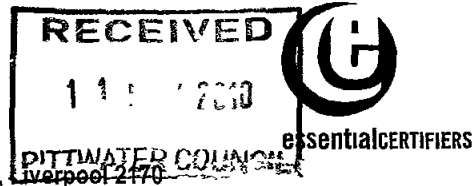


COUNCIL COPY

Bernie Cohen & Associates Pty Ltd Trading as

ESSENTIAL CERTIFIERS

ACN 100386650
ABN 84047117254



PO Box 208 Casula Mall NSW 2170 ☞ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone (02) 9612 5000 ☞ Facsimile (02) 9612 5050

CDC NO

COMPLYING DEVELOPMENT CERTIFICATE

CDC2010-01546-

This certificate is issued by a Private Certifying Authority and verifies that if the applicant carries out the proposed work in accordance with the plans and specifications that are approved the work will comply with the Environmental Planning and Assessment Regulation 2000

COUNCIL

PITTWATER

APPLICANT

Name Woods, Mr Brad & Mrs Cherryann c/- Masterton Homes
Address P O Box 323, LIVERPOOL BC 1871

OWNER

Name Woods, Mr Brad & Mrs Cherryann
Address 12 Arnott Crescent, WARRIEWOOD
Contact no (telephone/fax) 99446980

LAND TO BE DEVELOPED

Address 12 Arnott Crescent, WARRIEWOOD 2102
Lot 59
DP - 30836
Area of Site (m²) 632 30

PROPOSED COMPLYING DEVELOPMENT

Description Proposed construction of a Two Storey Dwelling
Classification 1a

Essential Certifiers Liverpool Certificate No CDC2010-01546

\$30 REC 291376
11/11/10

\$ VALUE OF WORK

Building/Subdivision \$444,000 00

BUILDER or OWNER/BUILDER

Name Masterton Homes Pty Ltd
Contractor Licence No/Permit
No in case of Owner Builder 35558C

DATE OF RECEIPT

Date Documentation Received 25/06/2010

DETERMINATION

Decision Approved
Date of Decision 2/11/2010

Determination has been assessed & approved under the Environmental Planning Instrument & is accompanied with a Schedule of Conditions

DATE OF LAPSE

Five (5) years from
Commencement date 1/11/2015

ATTACHMENTS

- Record of Inspection by Essential Certifiers for Pre CDC Site dated 14/09/10
- Stormwater design certificate by Ibrahim Stormwater Consultants dated 25/05/10 ref M2434-36880
- Email re Tree removal permit by Masterton Homes dated 23/07/10
- Long service levy receipt dated 28/06/10 ref 83970
- Title search & documents dated 28/07/09 ref 59/30836
- Home owners warranty certificate by Vero dated 29/01/10 ref RCW77670675
- Landscape plan by Masterton Homes, Job no 36880
- Sheet 1/1 dated 18/01/10
- Driveway long section plan by Masterton Homes, Job no 36880
- Sheet 1/1 dated 18/01/10
- Sydney Wate quick check dated 01/02/10 ref 2778793
- Materials & finishes selection by Treble Studios dated 26/11/09 ref WOOD001
- Stormwater plans by Ibrahim Stormwater Consultants Job no M2434-36880
- Sheet 1 of 2 issue 1 to Sheet 2 of 2 issue 1 dated 19/02/10
- Contour survey plan by CAD Consulting Ref 37835
- Sheet 1 of 1 dated 13/05/10
- Soil & water management plan by Masterton Homes
- Waste management plan by Masterton Homes dated 04/03/10
- ABSA certificate by Stephen Hardy dated 23/06/10 ref 14885627
- Basix certificate dated 24/06/10 ref 320523S
- Engineering plans by Rafeletos & Zanuttini Pty Ltd, Job no 33933M
- Sheet 1 issue B to Sheet 7 issue B dated 31/05/10
- Landscape plan by Conzept Landscape Architects
- Dwg no LPDA 10-217/1B dated February 2010
- 149 Planning certificate by Pittwater Council dated 31/07/09 ref 5/2009/0448
- SEPP Complying Development Conditions
- \$30 00 cheque for Council submission fee

IMPORTANT NOTE It is the applicant's responsibility to ensure the mandatory PCA site sign supplied herewith, is displayed at this building site throughout construction

L S L	Yes
--------------	------------

**PLANS AND SPECIFICATIONS
APPROVED/REFUSED**

List plan no(s) and specifications reference	Architectural Plans by Masterton Homes, Job No 36880
	Sheet 1/6 to 6/6 Amendment 10 - dated 28/10/010
	Specification Booklet dated September 2009

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 or imposition of conditions on the consent within 12 months from the date of the decision

ACCREDITATION BODY

BUILDING PROFESSIONALS BOARD
10 Valentine Street, Parramatta NSW 2150

CERTIFICATE

Certificate Final

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 Sections 85, 85A & 87 of the Environmental Planning and Assessment Act 1979

CERTIFYING AUTHORITY

Name of Certifying Authority	Essential Certifiers Liverpool
Name of Accredited Certifier	Christopher Manzi
Accreditation No	BPB0248

SIGNED



Essential Certifiers Liverpool Certificate No CDC2010-01546

Bernie Cohen & Associates Pty Ltd Trading as

ESSENTIAL CERTIFIERS

ACN 100386650
ABN 84047117254



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☎ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone (02) 9612 5000 ☎ Facsimile (02) 9612 5050

RECORD OF INSPECTION

CDCNo
COUNCIL

CDC2010-01546
PITTWATER

Type of Inspection

Pre CDC Site Inspection

Date of Inspection

14/09/2010

Applicant Name

Woods, Mr Brad & Mrs Cherryann c/- Masterton Homes

Owner Name

Woods Mr Brad & Mrs Cherryann

Builder Name

Masterton Homes Pty Ltd

SUBJECT LAND

Address

12 Arnott Crescent, WARRIEWOOD 2102

COUNCIL'S D/A CONSENT

Development Consent No

N/A

D A Approval Date

CONSTRUCTION CERTIFICATE DETERMINATION

Decision

Approved

Date of Decision

7/10/2010

RESULT OF INSPECTION

Result

Satisfactory

Re Inspection Required

No

CERTIFYING AUTHORITY

Name of Certifying Authority

Essential Certifiers Liverpool

Name of Accredited Certifier

Chris Manzi

Accreditation No

BPB0248

Signature

Essential Certifiers Liverpool Certificate No CDC2010 01546

Schedule of Conditions – Code SEPP 2008

General Housing Code

Conditions applying before works commence

1 Protection of adjoining areas

- (1) A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works
 - (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
 - (b) could cause damage to adjoining lands by falling objects, or
 - (c) involve the enclosure of a public place or part of a public place
- (2) A temporary fence must be covered in cyclone wire mesh if it adjoins or is on a public place
- (3) A temporary hoarding, fence or awning must not be erected on public land or a road unless the relevant authority has approved of the works

