014
2	Issued for Construction Certificate	04/07/14

Scale & A1/A3 HALF INDIC.	Drawn by	Checked by
As Indicated	PA	BS
Project Issue Date	June 2013	
Project number	Drawing #	Revision
1005	CC050	2

22/07/14 4:53:18 PM

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No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issued for Construction Certification	04/06/11



buck&simple.
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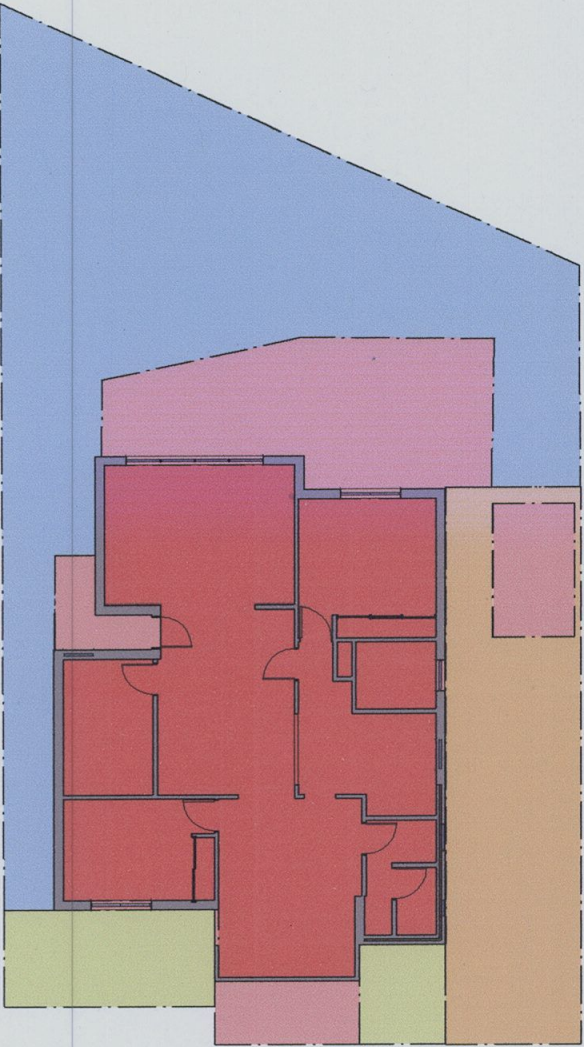
ABN : 96 408 652 621
www.buckandsimple.com

Construction Certificate

Project	Warriewood House
Location	14A Melbourne Ave, Mona Vale NSW 2103
Client	Anilna Rich & Mark Williams
Drawing	Compliance Diagrams

Scale @ A1/A3 half indic.	Drawn by	Checked by
As Indicated	PA	BS
Project Issue Date	June 2013	
Project number	Drawing #	Revision
1005 CC060		2

22/07/2014 4:23:19 PM



1 Compliance Diagram_Existing
1 : 100

Compliance Schedule

Existing Landscaping Front	= 21m²	= 6%
Existing Landscaping Rear	= 123m²	= 34%
Existing Landscaping Hard	= 46m²	= 12%
Existing Built Site Coverage	= 176m²	= 48%
Existing Floor Area	= 112m²	
Total (Site Area)	= 366m²	= 100%

Proposed Landscaping Front	= 31m²	= 9%
Proposed Landscaping Rear	= 123m²	= 34%
Proposed Landscaping Hard	= 46m²	= 12%
Proposed Built Site Coverage	= 166m²	= 45%
Proposed Ground Floor Area	= 105m²	
Total (Site Area)	= 366m²	= 100%

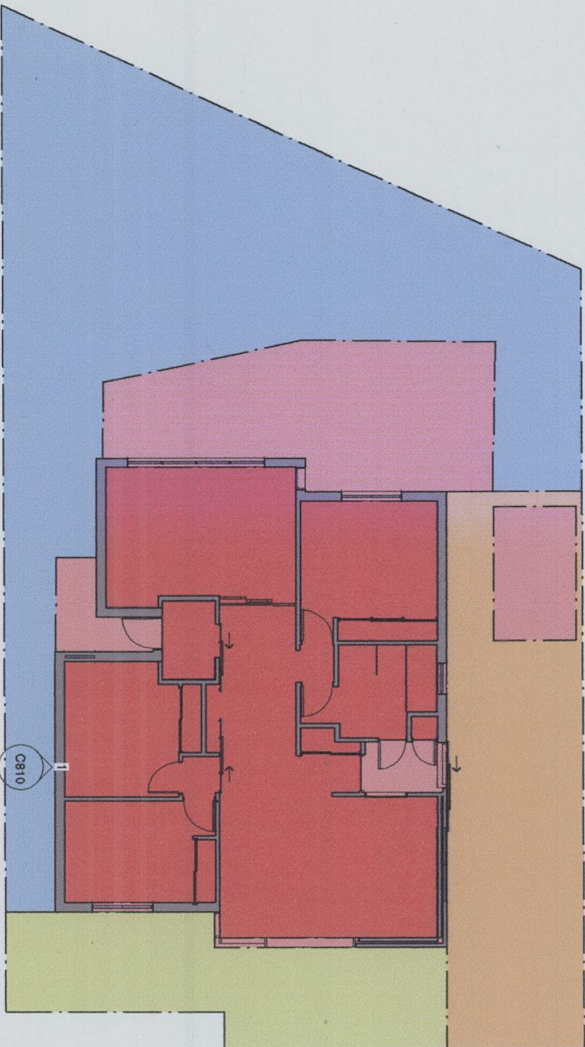
Calculations

Existing Floor Area	= 112m²
Proposed Floor Area	= 105m²
Total Landscaping required for site under Pitwater DCP 21	= 219.6m²
Total Proposed Landscaping (includes DCP 21 permitted variation exst. deck 22m²)	= 177m²
	48%

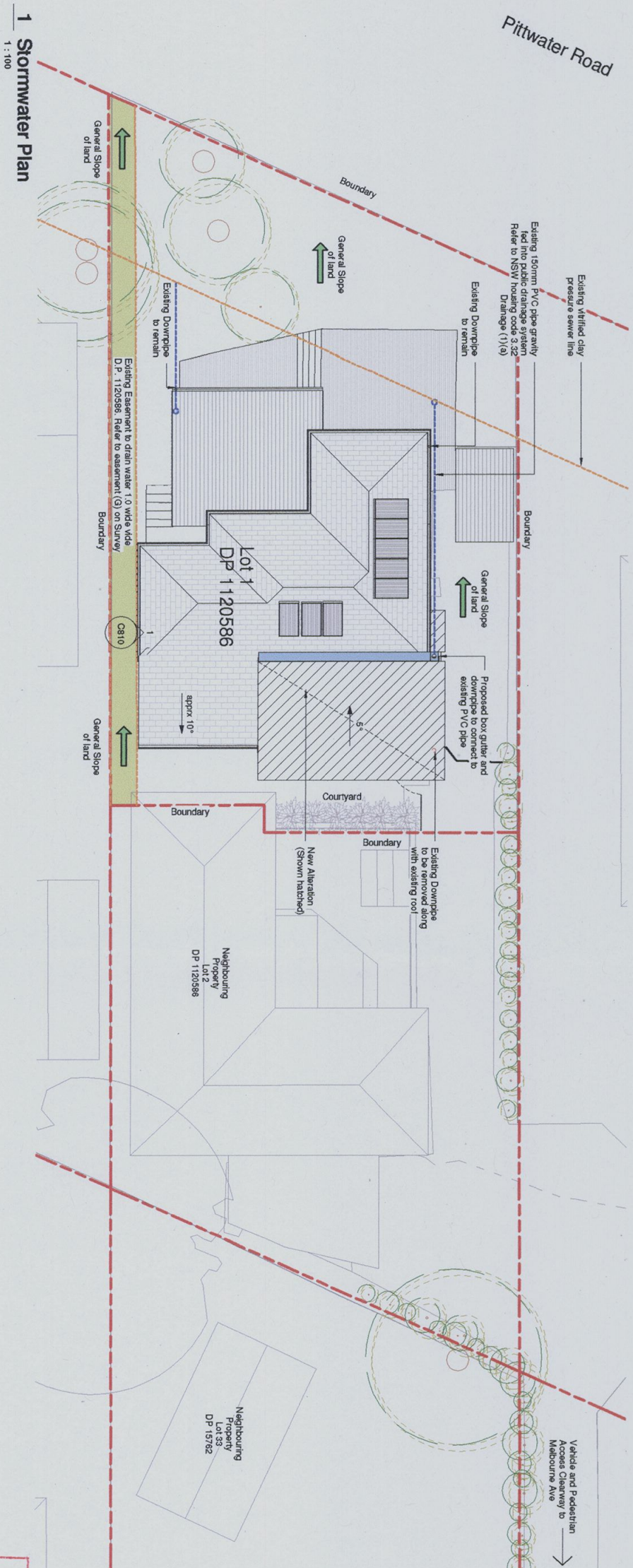
Percentage in front of the building line: = 20%
Percentage behind the building line: = 80%
Maximum height limit 8.5m above existing ground level: Complies
Highest point of proposed alteration: = RL: 38660
Highest point above existing ground level: = 3800mm