Note Approval in relation to public land may be granted under the *Local Government Act 1993* Approval in relation to a road may be granted under the *Roads Act 1993*

2 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site
- (2) Each toilet must
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*

3 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed
 - (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers
-

Conditions applying during the works

Note The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise

4 Hours

Construction or demolition may only be carried out between 7 00 am and 5 00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday

5 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates

6 Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped

7 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held
- (2) Demolition materials and waste materials must be disposed of at a waste management facility
- (3) The work site must be left clear of waste and debris at the completion of the works

Construction requirements

8 Staging construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed
 - (2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* must be held before the connection is carried out
-

-
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained

9 Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out

*Waste Management Plan
Demolition, Construction
and Ongoing Waste*

Site Address	Lot 59 12 Arnott Crescent, WARRIEWOOD		
Applicant s Name	MASTERTON HOMES PTY LTD		
Applicant s Address	Cnr Sapph Road Hume Highway	Phone No 9601 4066	Fax No 9601 1426
	Warwick Farm NSW 2170		

Construction Description	Construction of a Double Storey Brick Veneer Dwelling
--------------------------	---

Demolition Description (Not part of this application)	EXISTING RESIDENCE	RESIDENTIAL DWELLING
	EXTERIOR WALLS	
	ROOF COVERING	
	FOUNDATIONS	
	ACCESS TO THE SITE	
	CONTAMINATION	THE SITE IS RESIDENTIAL AND THERE IS NO EVIDENCE OF CONTAMINATION
	VEGETATION	
	OUTBUILDINGS	

Applicant s signature _____

Date _____ 4/03/2010

CONSTRUCTION

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m3) OR Area (m2)	ON SITE <i>Specify proposed reuse or onsite recycling methods</i>	OFF SITE <i>Specify contractor and recycling outlet</i>	<i>Specify contractor and landfill site</i>
EXCAVATION MATERIAL	2.00 m3	RE USED ON SITE	N/A	N/A
GREEN WASTE	NIL	N/A	N/A	N/A
BRICKS ROOF TILES	2 10 m2	SEPARATED ADJACENT TO GEOTEXTILE WASTE RECEPTACLE	BRANDOWN KEMPS CREEK BENIDICTS CHIPPING NORTON	BRANDOWN KEMPS CREEK BENIDICTS CHIPPING NORTON
CONCRETE	0.20 m3	ON SITE AS ALL WEATHER ACCESS	N/A	N/A
TIMBER	0.50 m3	STORED SEPARATELY IN GEOTEXTILE WASTE RECEPTACLE	BRANDOWN KEMPS CREEK BENIDICTS CHIPPING NORTON	BRANDOWN KEMPS CREEK BENIDICTS CHIPPING NORTON
GENERAL	1.60 m3	STORED SEPARATELY IN GEOTEXTILE WASTE RECEPTACLE	BRANDOWN KEMPS CREEK BENIDICTS CHIPPING NORTON	BRANDOWN KEMPS CREEK BENIDICTS CHIPPING NORTON
PLASTERBOARD	0.30 m3	STORED UNDER COVER INSIDE DWELLING	RECYCLED THROUGH CSR	CSR

DEMOLITION

MATERIALS ON SITE		DESTINATION
TYPE OF MATERIAL	ESTIMATED VOLUME (m3) OR Area (m2)	OFF SITE RECYCLING
Timber	13.00 m3	BRANDOWN Quarry Waste & Recycling Services Pty Ltd Lot 9 Elizabeth Street KEMPS CREEK (Ph 9826 1256)
Concrete & Bricks	25.00 m3	BRANDOWN Quarry Waste & Recycling Services Pty Ltd
Fibrous Asbestos &/or Gyprock Lining	15.00 m3	ENVIROGUARD 1 Erskine park Road ERSKINE PARK (Ph 9670 2561)
Mixed Materials	6.00 m3	BRANDOWN Quarry Waste & Recycling Services Pty Ltd
Roof Tiles	10.00 m3	BRANDOWN Quarry Waste & Recycling Services Pty Ltd
Plasterboard	8.00 m3	BRANDOWN Quarry Waste & Recycling Services Pty Ltd
Metals	2.00 m3	BRANDOWN Quarry Waste & Recycling Services Pty Ltd
Green Waste	6.00 m3	BRANDOWN Quarry Waste & Recycling Services Pty Ltd

DEMOLITION WORK STATEMENT

The Demolisher shall notify WorkCover seven (7) days before commencement of works on site

The Demolisher shall supply and erect 1800mm high temporary construction fencing to secure the site

1800mm high access gates (*fitted with chain and padlock*) shall be provided opposite the existing vehicular crossing

Identification and Warning signs shall be securely fixed within the site in a location clearly visible to the public

The Demolisher shall provide on site toilet facilities for the site workers

An all weather construction access driveway using 75mm sandstone (or similar) shall be laid prior to work commencing

Prior to work commencing silt fencing shall be erected to contain sediment run off within the site

All utility services shall be disconnected (electricity gas sewer and telephone) prior to work commencing on site

Dust shall be controlled by spraying with water during demolition works

The works shall be carried out between Council's permitted working hours only and will take approximately four (4) days

All trucks shall have their loads covered and their wheels checked and cleaned if required before leaving the site

Adjacent properties and public right of ways shall be protected as required

Asbestos shall be removed manually by wet method as required under WorkCover and Safety Regulations to Australian Standard 2601 2001 wrapped in plastic and placed in dedicated bins. The bins shall be securely sealed and tipped at an authorised site

The roof shall be removed manually

The remainder of the property shall be demolished by machine and transported to waste sites as per the Waste Management Plan for sorting and recycling

The site shall be left clean and ready for the builder to commence construction

Sediment & erosion control measures shall be left in place on completion of the demolition works

ONGOING WASTE MANAGEMENT

TYPE OF WASTE GENERATED	ESTIMATED WEEKLY VOLUME	PROPOSED ONSITE STORAGE	DESTINATION
Household recyclables	80 LITRES	Waste bin provided by council	Council's Weekly Service
Household waste	120 LITRES	Waste bin provided by council	Council's Weekly Service

Assessor Certificate

Single Dwelling

Certificate Version 6.1 Prior versions not valid after 1 March 2006

Issued in accordance with the requirements of
BASIX THERMAL COMFORT - Simulation Method



Assessor				
Name	Stephen Hardy	Company	T P House Pty Ltd	Assr # 20134
Address	24 Duncan Street BALGOWNIE NSW 2519			
Phone	(02) 4285 8216	Fax		Email herass@bigpond.com
Declaration of Interest None				

Client				
Name	Luchie Bury	Company	Masterton Homes Pty Ltd	
Address	Cnr Hume Highway & Sappho Road WARWICK FARM NSW 2170			
Phone	1300 446637	Fax		Email

Project				
Address	12 Arnott Crescent WARRIEWOOD NSW 2102			
Lot / DP	59 / 30836	LGA	Pittwater Council	
Applicant Woods				

Assessment				
Date	23/06/2010	Job ID	7488	Run # 4
Software	BERSpro	Version	V4.1	Climate Zone 56

Referenced documents				
All details, upon which this Assessment has been based, are included in the project documentation which has been stamped and signed by the Assessor issuing this Certificate, as detailed below				
Thermal Performance Specification / Commitments attached and affixed to drawings page 4				
Drawings Job 36880 issue date 230610 site & floor plans				

Specifications	Only specifications detailed on Drawings identified above have been referenced
-----------------------	--

ABSA - Thermal Comfort - Simulation Method - Job 7488 - 14885627 - Issued: 23-Jun-10				
--	--	--	--	--

THERMAL COMFORT - Simulation Method

The details must be entered into your BASIX Assessment

Net Conditioned Floor Area 257		Net Unconditioned Floor Area 18
Eligible Concessions None		
The dwelling has the required shading to qualify for BASIX cross ventilation bonus No		

Required Glazing	
-------------------------	--

Heating: 49		ABSA Assessor stamp
Cooling: 25 (sensible + latent)		
Total: 74		

Thermal Performance Specifications - BASIX THERMAL COMFORT

Simulation Method

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

Windows	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
Generic GGG 05 001a		Single clear	Aluminium	6.57	0.74	50.9	As per detail on plans
Generic GGG 05 005a		Single toned	Aluminium	6.44	0.50	10.2	As per detail on plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
-----------	------------	-------	-------	---------	------	---------	--------

Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC 100. All values prior to this date are ANAC. Alternate products may be used if their U value is lower and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour	Solar absorptancy	Detail
Brick Veneer	R1.5		Medium	SA 0.475 0.7	As per detail on plans
Weatherboard	R1.5		Medium	SA 0.475 0.7	As per detail on plans

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs	R1.6		As per detail on plans

Floors	Construction	Insulation	Finish / Covering	Detail
Concrete	None		Ceramic Tile	As per detail on plans
Timber	None		Vinyl	As per detail on plans
			Not specified	

Ceilings	Construction	Insulation	Detail
Plasterboard	R3.5		As per detail on plans
Plasterboard	R3.0		As per detail on plans

Roofs	Construction	Insulation	Colour	Solar absorptancy	Detail
Roofing Tiles	Sarking Ru 0.15/ Rd 0.16		Dark	SA > 0.7	As per detail on plans

Windows are deemed openable	External window shutters, etc.
default	for assessment only
	None

External ground surface and external surfaces	External surfaces (no vegetation)
450 0	varying as per plans
	Patio
	As per detail on plans
	Alfresco
	As per detail on plans
	Balcony
	As per detail on plans

External ground surface and external surfaces	External surfaces (no vegetation)
---	-----------------------------------

Other details	
Orientation of nominal north elevation	10
Terrain category	Suburban
Roof ventilation	wind driven ventilators
Cross ventilation	Standard
Subfloor ventilation	On ground
Living area open to entry	Yes
Living areas separated by doors	Yes
Stair open to heated areas	Yes
Weather seals to windows and doors	Yes
Exhaust fans without dampers	No
Ventilated skylights	No
Open fireplace or unflued gas heater	No
Vented downlights	No
Wall and ceiling vents	No

ABSA Assessor stamp

ABSA

Assr # 20134 Cert # 14885627

Sign *Stephen Hardy*

Date 23-Jun-2010

APPROX DATE BUILDING WORK IS TO COMMENCE

NOVEMBER 2010

HOME BUILDING ACT 1989 REQUIREMENTS

Principal Certifying Authority has been advised of the requirements of Cl 78C of the Regulation

☒ Yes ☐ No ☐ N/A -reason

Home Building Act 1989 requirements in case of building work that involves residential building work (within the meaning of the *Home Building Act 1989*) attached as follows

- (a) in the case of work by a licensee under the act
- (i) a statement detailing the licensee's name and contractor licence number and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act(*) or,
- (b) in the case of work done by any other person
- (i) a statement detailing the person's name and owner builder permit number or
 - (ii) a declaration signed by the owner of the land to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of *owner builder* work in Section 29 of the Act

(*) A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part is sufficient evidence that the person has complied with the requirements of that Part

DECLARATION

I the undersigned declare that I have the legal authority (express or implied) to engage a Principal Certifying Authority for the building works described in this document and verify that all information pertaining to such work is correctly stated on this form

I understand that this Notice must be given to the relevant Local Council two (2) days prior to the intention to commence building work in accordance with S81A(2)(c) of the EP&A Act and verify that no building work will commence prior to the date given in the 'Date the Building Work is to Commence' section of this document

As a condition of appointing the Principal Certifying Authority stipulated on this form I agree to undertake the following responsibilities ensure the Builder contacts the PCA at the specified stages of development (as indicated below) to carry out building work in accordance with a current Development Approval to notify the PCA of any intent to depart from the issued Development Approval as soon as the intention arises and to verify all documents provided to the Private Certifying Authority are bona fide and correct in detail

I hereby authorize the Builder as detailed on the approved Construction Certificate to contact the PCA at the specified stages of development, but not limited to these stages in order to obtain an inspection as follows

*Pre Commencement*Stormwater*Framework*Wet Areas*Completion*Any other stage as specified by the PCA

I fully understand that failure to do so may result in the PCA issuing a Notice of Intention to Serve an Order

Owner's or Tennant's Signature

BRAD Woods Cherryann Woods

Dated

15.10.10

Print Name

BRAD WOODS

CHERRYANN WOODS

Address

12 ARNOTT CRESCENT

WARRIEWOOD NSW ACT 2102



Enquiry Confirmation
Job No 4278135

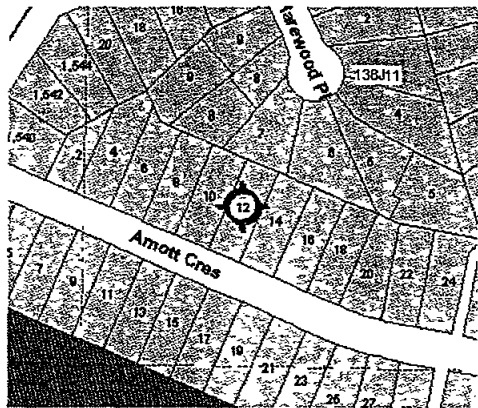
PO Box 378
Abbotsford VIC 3067
Phone 1100

To Mrs Shiralee Taylor
Company Masterton Homes Pty Ltd
Address PO BOX 4006
MILPERRA Nsw 1891

Caller ID 922461
Phone 0296014066
Mobile Not Supplied
Fax No 0296008649
Email shiralee.taylor@masterton.com.au

Dig Site Details

Warning The map below only displays the location of the proposed dig site and does not display any asset owner's pipes or cables. The area highlighted has been used only to identify the participating asset owners who will send information to you directly. Asset owners aim to provide you with details of their assets within 2 working days.