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

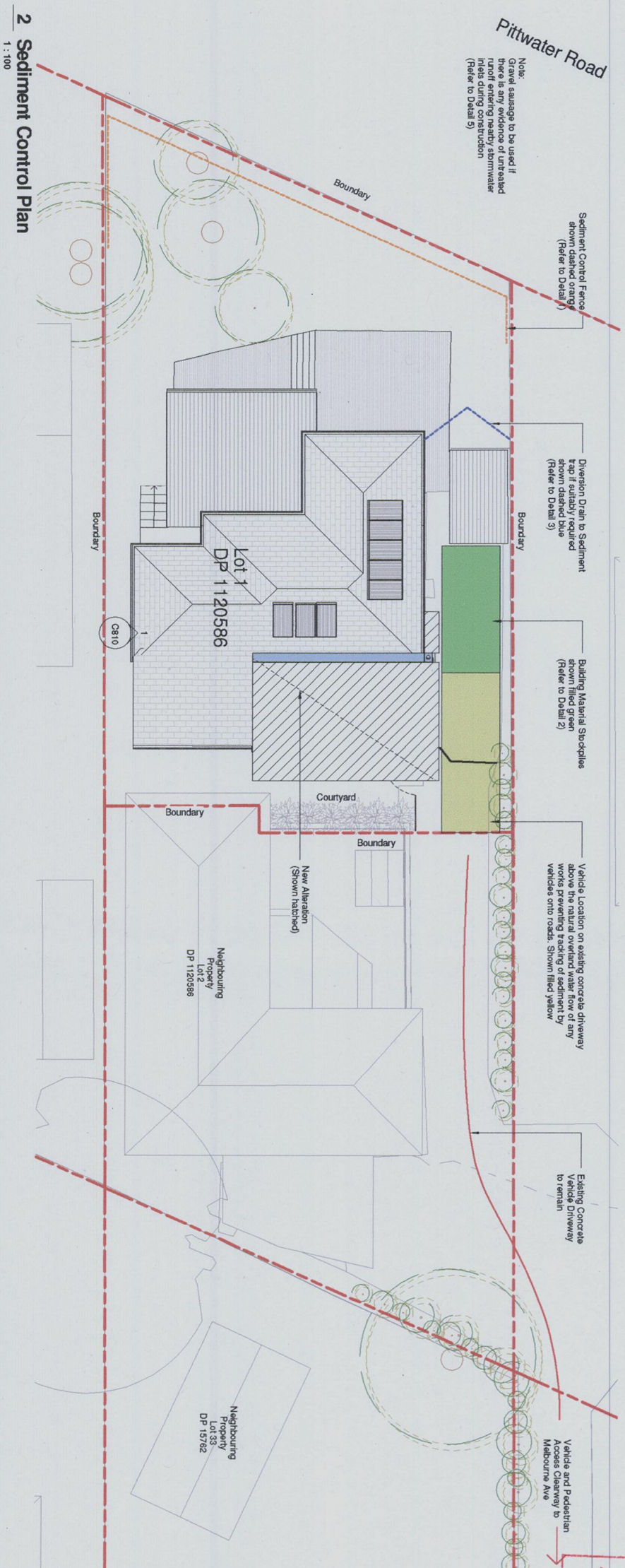
2 Compliance Diagram_Proposed
1 : 100



Pittwater Road



CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION



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No.	Description	Date
1	Issued for Development Application	10/04/2011
2	Issue for Construction Certificate	Date 1

buck&simple.
doers of stuff

www.buckandsimple.com

Construction Certificate

Project	Warblewood House
Location	14A Melbourne Ave, Mona Vale NSW 2103

Client
Anina Rich & Mark Williams

Drawing
Sediment Control Plan & Stormwater Plan

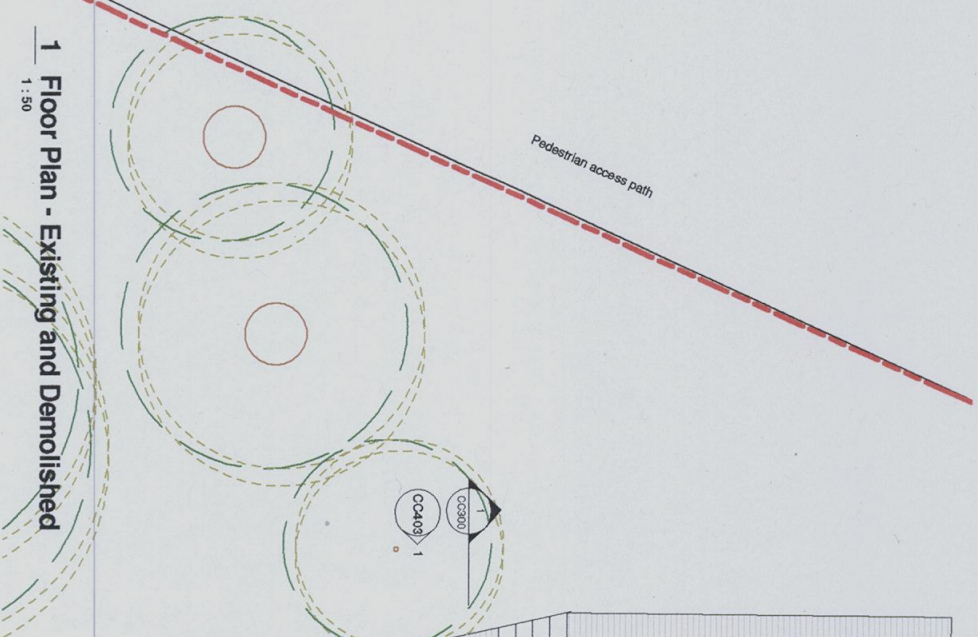
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Project Issue Date	1 : 100	PA BS
June 2013		
Project number	Drawing #	Revision
1005	CC070	2

22/07/2014 4:33:22 PM

No.	Description	Date
1	Issued for Development Application	10/04/2011
2	Issue for Construction Certificate	Date 1

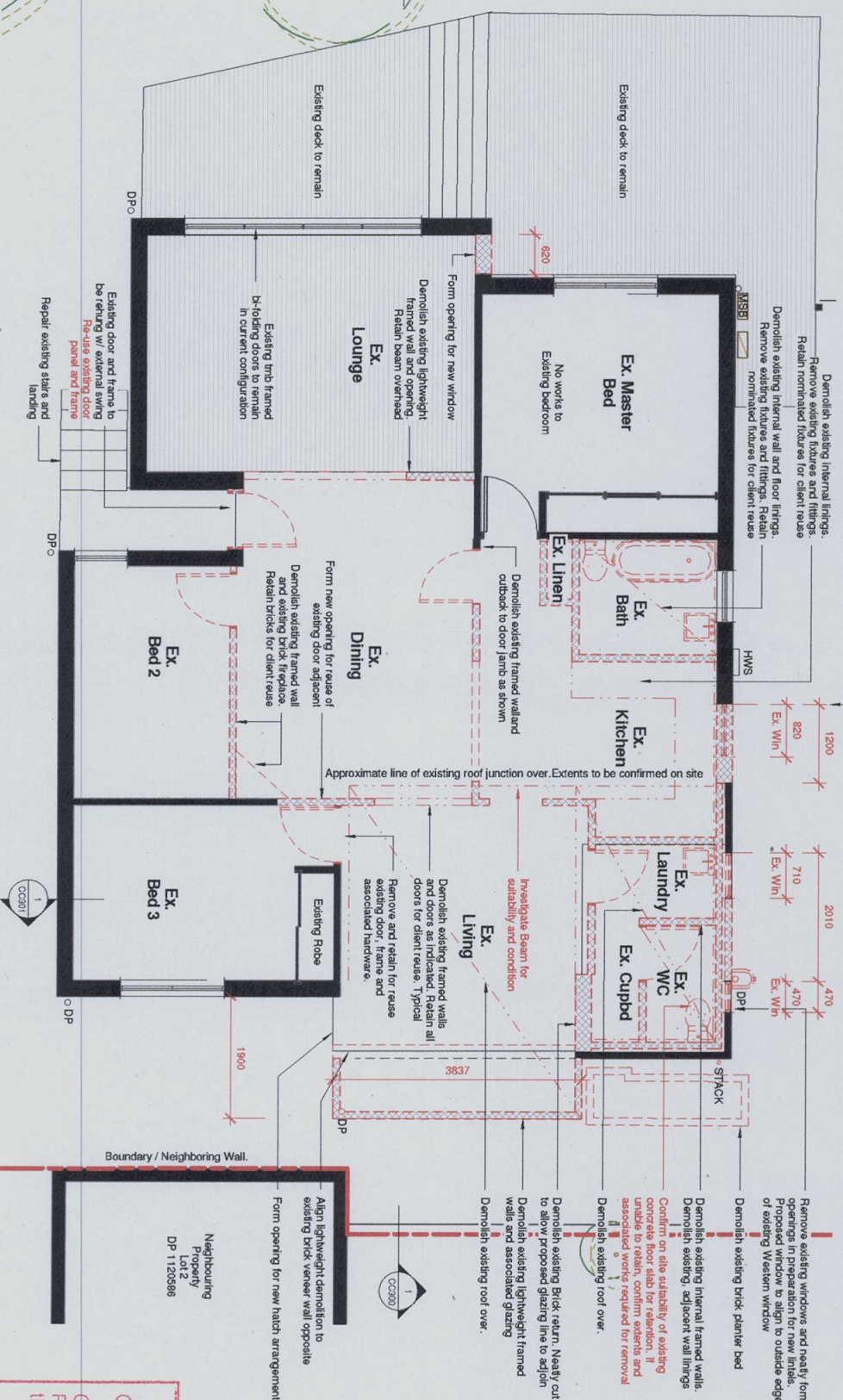
No.	Description	Date
1	Issued for Development Application	10/04/2011
2	Issue for Construction Certificate	Date 1

1:50



1:50

1:50

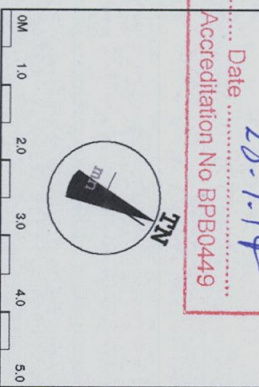


CONSTRUCTION CERTIFICATE NO. 123/2014

Consent No. 10009/17 Date 24.6.17
Plans of documentation associated with the issue of
the Construction Certificate