Enquiry Date 22/10/2010 10:39:56 AM
Start Date 26/10/2010
Address Lot 59 12 Arnott Cr
Warriewood NSW 2102
Intersection Not Specified

- Check that the location of the dig site is correct. If not, you MUST submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Map Ref UbdSyd 138J11

Additional work site information

Dial Before You Dig - it's the law in NSW. See the Workcover Work Near Underground Assets Guide for more details.

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using this service, you agree to the terms and disclaimers set out at www.1100.com.au.
- For more information on safe excavation practices, visit www.1100.com.au.

Asset Owner Details

The asset owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post.

Seq No	Asset Owner	Contact No	Notification Status
19808720	EnergyAustralia Northern	0249510899	Notified
19808721	Telstra NSW Central	1800653935	Notified
19808722	Optus and/or Uocomm Nsw	1800505777	Notified
19808719	Jemena Gas North	1300880906	Notified
19808718	Sydney Water	0288493800	Notified

Asset owners highlighted by asterisks require that you visit their offices to collect plans.
Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

LODGE YOUR FREE ENQUIRY ONLINE - 24 HOURS A DAY, SEVEN DAYS A WEEK

COUNCIL COPY

36880- WOODS



essentialCERTIFIERS
LIVERPOOL

25 JUN 2010

Bernie Cohen and Associates Pty Ltd T/As Essential Certifiers Liverpool
ABN 84047117254

B

PO Box 208 Casula Mall NSW 2170
Level 1 405 Hume Highway
Liverpool NSW 2170

P 02 9612 5000
F 02 9612 5050

E info@essentialcertifiers.com.au
www.essentialcertifiers.com.au

COMPLYING DEVELOPMENT APPLICATION FORM

Complying Development In accordance with clause 126 part 7, Division 1 of the Environmental Planning and Assessment Regulations 2000

PART A – Identification of the Land

Lot No 59 Street No 12 DP No 30836

Street ARNOTT CRESCENT Suburb WARRIEWOOD Postcode 2085

PART B – Owners Details

☒ Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Surname/s WOODS

First names/s BRAD & CHERRYANN

Company/Organisation N/A

Full Address of Owner 12 ARNOTT CRESCENT, WARRIEWOOD NSW 2085

Phone 9944 6980 Mobile 0418 659 278

Fax Email

PART C – Applicant Details (Person having Benefit of Development Consent) within the meaning and under the EP&A ACT 1979

☒ Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Surname/s WOODS

First Name/s BRAD & CHERRYANN

Company/Organisation N/A

Full Address of Applicant AS ABOVE

Phone Mobile
Fax Email

Owners Declaration

I/we understand that this engagement shall be subject to the Terms and Conditions in the fee proposal (if any)

I/we as owners/applicants of the land to which the application relates I/we consent to the making of the application I/we also give consent for officers/certifiers of Essential Certifiers Liverpool to enter the land to carry out inspections relating to this application

I/we declare that I/we will notify Essential Certifiers Liverpool to carry out any critical stage inspection or make arrangements with the Builder to carry out this function on my/our behalf as a condition of my/our Building contract

BRAD WOODS
Name of all owners/tenants

CHERRYANN
Name of all applicants

See Signed Consent
Signatures of all owners/tenants

See Signed Consent
Signatures of all applicants/tenants

Date

Date

PART D – Billing Details

PURCHASE ORDER

Billing Name

ABN

Billing Address

PART E – Appointment of Agent

As the owner(s) of the above property, I/ we consent to information being provided to the following parties (who act on my/our behalf as an agent) during the course of my/our application

Name of person(s) /company/organisation of Agent

Agent Address

Phone/Fax Agent
Email

Owner(s)/ Tenants Name

Signatures of all owners/tenants

Date

PART F – ~~X~~ Builders Details ☐ Owner Builders Details

Name MASTERTON HOMES P/L License No/ Owner Builder Permit No 35558C

Address PO BOX 4006, MILPERRA BC NSW 1891

Phone 9601 4066

Mobile

Fax 9600 8649

Email shiralee.taylor@master-ton.com.au

PART G – Description of Development

Describe the work to be carried out

CONSTRUCTION OF NEW TWO STOREY RESIDENTIAL DWELLING -

Cost of Development \$ 444,000-

Your Ref 36880

Number of Stories 2

Number of Structures 1

Building Classification 10A

PART H – Complying Development Certificate

If you are applying for a complying development certificate please nominate which environmental planning instrument identifies the development proposed as complying development



essentialCERTIFIERS
LIVERPOOL

**SCHEDULE OF DETAILS FOR THE
AUSTRALIAN BUREAU OF STATISTICS**

COMPLYING DEVELOPMENT CERTIFICATE NUMBER

10/1546

PARTICULARS OF THE PROPOSAL

All New Buildings

Area of subject site (m²) 632 30m²

Does the site contain dual occupancy? ☒ No ☐ Yes

Current use of existing building/s on the subject site (if vacant, state vacant) ~~WALL~~ VACANT

Floor area of existing building/s in m² except if being demolished 413 57m²

Gross floor area in m² of proposed addition/s or new building/s If multiple buildings please itemise N/A

Proposed use of all parts of the addition/s or new building/s RESIDENTIAL

Residential Dwellings Only

Number of pre existing dwellings	NIL-	Number of dwellings to be demolished	NIL-
Number of proposed new dwellings	1	Number of storeys of proposed dwelling	2

Materials Used in Building

Tick the box alongside which best describes the material/s to be used in the construction of the proposed new work/s

WALLS		ROOF		FRAME		FLOOR	
Brick Veneer	☒	Aluminium		Timber	☒	Concrete	☒
Full Brick		Concrete		Steel		Timber	
Single Brick		Concrete Tiles		Other (describe below)		Other (describe below)	
Concrete Block		Fibrous Cement					
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 below)					
Other (describe below)							



LETTER OF CONSENT

I/we the owner/s of the property described below

Mr. Brad Woods + Mrs. Cherryann Woods
LOT 59, NO 12 ARNOTT CRESCENT WARRIEWOOD

(Print Full Address of Affected Property)

hereby give consent to Masterton Homes Pty Ltd or their nominated agent being

--

to act on my/our behalf to

- lodge all relevant applications for Development Consent, Construction Certificates, Complying Development Certificates & Occupation Certificates;
- have discussions with all relevant authorities,
- do all things required to be done or provide all information and documents necessary to obtain such approvals, and
- where applicable, withdraw or cancel the Development Application and obtain a refund, if applicable, of any fees paid

And I/we also hereby request that all correspondence in relation to this property be directed to:

P.O. Box 4006, Milperra Business Post Centre 1891

I/We expressly acknowledge and agree that Masterton Homes will at all times retain copyright in the plans submitted to Council. The plans can only be used by Masterton Homes and we acknowledge and agree that there is no implied licence for the use of the plans by ourselves, any other person or corporation.

Signed	<u>Brad Woods</u>	
Name (Please Print)	<u>Mr. Brad Woods</u>	Date: <u>21.7.09</u>
Signed:	<u>Cherryann Woods</u>	
Name (Please Print):	<u>Mrs. Cherryann Woods</u>	Date: <u>21.7.09</u>
Signed	_____	
Name (Please Print)	_____	Date: _____
Signed	_____	
Name (Please Print)	_____	Date: _____

LETTER OF CONSENT

OWNERS CONSENT

I/we the owners of the subject property hereby give consent for the lodgement all relevant applications (i.e. for Construction Certificate/s, Complying Development Certificate/s, Occupation Certificate/s, Compliance Certificate/s) and associated documentation to Local Certification Services Unit Trust for consideration

I/we also declare that all documentation presented as part of an application for a Construction Certificate has remained unaltered from that issued with any Development Consent or that any changes have been documented and Local Certification Services Unit Trust have been advised accordingly

In the event that the nominated Principal Certifying Authority resigns from his employment position with Local Certification Services Unit Trust my signature provided below will also serve as the authorisation for the transfer of the role and responsibilities of the Principal Certifying Authority from the nominated person to Mr Craig Hardy

PRINCIPAL CERTIFYING AUTHORITY

With reference to this proposed development I/we the owners of the subject property hereby advise of our decision to appoint ☐ Andrew Dean ☐ Catlan Blackwell ☐ Craig Hardy ☐ Daniel Powell ☐ Michael Shanahan ☐ Paul Gearin ☐ Sam Pratt ☐ Paul Morgan ☐ John Parkinson ☐ _____ to fulfil the role of Principal Certifying Authority (PCA) as outlined in the Environmental Planning and Assessment Act, 1979 (as amended)

I/we understand that this engagement shall be subject to the Terms and Conditions outlined in this application and the associated Schedule and I/we further understand that he will carry out all mandatory inspections required by the Act during the course of construction along with any others that he deems to be necessary and referred to the abovementioned Agreement.

I/we also advise that I/we are aware of the conditions attached to any Development Consent (i.e. Local Development Consent or Complying Development Consent) and are aware of our responsibilities in relation to those conditions

SIGNATURES

THE APPLICANT/OWNERS

Owner 1 / Applicant

Signed BB Woods
Name (Please Print) Mr Brad Woods Date: 21 7 09

Owner 2

Signed Cherryann Woods
Name (Please Print) Mrs. Cherryann Woods Date 21 7 09

Owner 3

Signed _____
Name (Please Print) _____ Date _____

Owner 4

Signed _____
Name (Please Print) _____ Date _____



Ibrahim Stormwater Consultants



ABN 37 116 185 516

Att Rebecca Baranaby
C/O Private Certifying Authority
Masterton Homes Pty Ltd
76 Heathcote Road
Moorebank NSW 2170

25th of May 2010,

Job Ref M2434-36880

STORMWATER DESIGN CERTIFICATION

**RE PROPOSED DEVELOPMENT
AT 12 ARNOTT CRESCENT
WARRIEWOOD
For MR. & MRS WOODS**

Pursuant to the provisions of Part 7A of the Environmental Planning and Assessment Act 1975-2003, I Mark Ibrahim of *Ibrahim Stormwater Consultants Suite 25 15 Terminus Street, Castle Hill*, hereby certify that the stormwater drainage plans have been checked and comply with

- a) The relevant clauses of Building Code of Australia
- b) The relevant sections of DCP 21 Section 5 8- related sections to the internal drainage system of the proposed dwelling only
- c) The relevant parts of Basix Certificate 292313S
- d) The architectural plans 36880 Sheet 1, Issue 6 dated 14-5-10
- e) The landscape plan 36880 Sheet 1/1 dated 18-1-10, received 25-5-10
- f) Clause 3 32 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Amendment No 1
- g) This certification is limited to the collection of stormwater drainage for the dwelling and driveway runoff only

My qualification are as stated below and as a competent person in this area and such can certify that the design and performance of the design systems comply with the above and which are detailed on the following drawings and relevant calculations

M2434-36880. Sheet 1 and 2, Revision A, dated 21-5-10

Name of Designer Mark Ibrahim
Qualifications B E Hons, M I E Aust CPeng
Address of designer P O Box 400 Cherrybrook NSW 2126
Business Telephone No 9980 5515 Fax 9980 6114
Name of Employer Ibrahim Stormwater Consultants
This is only a design certificate and is not a Part 4A certificate as only a consent authority the council or an accredited certifier can issue such

Yours faithfully,

Per Ibrahim Stormwater Consultants
Mark Ibrahim

P O Box 400 Cherrybrook NSW 2126
www.stormwater.net.au
Ph 02 9980 5515 Fax 02 9980 6114

10/1546 BC

Michael Fabian

From Shiralee Taylor [shiralee.taylor@masterton.com.au]
Sent Friday, 23 July 2010 3:27 PM
To Michael Fabian
Subject FW: Emailing 36880 Woods Picture 005.jpg

Attachments Picture 005.jpg



Picture 005.jpg
(395 KB)

Re: Tree removal permit for EC

Spoke with Brad Woods re: Tree removal application to Council. He advised that tree on left hand side of property is on the neighbouring property & they would not want it cut & tree in middle front of property is a Banana Tree, which he has cut down to a metre & he doubts that removal permit will be required for this,

See photo attached
thanks

Kind Regards

Kerstin Bergstedt
(Kerstin pronounced Shastin)
Pre-Construction Coordinator
Masterton Homes Warwick Farm
Ph (02) 9821-5134 Fax (02) 9601-1426
kerstin.bergstedt@mastertonhomes.com.au

DISCLAIMER Please refer to our e-mail disclaimer at -
<http://www.masterton.com.au/emaildisclaimer.htm>

DISCLAIMER Please refer to our e-mail disclaimer at -
<http://www.masterton.com.au/emaildisclaimer.htm>

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Message protected by CleanMail e-mail anti-virus, anti-spam and content
filtering <http://www.pacific.net.au/security/cleanmail/>



28 June 2010

B & C WOODS
PO BOX 4006
MILPERRA BC NSW 1891

9 JUN 2010

Building and Construction Industry
Long Service Payments Corporation
Level 1
19 21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel 13 14 41
Fax (02) 9287 5685
Email info@lspc.nsw.gov.au
www.lspc.nsw.gov.au
ABN 93 646 090 808

Levy Receipt

Receipt No

00083970

Received from (Name of person or organisation paying for levy)

B & C WOODS

the amount of

\$1,554 00

Payment details

Cheque 619385 \$1,554 00 MASTERTON HOMES PTY LTD

being payment for Long Service Levy as detailed below

Levy Payment Form number	0311620
Council/Department/Authority	PITTWATER COUNCIL
C D C Number	CDC2010-01546
Work address	12 ARNOTT CRESCENT WARRIEWOOD NSW 2085
Estimated value of work	\$444 000 00
Levy payable (No exemption)	\$1,554 00
Total levy paid	\$1,554 00

Signed (Signature of authorised person)

Date

28/6/10

Information Provided Through
S & L Searching Service
Ph 0402016587 Fax 0243421161