Mark Wysman

Mark Wysman



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ABN : 96 408 653 621

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Construction Certificate

Warriewood House

Location

NSW 2103

Anina Rich & Mark Williams

Ground Floor Plans

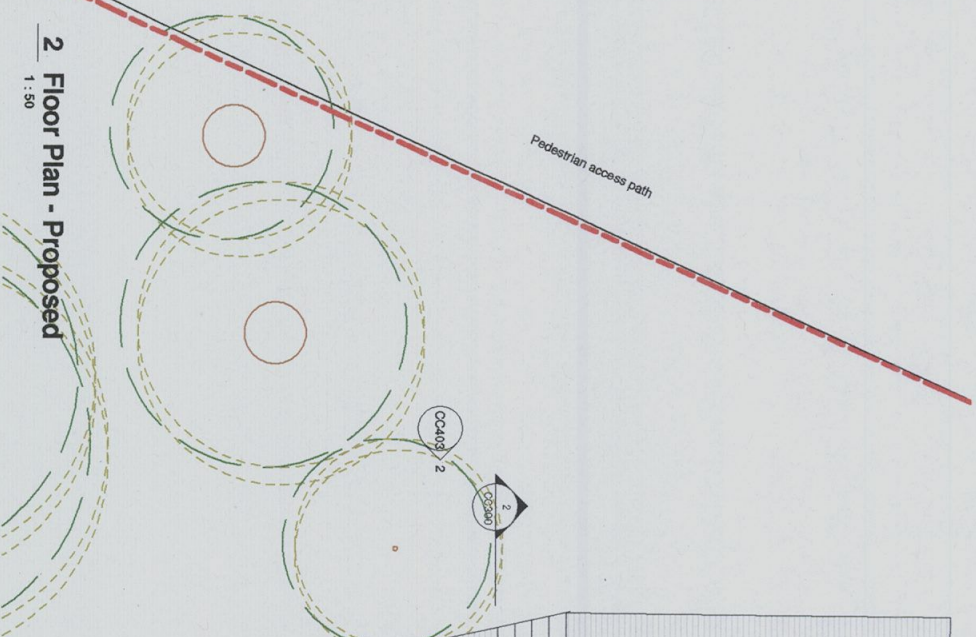
Red Text: Contractor to confirm suitability of existing site condition	Scale @ A1/A3 half indic.	Drawn by	Checked by
As indicated		PA	BS

Project Issue Date
June 2013

Commitment including, but not limited to, Wall, Floor, roof construction and insulation, glazing installations (refer to "specifications" are to be complied with in the specification and execution of the works	Project number	Drawing #	Revision
	1005	CC100	2

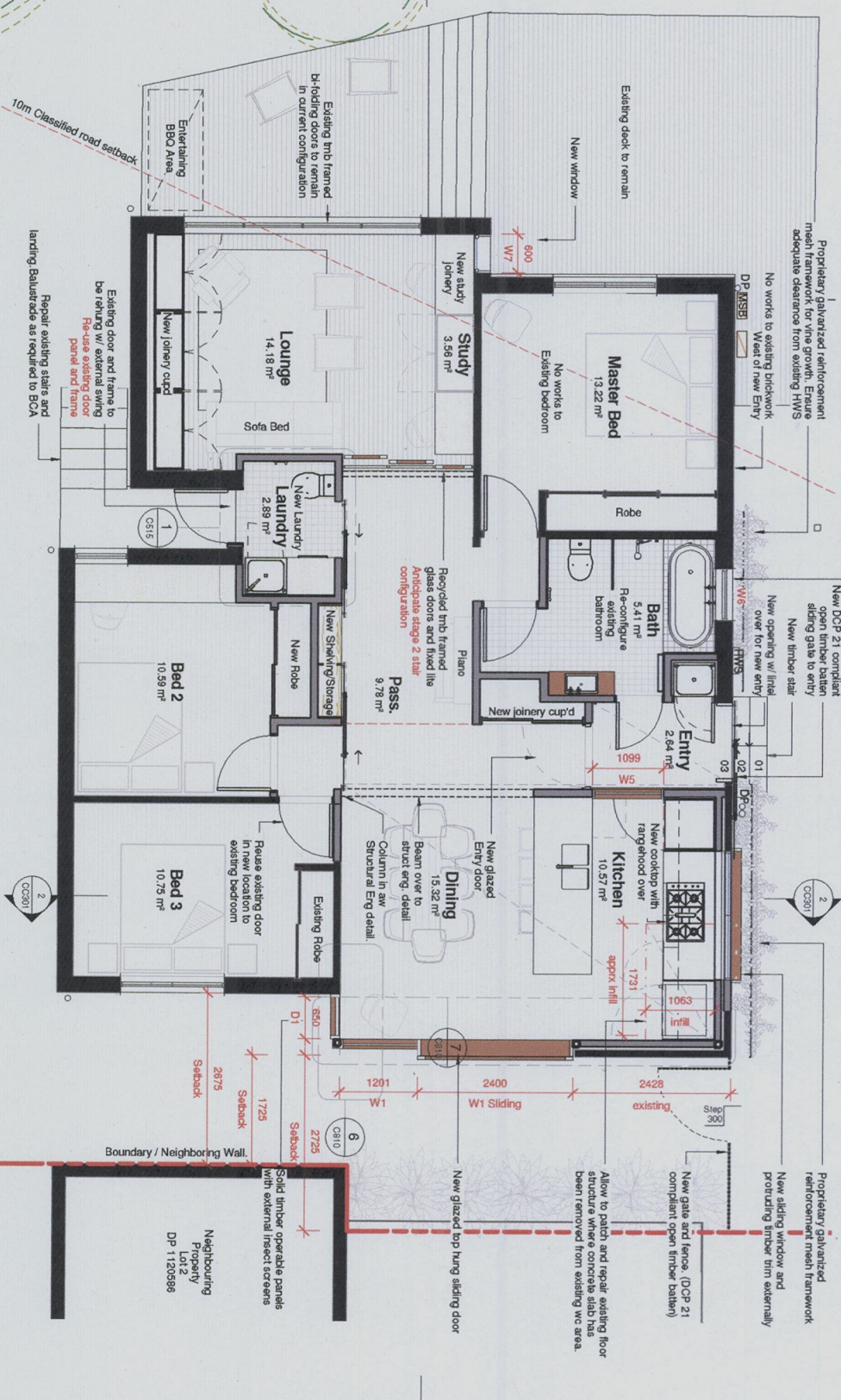
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Legend

Legeen

Legeen

Existing

Existing to be demolished

Page 10

Red Text: Contractor to confirm suitability of existing site condition	Scale @ A1/A3 half indic.	Drawn by	Checked by
As indicated		PA	BS

Project Issue Date
June 2013

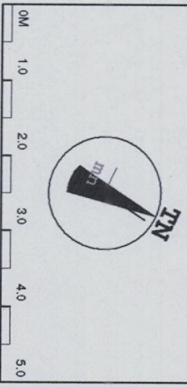
Commitment including, but not limited to, Wall, Floor, roof construction and insulation, glazing installations (refer to "specifications" are to be complied with in the specification and execution of the works	Project number	Drawing #	Revision
	1005	CC100	2

22/07/2014 4:33:25 PM

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No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issue for Construction Certificate	Date 11

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ABN : 96 408 653 62

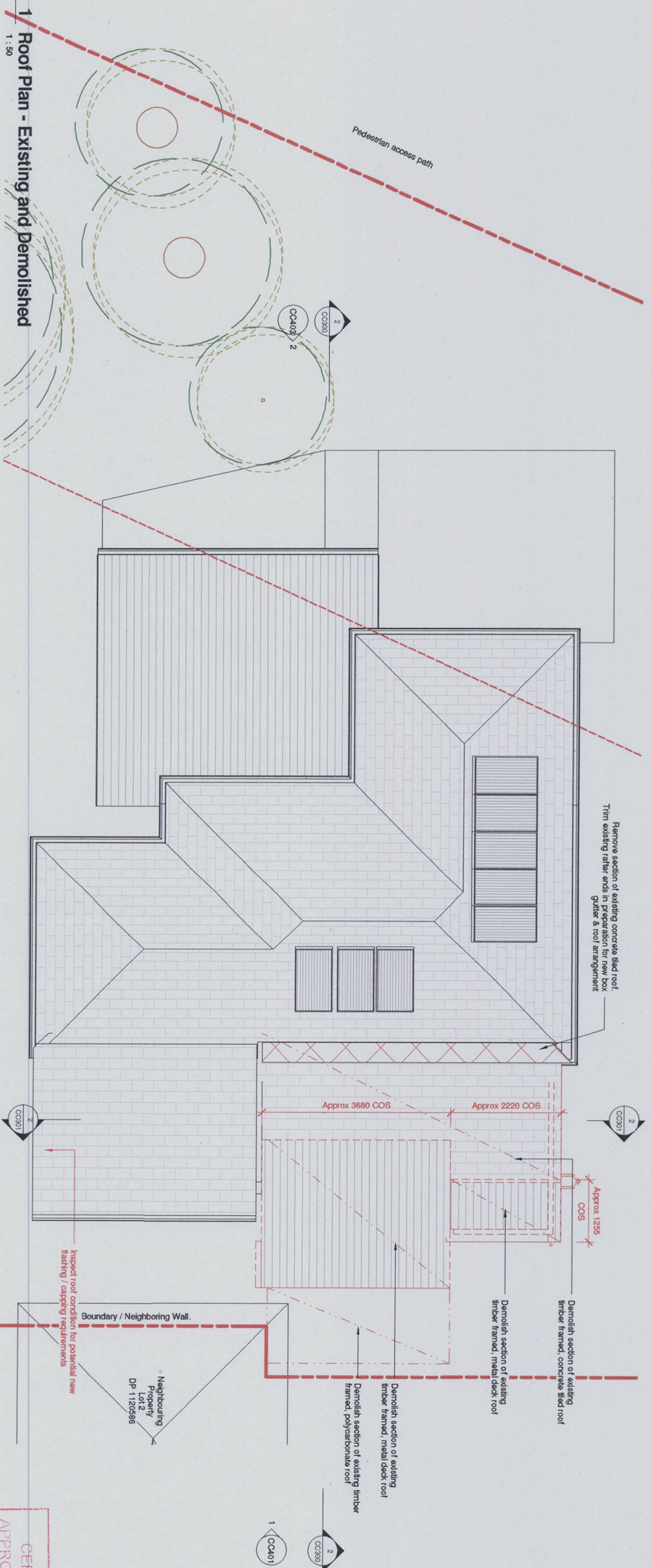
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Construction Certificate

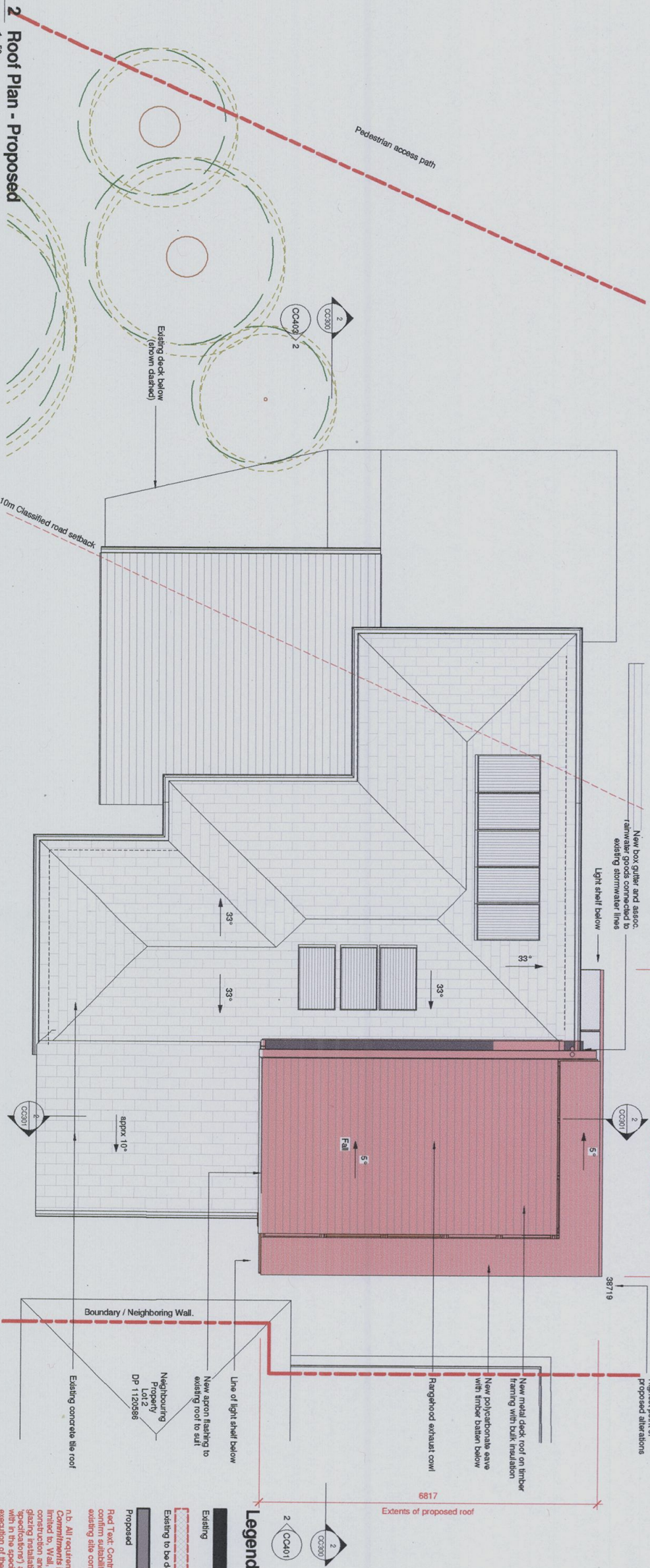
Project	Warriewood House
Location	14A Melbourne Ave, Mona Vale NSW 2103
Client	Anina Ritch & Mark Williams
Drawing	Roof Plans

Scale @ A1/A3 half indic.	Drawn by	Checked by
As indicated	PA	BS
Project Issue Date		

June 2013	
Project number	Revision
1005 CC110	2



1/ Roof Plan - Existing and Demolished

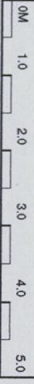


2 Roof Plan - Proposed

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No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issue for Construction Certificate	Date 11

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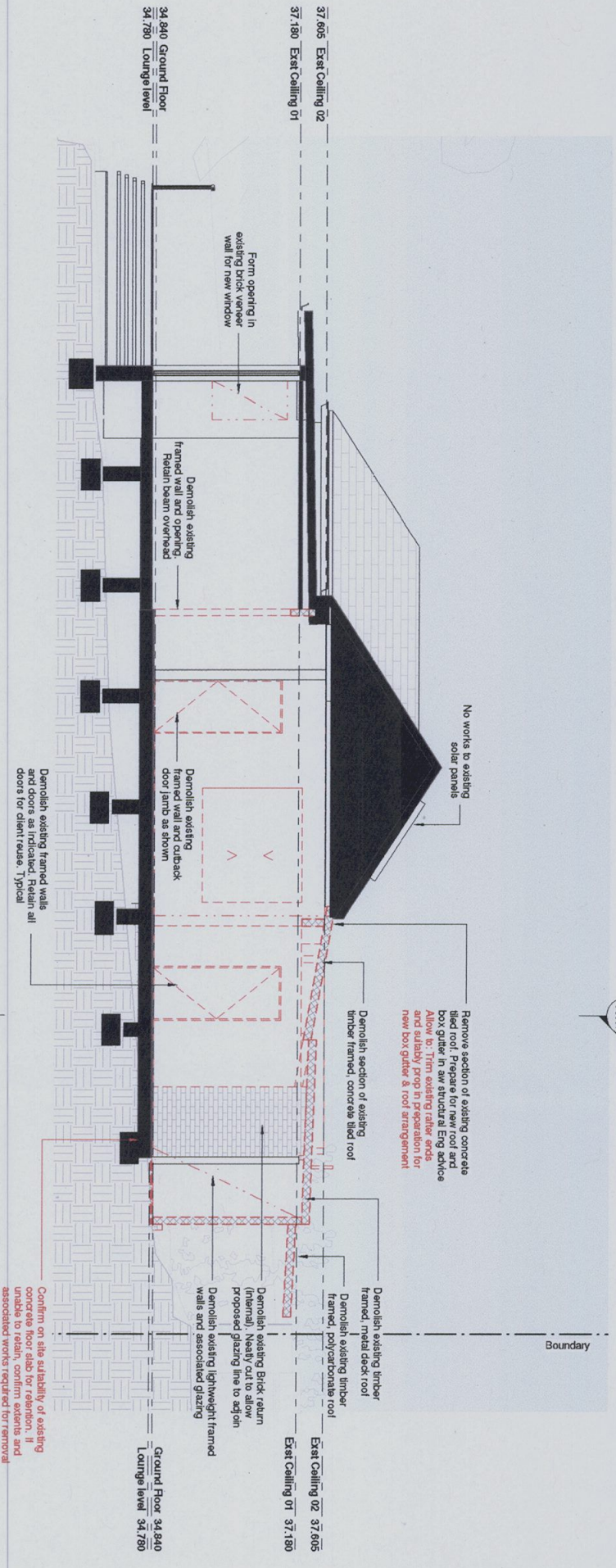
ABN : 96 408 633 621

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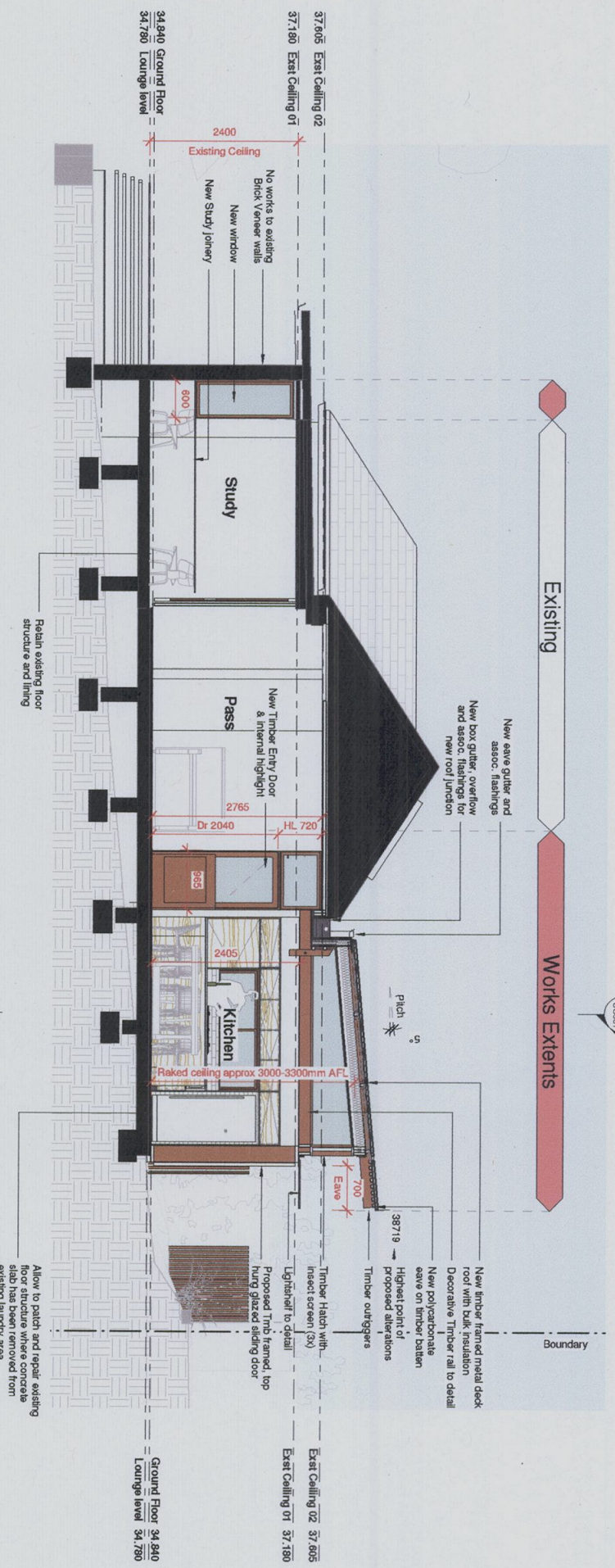
Construction Certificate