Title Search

LEAP Legal
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO 59/30836

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
28/7/2009	1 41 PM	6	12/2/2007

LAND

LOT 59 IN DEPOSITED PLAN 30836
LOCAL GOVERNMENT AREA PITTWATER
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30836

FIRST SCHEDULE

BRADFORD SIDNEY WOODS
CHERRYANN WOODS
AS JOINT TENANTS (T AC830920)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H506119 COVENANT
3 H654627 COVENANT
4 H701071 COVENANT
5 AC930109 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS NIL

*** END OF SEARCH ***

(1) "B" H506119 X
This is the annexure marked "B" referred to in Memorandum of
Transfer from The Salvation Army (New South Wales) Property
Trust to Argyle Investments Pty Limited dated
day of May 1960 (R)

The Transferee for itself its successors and assigns doth
hereby covenant with the Transferor and its assigns

- (i) That it shall not erect or permit to be erected on
the land hereby transferred any semi-detached building
- (ii) That any building to be erected on the land hereby
transferred shall cost not less than Two thousand
Pounds (£2,000) and any such building shall be erected
as a dwelling place only and shall at all times be
used as such PROVIDED THAT nothing in this sub-clause
contained shall prevent the Transferee its successors
or assigns from erecting any necessary out-buildings
approved by the Warringah Shire Council to be used
in conjunction with and for the enjoyment of such
building as such dwelling place as aforesaid PROVIDED
THAT such dwelling place shall have first been erected.
- (iii) That it shall not carry on or permit to be carried on
upon the land hereby transferred any noxious noisome or
offensive trade occupation or business
- (iv) That it shall not sell or permit to be sold or connive
at or be a party to the sale of any wines beers ales
spirits or any other intoxicating liquor of any kind
whatsoever upon the land hereby transferred

AND IT IS HEREBY AGREED AND DECLARED

- (a) that the land to which the benefit of the foregoing
covenants is appurtenant is the residue of the land
of the Transferor contained in the said Certificate
of Title Volume 6620 Folio 85.
- (b) that the land which is subject to the burden of the
said covenants is the land hereby transferred
- (c) That the aforesaid covenants may be released varied or
modified by The Salvation Army (New South Wales) Property
Trust and shall not be released varied or modified with-
out the consent of The Salvation Army (New South Wales)
Property Trust

THE COMMON SEAL of ARGYLE
INVESTMENTS PTY. LIMITED was
hereunto affixed pursuant to a
resolution of the Board of
Directors in the
presence of

J. H. Rose
Director

FORM FOR SIMPLE TRANSFER WHERE NEW RESTRICTIVE COVENANTS ARE IMPOSED OR EASEMENTS
CREATED OR WHERE THIS FORM IS OTHERWISE UNSUITABLE, FORM R.P. 13A SHOULD BE USED.



RP 13 No --- H 50611957
New South Wales
MEMORANDUM OF TRANSFER
(REAL PROPERTY ACT 1900)



(Trusts must not be disclosed in the transfer)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

If a less estate, strike out "in fee simple" and insert in the top left corner the appropriate words.

State in full the name of the person who furnished the consideration money.

Show in BLOCK LETTERS the full name postal address and description of the person taking, and if more than one, whether they hold as joint tenants or tenants in common.

The description may refer to parcels shown in Town or Parish Maps issued by the Department of Lands or shown in plans filed in the Office of the Registrar General. Where those records are inadequate for the purpose, a reliable plan may be endorsed hereon and signed by the parties and then signed by the Registrar. Where the consent of the Local Council to subdivision is required, the certificate and plan mentioned in the Local Government Act, 1919 should accompany the transfer.

A very short note will suffice.

Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General or Deputy Registrar-General or a Notary Public, a JP or Commissioner for Affidavits, to whom the Transferor is known otherwise the attesting witness should appear before one of the above and swear that he has seen the Transferor sign the certificate on the back of this form. As to instruments executed elsewhere, see Section 107 of the Real Property Act 1900, Section 108 of the Conveyancing Act, 1919-1924 and Section 42A of the Evidence Act 1959-1974.

Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state that the instrument was read over and explained to him, and that he appeared fully to understand the same.

being registered as the proprietor of an estate in fee simple in the land hereinafter described subject however to such encumbrances liens and interests as are notified hereunder, in consideration of SEVENTY THOUSAND POUNDS (£70,000) (the receipt whereof is hereby acknowledged) paid to it by
ARGYLE INVESTMENTS PTY. LIMITED
do hereby transfer to

ARGYLE INVESTMENTS PTY. LIMITED a Company incorporated under the Provisions of the Companies Act 1936 and having its registered office at Room 25, 9th Floor, 29 Martin Place, Sydney, (herein called transferee)*

ALL such its Estate and Interest in ALL THE land mentioned in the schedule following —

County	Parish	Reference to Title			Description of Land (if part only) (d)
		Whole or Part	Vol	Fol	
Cumberland	Narrabeen	Part	6620	85	being the land in plan annexed hereto and marked with the letter "A"

ENCUMBRANCES, &c., REFERRED TO*

Covenant as set out in annexure hereto marked with the letter "B"

Signed at Sydney the 6th day of May 1960
THE COMMON SEAL OF THE SALVATION ARMY (NEW SOUTH WALES) PROPERTY TRUST was hereunto affixed pursuant to a resolution of the Trustees
St. Georges
Secretary
*Signed

James P. Vanner
James P. Vanner
Transferor*

THE COMMON SEAL of ARGYLE INVESTMENTS PTY. LIMITED was hereunto affixed pursuant to a resolution of the Board of Directors in the presence of
J. H. P.
Director

Accepted and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.
[Signature]
Director
Transferee(s)

* If signed by virtue of any power of attorney the original power must be registered in the Miscellaneous Register and produced with each dealing, and the memorandum of non revocation on back of form signed by the attorney before a witness.

† N.B.—Section 77 requires that the above Certificate be signed by a Transferee or his Solicitor or Conveyancer and renders any person falsely or negligently certifying liable to a penalty of £50 also to damages recoverable by party injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee can not be obtained without difficulty and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage encumbrance or lease the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin or noted in the attestation.

H 506119

LODGED BY

PARTIAL DISCHARGE OF MORTGAGE
(N.B.—Before execution read marginal note)

I, mortgagee under Mortgage No. release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage

This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at this day of 19
Signed in my presence by

who is personally known to me

Mortgagee,

MEMORANDUM AS TO NON REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer

Signed at the day of 19
Signed in the presence of

Strike out an unnecessary word and add if necessary to show that the power is effectual.