Project:	Warriewood House
Location:	14A Melbourne Ave, Mona Vale NSW 2103
Client:	Anthea Rich & Mark Williams
Drawing:	Section 01

Legend		
Existing	As indicated	PA
Existing to be demolished	As indicated	BS
Proposed	As indicated	BS
Red Text: Contractor to confirm suitability of existing site condition	As indicated	BS
Project number:	Drawing #	Revision
1005	CC300	2



1 Section 1 - Existing & Demolished
1 : 50



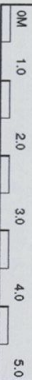
2 Section 1 - Proposed
1 : 50

n.b. Refer to materials schedule for external finishes

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No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issue for Construction Certificate	04/11/11

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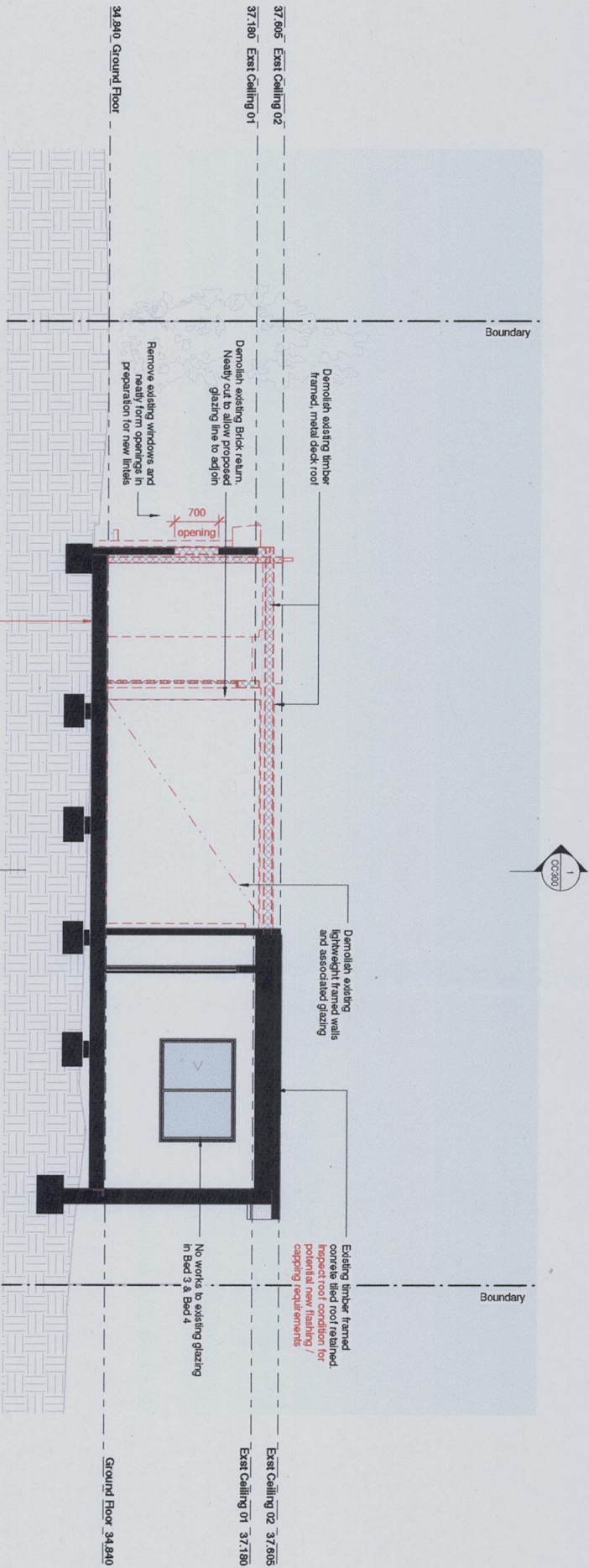
ABN : 96 408 633 021
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Construction Certificate

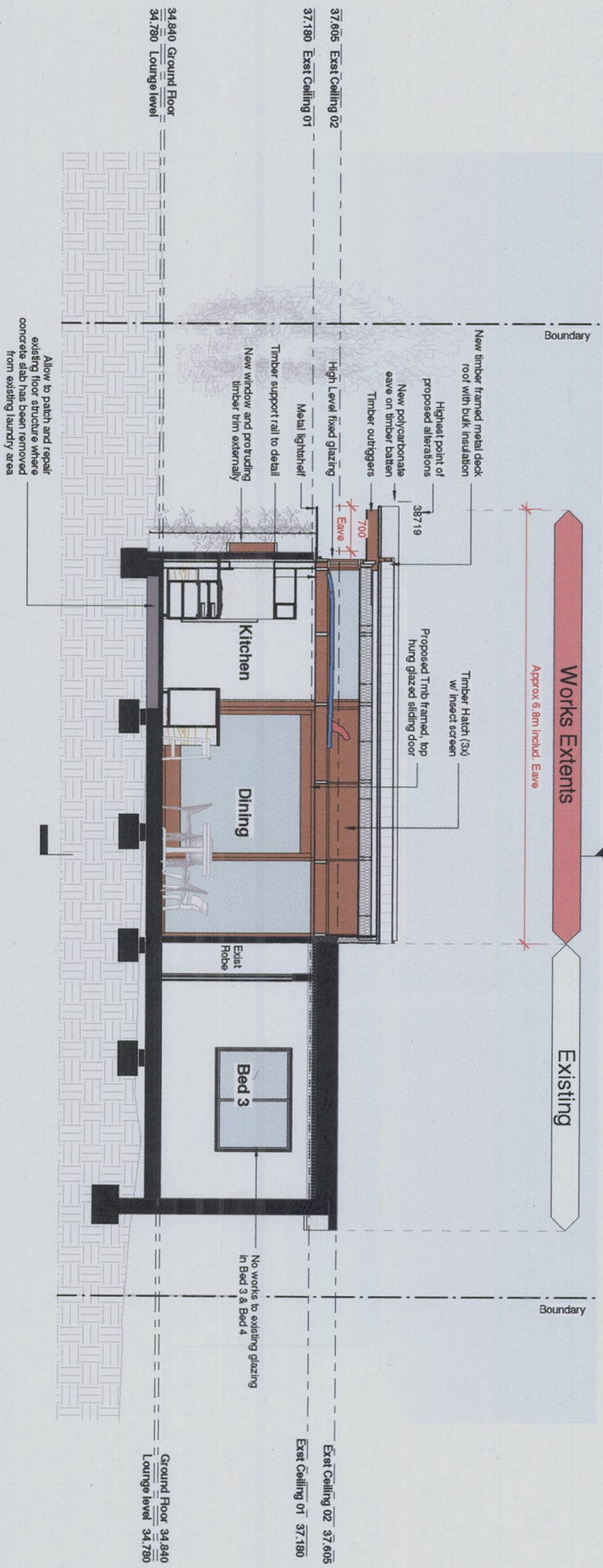
Project	Warlewood House
Location	14A Melbourne Ave, Mona Vale NSW 2103
Client	Anthea Rich & Mark Williams
Drawing	Section 02

Scale @ A1/A3 half index	Drawn by	Checked by
As indicated	PA	BS
Project Issue Date	June 2013	
Project number	Drawing #	Revision
1005	CC301	2

22/07/2014 3:34 PM



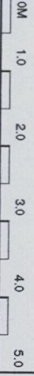
1 Section 2 - Existing and Demolished
1:50



2 Section 2 - Proposed
1:50
n.b. Refer to materials schedule for external finishes

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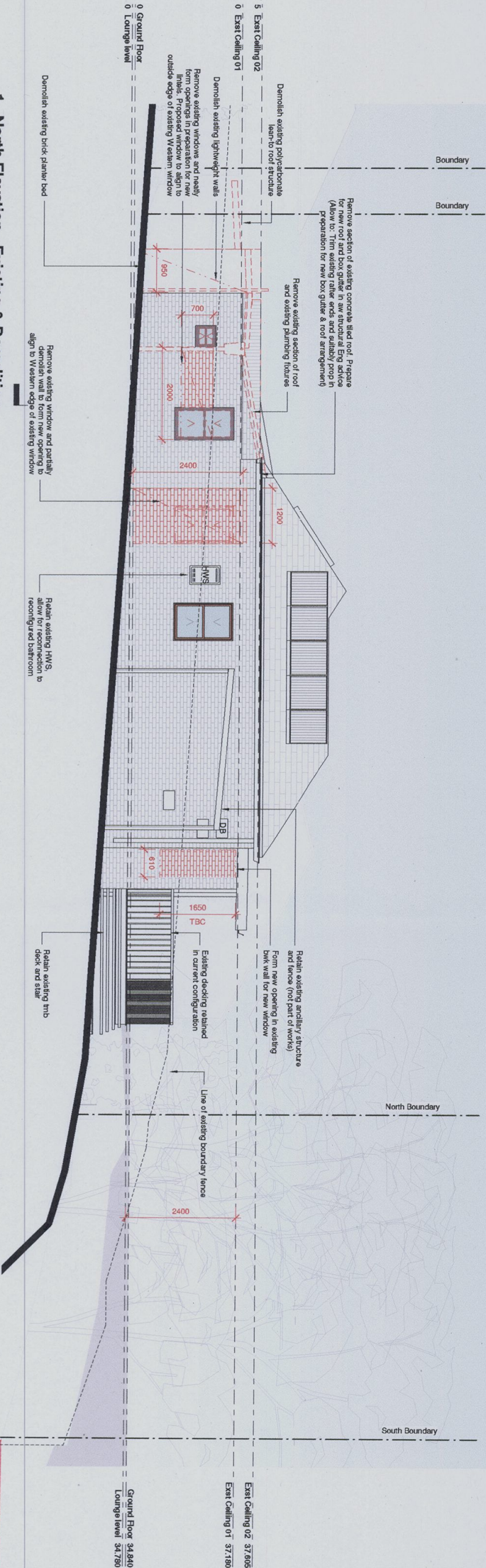
No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issue for Construction Certificate	04/06/2014



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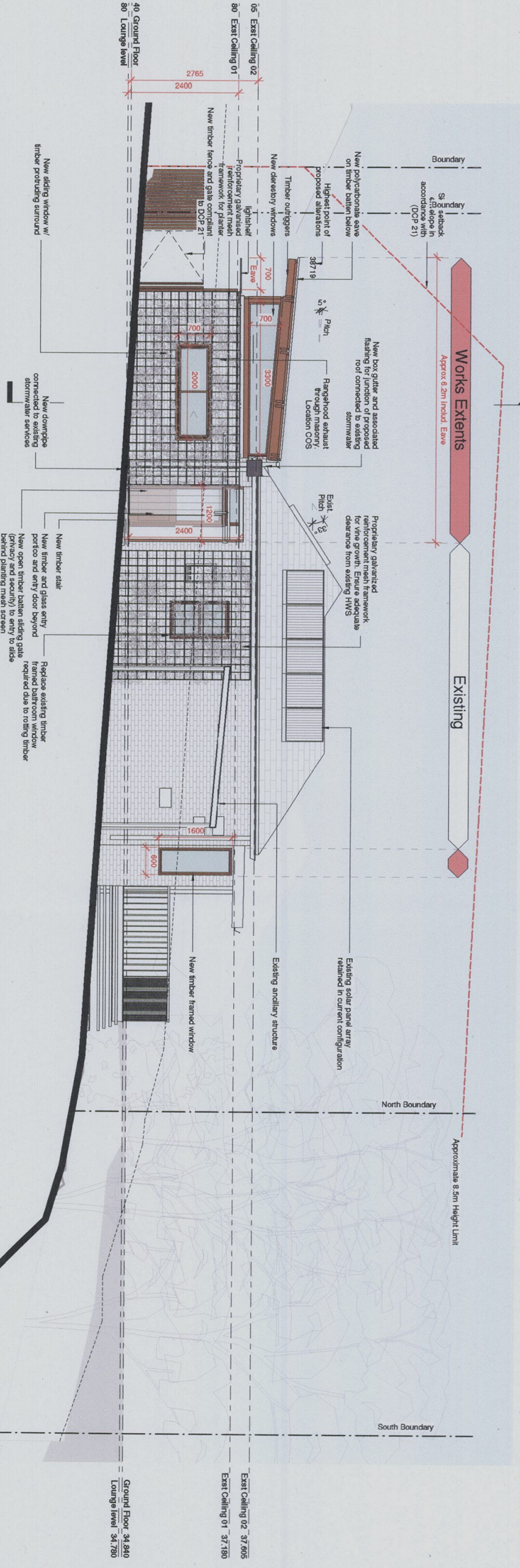
1 North Elevation - Existing & Demolition

1 : 50



2 North Elevation - Proposed

1 : 50



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Construction Certificate

Project:	Warriewood House
Location:	14A Melbourne Ave, Mona Vale NSW 2103
Client:	Aniha Rich & Mark Williams
Drawing:	North Elevations

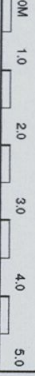
Scale & A1/A3 half indic:	Drawn by	Checked by
1 : 50	PA	BS
Project Issue Date	June 2013	
Project number	Drawing #	Revision
1005 CC400		2

22/07/2014 3:39 PM

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No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issue for Construction Certificate	Date T1

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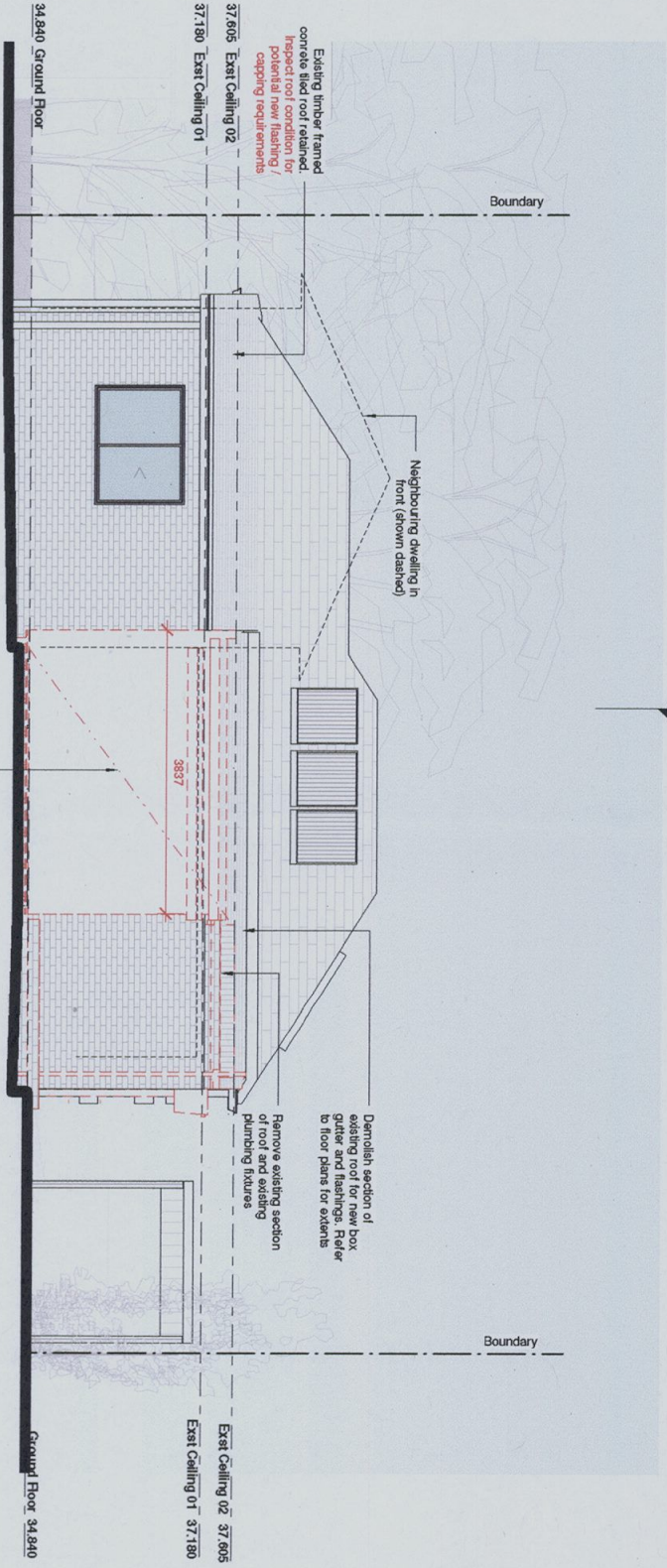
ABN : 56 408 652 621
www.buckandsimple.com

Construction Certificate

Project	Warriewood House
Location	14A Melbourne Ave, Mona Vale NSW 2103
Client	Anina Rich & Mark Williams
Drawing	East Elevations