CERTIFICATE OF J.P. &c TAKING DECLARATION OF ATTESTING WITNESS

Appeared before me at the day of one thousand nine hundred and the attesting witness to this instrument and declared that he personally knew the person signing the same and whose signature thereto he has attested and that the name purporting to be such signature of the said is own handwriting and that he was of sound mind and freely and voluntarily signed the same

To be signed by Registrar General, Deputy Registrar General, a Notary Public, J.P. Commissioner for Affidavits, or other fit person before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

INDEXED	MEMORANDUM OF TRANSFER <i>Subject to Covenant</i>	DOCUMENTS LODGED HEREWITH To be filled in by person lodging dealing
Checked by	Particulars entered in Register Book Volume 6620 Folio 85	Received Docs. Nos. <i>1111</i> Receiving Clerk.
Passed (in S.D.B.) by		
Signed by	the 18th day of July 1960 at 11 minutes past 2 o'clock in the afternoon <i>James K. ...</i> Registrar-General	

USE SPACES FOR DEPARTMENTAL USE

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records	<i>...</i>	<i>28/6</i>
Draft written	<i>...</i>	<i>28/6</i>
Draft examined	<i>...</i>	<i>28/6</i>
Diagram prepared	<i>...</i>	<i>28/6</i>
Diagram examined	<i>...</i>	<i>28/6</i>
Draft forwarded	<i>...</i>	<i>28/6</i>
Supt. of Engrs. Supt.	<i>...</i>	<i>28/6</i>
Cancellation Clerk	<i>...</i>	<i>28/6</i>

Vol. 7947 Fol. 98

The Fees, which are payable on lodgment are as follows.—
(a) £2 where the memorandum of transfer is accompanied by the original Certificate of Title or Crown Grant otherwise £2. 5s. 0d. Where the last amount is to be ordered on more than one folio the fee is an additional 6d. for every folio after the first.
(b) A supplementary charge of 10 pence in each of the following—
(i) where a restrictive covenant is imposed or
(ii) a new easement is created
(iii) a partial discharge of mortgage is endorsed on the transfer
(c) Where a new Certificate of Title must issue the scale charges are—
(i) £2 for every Certificate of Title not exceeding 16 folios and without a diagram
(ii) £2 10s. 0d. for every Certificate of Title not exceeding 16 folios with one simple diagram
(iii) as approved where more than one simple diagram, or an extensive diagram will appear
Where the engrossing exceeds 16 folios, an amount of 5s. per folium extra fee is payable

1506120 to 1506129

RE-REGISTERED FOR SIMPLE TRANSFER. WHERE NEW RESTRICTIVE COVENANTS ARE IMPOSED OR EASEMENTS
CREATED OR WHERE THIS FORM IS OTHERWISE UNSUITABLE, FORM R.P. 13A SHOULD BE USED.

R P 13 H 654627

1960 NOV 11

New South Wales

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT 1900)

ARGYLE INVESTMENTS PTY. LIMITED

Lodgment
Endorsement
Certificate



11/11/60

*This must not be disclosed in transfer)

Typing of handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

* If less estate strikes out "in fee simple" and interline the required alternative.

* State in full the names of the parties who furnished the consideration money.

* There is BLOCK LETTERS the full name, postal address and description of the persons taking, and if more than one, whether they hold as joint tenants or tenants in common.

* The description may refer to parcels shown in Town or Parish Maps issued by the Department of Lands or shown in plan filed in the Office of the Registrar-General. Where these records are inadequate for this purpose a reliable plan may be enclosed hereto, or furnished as an addendum signed by the parties and their signatures witnessed.

* Where the consent of the local Council to a subdivision is required the certificate and plan mentioned in the Local Government Act, 1919, should accompany the transfer.

* A very short note will suffice.

* Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General or Deputy Registrar-General, or a Notary Public, a J.P. or Commissioner for Affidavits to whom the Transferor is known, otherwise the attesting witnesses should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form.

As to instruments executed elsewhere, see Section 107 of the Real Property Act 1900.

1900, Section 108 of the Conveyancing Act, 1919-1954 and Section 52A of the Evidence Act 1908-1954.

* Repeat attestation if necessary

* If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him and that he appeared fully to understand the same"

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however to such encumbrances liens and interests as are notified hereunder in consideration of Eleven thousand one hundred pounds

(£11,100) (the receipt whereof is hereby acknowledged) paid to it by

G. H. Thomas Pty Limited

do hereby transfer to

G. H. THOMAS PTY. LIMITED

(herein called transferee) of

All such its Estate and Interest in ALL THE land mentioned in the schedule following —

County	Parish	Reference to Title			Description of Land (if part only) (d)
		Whole or Part	Vol	Page	
CUMBERLAND	NARRABELN	PART	7947	93	being lots 54-59 inclusive in Deposited Plan No. 30836

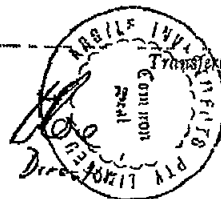
ENCUMBRANCES &c, REFERRED TO*

Subject to Covenant contained in Transfer No. H506119

And the transferee hereby covenants as set out in Memorandum annexed hereto and marked with the letter "X"

Signed at Sydney the 27th day of October, 1960

THE COMMON SEAL OF
ARGYLE INVESTMENTS PTY. LIMITED
WHO IS PERSONALLY KNOWN TO ME
was hereunto affixed in the presence of the Director whose signature appears opposite
Signed hereto



THE COMMON SEAL OF G. H. THOMAS
PTY. LIMITED was hereunto affixed
in the presence of

Accepted and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.
G. H. THOMAS PTY. LIMITED
Transferee(s)

* If signed by virtue of any power of attorney the original power must be registered in the Miscellaneous Register and produced with each dealing, and the memorandum of non revocation on back of form signed by the attorney before a witness.

* N.B.—Section 117 of the above Certificate be signed by each Transferee or his Solicitor or Conveyancer and renders any person falsely or negligently certifying liable to a penalty of £500 as to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty and when the instrument does not impose a liability on the party taking under it. Where the instrument contains some special covenant by the Transferee or is subject to a mortgage encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and if one substituted written over them the alteration being verified by signature or initials in the margin, or noticed in the attestation.

H 654627

"X" (1)

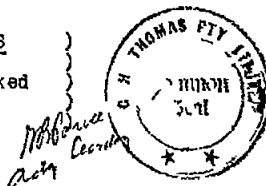
THIS IS THE ANNEXURE " " referred to in Memorandum of Transfer dated 27th
day of ~~27th~~ October One thousand nine hundred and sixty made between
ARGYLE INVESTMENTS PTY LIMITED (of the one part) and G H THOMAS PTY
LIMITED (of the other part)

AND the transferee covenants with the Transferor its successors and
assigns as follows -

That for the benefit of any adjoining land owned by the Transferor
but only during the ownership thereof by the Transferor its successors and
assigns other than Purchasers on sale that no fence shall be erected on the
property hereby sold to divide it from such adjoining land without the
consent of the Transferor its successors or assigns but such consent shall
not be withheld if such fence is erected without expense to the Transferor
its successors or assigns and in favour of any person dealing with the
transferee or its assigns such consent shall be deemed to have been given
in respect of every such fence for the time being erected
AND this restriction may be released varied or modified by the owner or
owners for the time being of such adjoining land