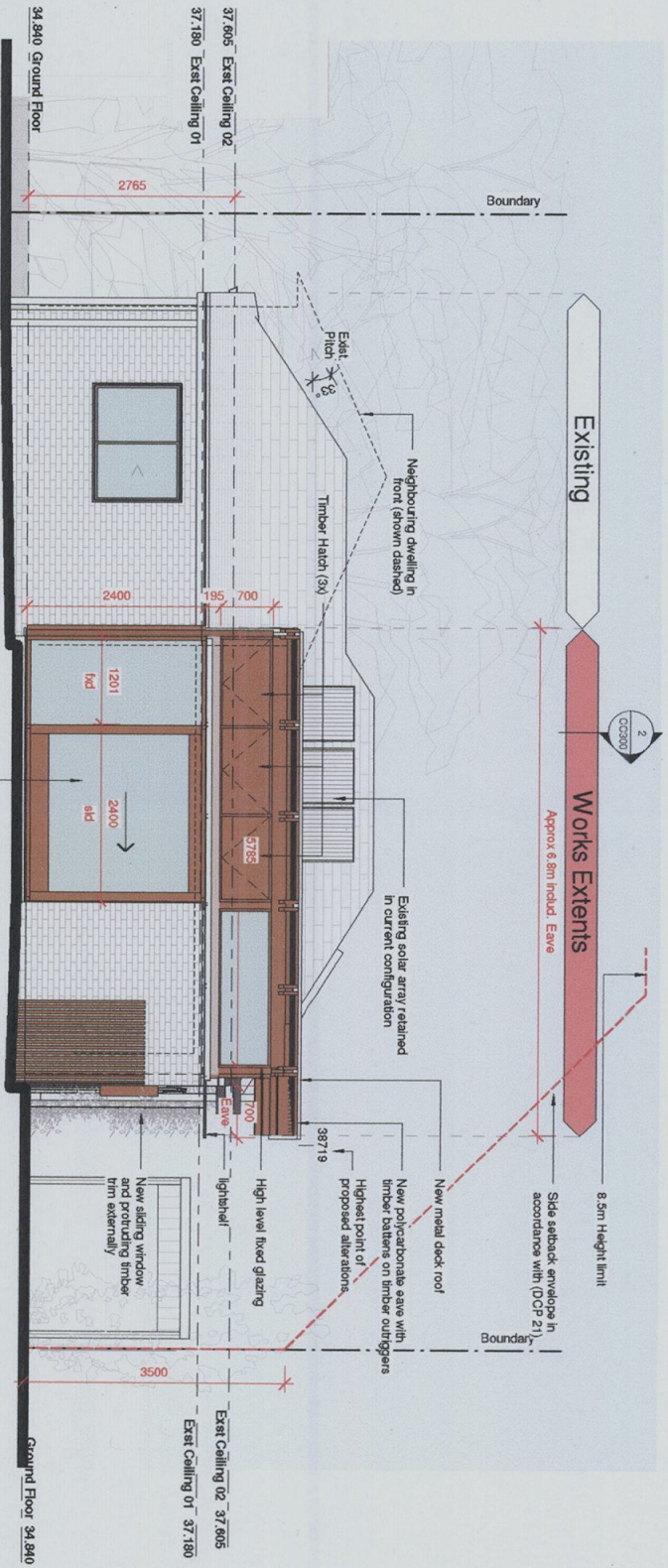
Scale @ A1/A3 half index	Drawn by	Checked by
1 : 50	PA	BS
Project Issue Date	June 2013	
Project number	Drawing #	Revision
1005 CC401		2

22/07/2014 4:53:44 PM



1 East Elevation - Existing & demolition

1 : 50



2 East Elevation - Proposed

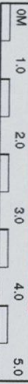
1 : 50

n.b. Refer to materials schedule for external finishes

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No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issue for Construction Certificate	Date 11

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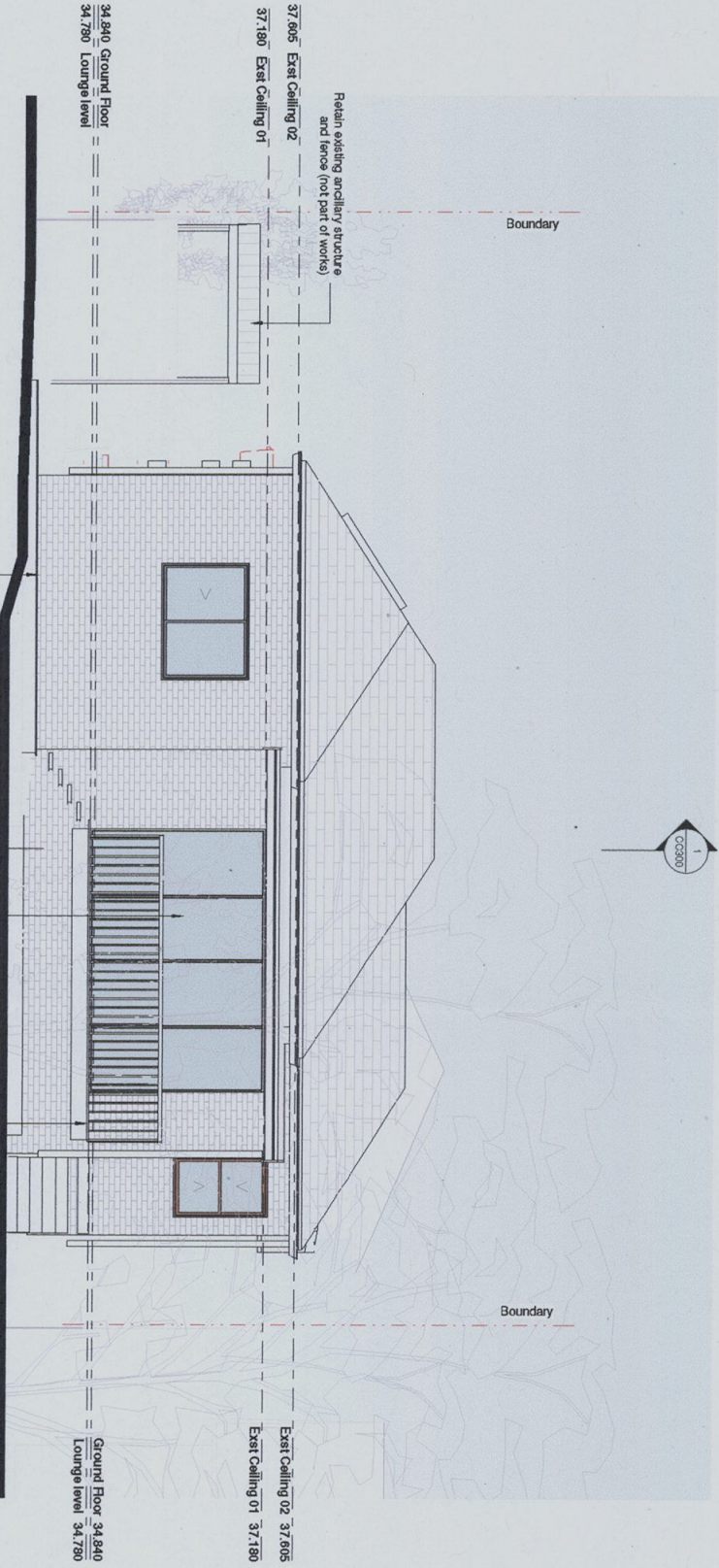
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ABN : 96 408 633 921
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Construction Certificate

Project:	Warlewood House
Location:	14A Melbourne Ave, Mona Vale NSW 2103
Client:	Aniha Rich & Mark Williams
Drawing:	West Elevations

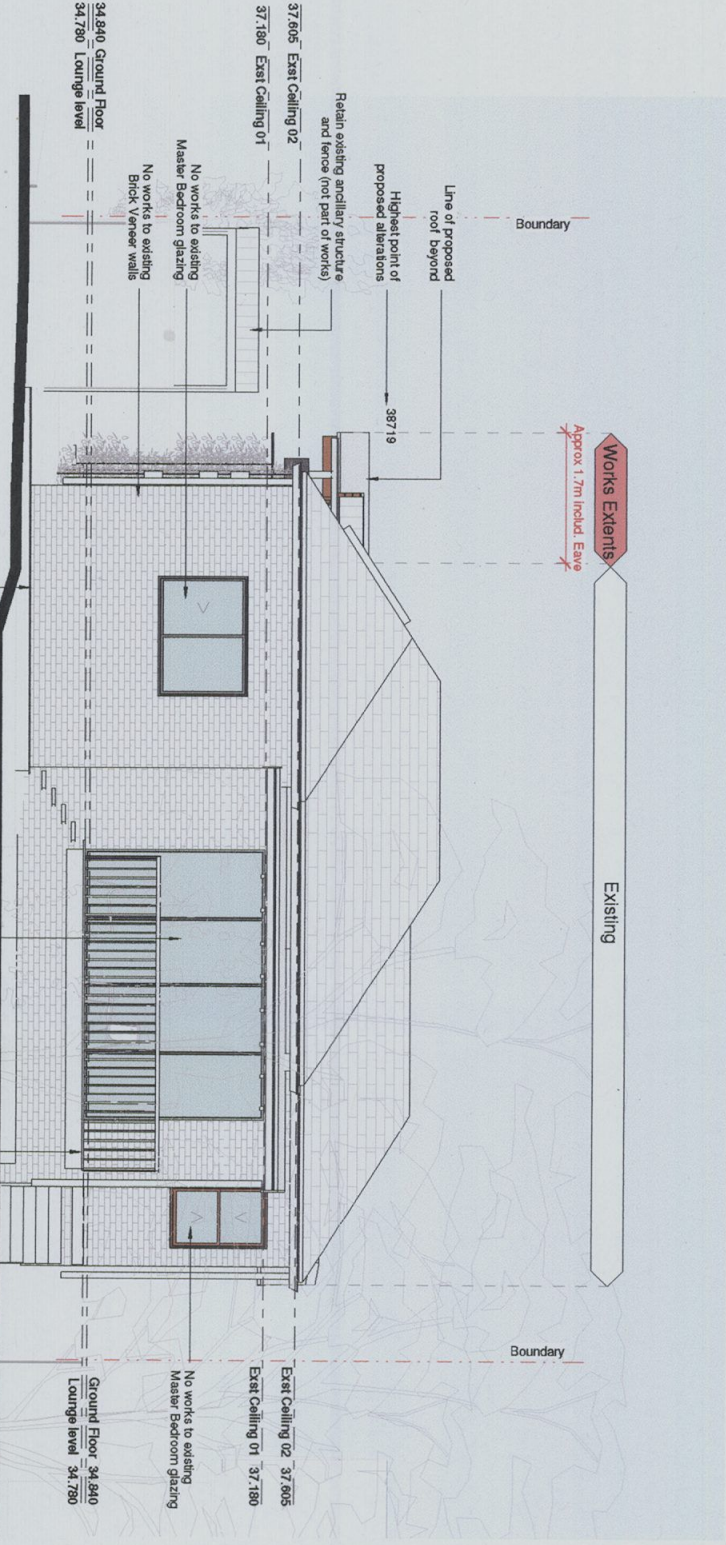
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Project Issue Date:	1 : 50	PA BS
June 2013		
Project number:	Drawing #	Revision
1005 CC403		2

22/07/2014 4:53:58 PM



1 West Elevation - Existing & Demolition

1 : 50



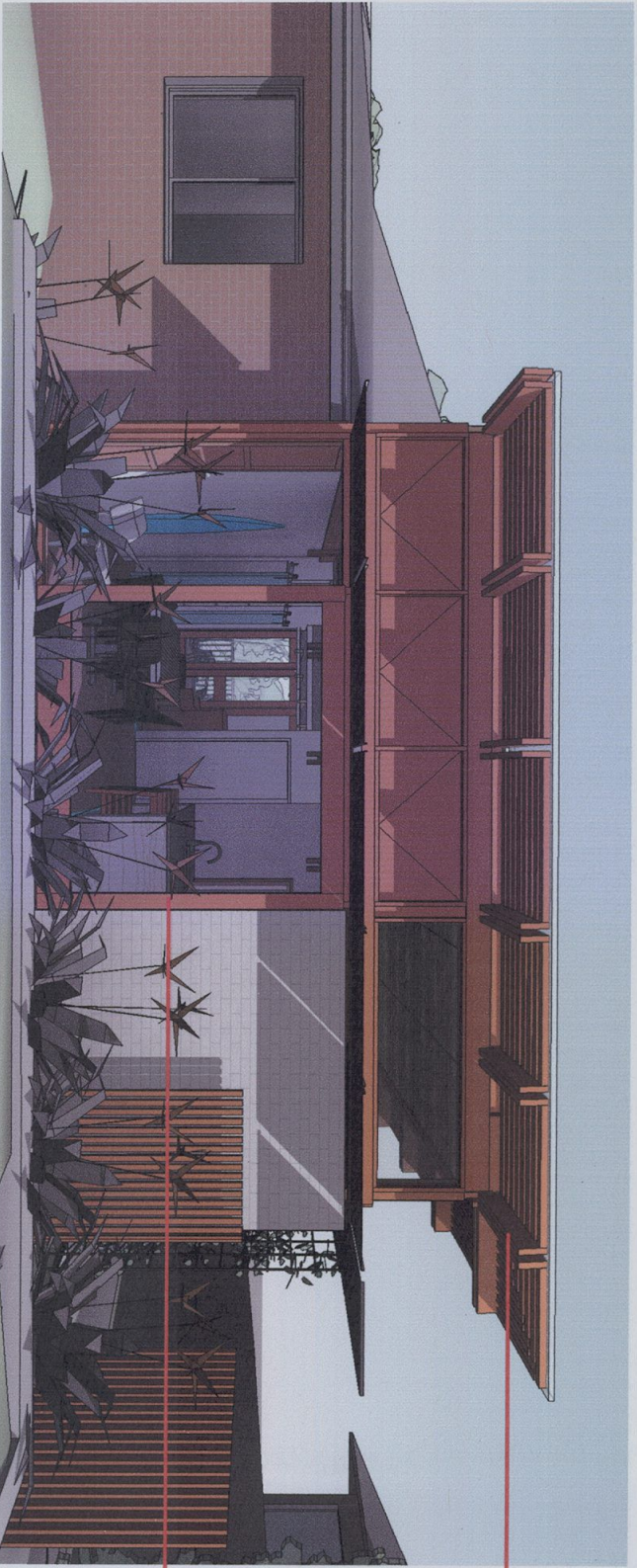
2 West Elevation - Proposed

1 : 50

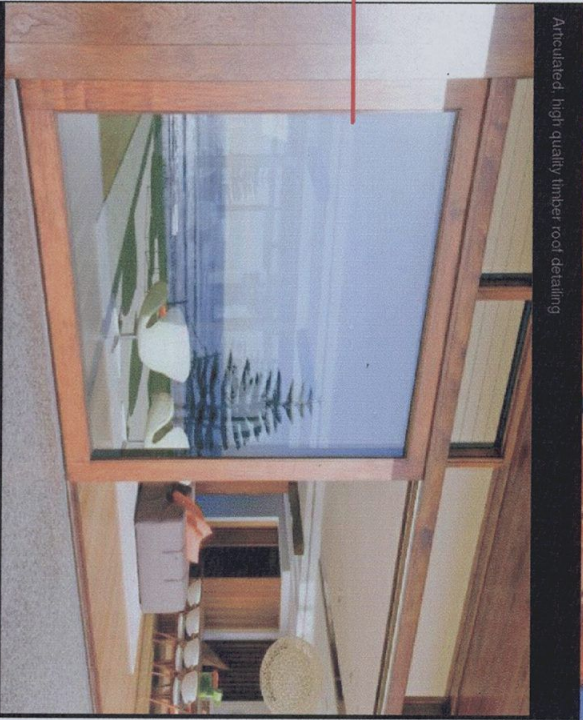
n.b. Refer to materials schedule for external finishes

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No.	Description	Date
1	Issued for Development Application	10/04/2014
2	Issue of Construction Drawings	Date 11



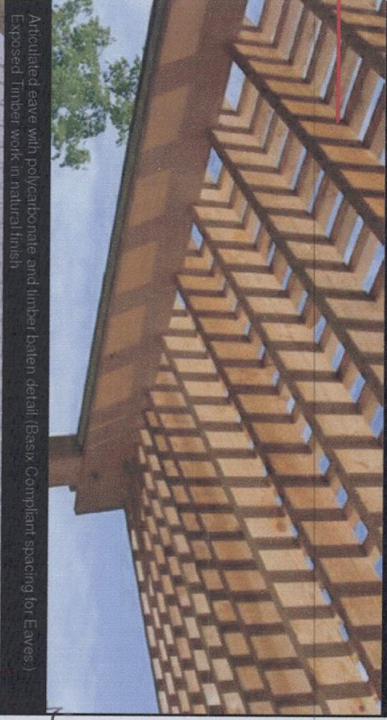
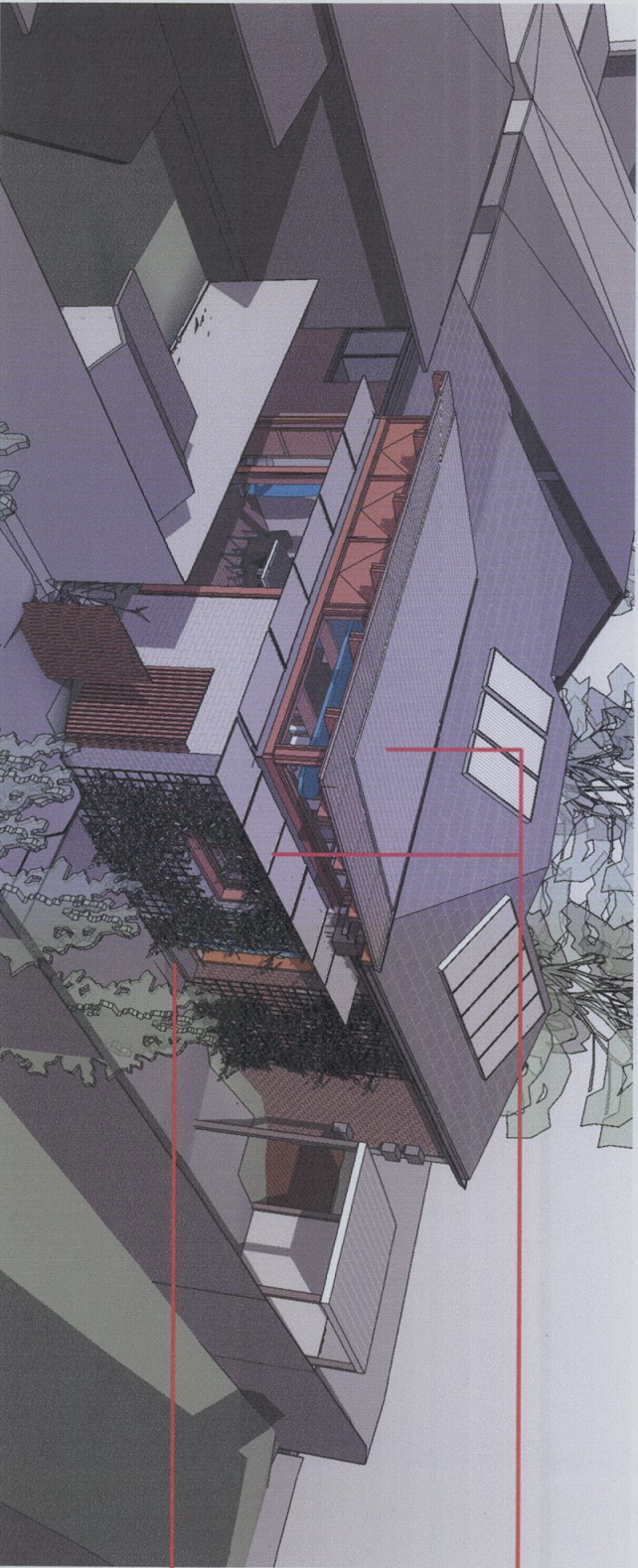
Articulated, high quality timber roof detailing



Timber framed, clear glazing in natural finish (Basic Compliant) timber infill panels / doors to match where applicable. Typical



n.b. Existing neighbours fence omitted from view for clarity



Articulated eave with polycarbonate and timber batten detail (Basic Compliant spacing for Eaves). Exposed timber work in natural finish



Non-Reflective metal roof (Mid Grey) sheathing to roof and light shelves Colorbond® or equivalent (Basic SA <0.475) on 5 pitch. All associated rainwater goods to match.



Trellis and greenery to existing brick walls at building entry

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COLOUR BOND
WINDISPRAY ROOF SHEET
PLAN

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Construction Certificate

Project	Warlewood House
Location	14A Melbourne Ave, Mona Vale NSW 2103
Client	Anina Rich & Mark Williams
Drawing	Material Schedule & Views

Scale @ A1/A3 half indic.	Drawn by	PA	Checked by	BS
Project Issue Date	June 2013			
Project number	Drawing #		Revision	
1005	CC900		2	