DATED this 27th day of October, 1960

THE COMMON SEAL of G H THOMAS
PTY. LIMITED was hereunto affixed
in the presence of -



A Thomas
Director

THE COMMON SEAL of ARGYLE INVESTMENTS
PTY. LIMITED was hereunto affixed in
the presence of -

[Signature]
Secretary



H 654627

MICKSON LAKEMAN & HOLCOMBE
SOLICITORS
13 15 01 WYFILL STREET
10 11 11

No **H-654627**

PARIAL DISCHARGE OF MORTGAGE
(N B - Before execution read marginal note)

RICKSON LAKSMAN & BOLCOMB
BOLCOMB

10 CONNELL STREET
UNRA

I

mortgagee under Mortgage No
release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage

This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at this day of 19

Signed in my presence by

who is personally known to me

Mortgagee,

MEMORANDUM AS TO NON REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No Miscellaneous Register under the authority of which he has just executed the within transfer

Signed at the day of 19
Signed in the presence of

Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P. &c TAKING DECLARATION OF ATTESTING WITNESS

Appeared before me at the day of one thousand nine hundred and the attesting witness to this instrument and declared that he personally knew the person signing the same and whose signature thereto he has attested and that the name purporting to be such signature of the said is own handwriting and that he was of sound mind and freely and voluntarily signed the same

To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P. Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH
	<i>66666</i>	To be filled in by person lodging dealing
Checked by	Particulars entered in Register Book	Received Docs Nos
	Volume 7942 Folio 98	Receiving Clerk
Passed (in SDB) by		
Signed by	the 6th day of March 19 61 at 30 minutes past 11 o'clock in the forenoon 	
	Registrar General	

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		3/6/61
Draft examined		3/3/61
Diagram prepared		3/3/61
Diagram examined		3/3/61
Draft forwarded		
Supt of Engrossers		
Cancellation Clerk		6/5
Vol. 8110	Fol. 224	

The Fees, which are payable on lodgment, are as follows:-

- Where the memorandum of transfer is accompanied by the relevant Certificate of Title or Crown Grants otherwise 22 6s. 6d. Where such instrument is to be endorsed on more than one folium of the register an additional charge of 6s. is made for every Certificate of Title or Crown Grant after the first.
- A supplementary charge of 10s. is made in each of the following:-
 - Where a restrictive covenant is imposed; or
 - A new easement is created; or
 - A partial discharge of mortgage is endorsed on the transfer
- Where a new Certificate of Title must issue the only charges are:-
 - £2 for every Certificate of Title not exceeding 16 folios and without diagram;
 - £2 10s. 6d. for every Certificate of Title not exceeding 16 folios with one simple diagram.
 - As approved where more than one simple diagram, or an extensive diagram will appear.Where the engrossing exceeds 16 folios, an amount of 5s. per folium, extra fee is payable.

LEAVE THESE SPACES FOR DEPARTMENTAL USE

309994 m/c/p
H/654627

H654628 to follow
470197/1/2

THIS FORM MAY BE USED WHERE NEW RESTRICTIVE COVENANTS ARE IMPOSED OR
EASEMENTS CREATED OR WHERE THE SIMPLE TRANSFER FORM IS UNSUITABLE

Fees — £ s d
Lodgment 2
Endorsement 2
Certificate 10



R.F. H 701071

New South Wales

MEMORANDUM OF TRANSFER
(REAL PROPERTY ACT 1900)



I, G. H. THOMAS PTY LIMITED

(Herein called transferor)

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject,
however, to such encumbrances, liens and interests as are notified hereunder in consideration of
Two thousand two hundred and seventy five pounds

(£2,275 0 0) (the receipt whereof is hereby acknowledged) paid to it by

KEVIN FRANCIS NAPIER of 68 Beronga Avenue, Hurstville, Mechanical
Engineer and IRIS FRANCES NAPIER his wife

do hereby transfer to

KEVIN FRANCIS NAPIER of 68 Beronga Avenue, Hurstville, Mechanical

Engineer and IRIS FRANCES NAPIER his wife. AS JOINT TENANTS

(herein called transferee)

ALL such it's Estate and Interest in ALL THE land mentioned in the schedule following —

County	Parish	Reference to Title			Description of Land (if part only)
		Whole or Part	Vol	Fol	
CUMBERLAND	NARRABEEN	PART	7947	28	BEING Lot 59 in Deposited Plan No 30836

104575R

And the transferee covenant(s) with the transferor its successors and assigns as follows -

1. Not more than one main building shall be erected on each lot and any such main building erected shall be of not less than eight (8) squares in area.
2. No building shall be erected on the subject land unless the exterior walls thereof are constructed of brick and/or stone and/or weatherboard and/or brick veneer.
3. The land to which the benefit of the above covenants is intended to be appurtenant is lots 54 to 58 inclusive in Deposited Plan No 30836 AND the land subject to the burden of the said covenant is the land hereby transferred AND the person by whom the said covenants or any of them may be released varied or modified is the Transferor its successors and assigns

3 Strike out if unnecessary or suitably adjust.

(I) If any easements are to be created or any exceptions to be made or

(II) If the statutory covenants implied by the Act are intended to be varied or modified

Covenants should comply with the provisions of Section 88 of the Conveyancing Act, 1919-1924.

AND the Transferees further covenant with the Transferor its successors and assigns as follows -

That for the benefit of any adjoining land owned by the Transferor but only during the ownership thereof by the Transferor its successors and assigns other than Purchasers on sale that no fence shall be erected on the property hereby sold to divide it from such adjoining land without the consent of the Transferor its successors or assigns but such consent shall not be withheld if such fence is erected without expense to the Transferor its successors or assigns and in favour of any person dealing with the Transferees or their assigns such consent shall be deemed to have been given in respect of every such fence for the time being erected

AND this restriction may be released varied or modified by the owner or owners for the time being of such adjoining land.

ENCUMBRANCES &c, REFERRED TO

Covenant in Transfer H506119
Covenant in Transfer

If the Transferor or Transferee signs by a mark, the attestation must state that the instrument was read over and explained to him, and that he appeared fully to understand the same.

Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General or Deputy Registrar-General, or a Notary Public, a J.P. or Commissioner for Affidavits, to whom the Transferee is known, otherwise the attestation witness should appear before one of the above functionaries who having obtained an affirmative answer to each of the questions set out in Sec. 106 (1) (b) of the Real Property Act should sign the attestation at the foot of this page.

Execution may be proved where the parties are resident—

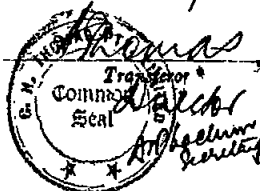
(a) in any part of the British dominions outside the State of New South Wales by signing or acknowledging before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales or Commissioner for taking affidavits for New South Wales, or Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for a city, part, or the Governor Governor Agent, or the Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

(b) in the United Kingdom by signing or acknowledging before the Mayor or Chief Officer of any corporation or a Notary Public.

(c) in any foreign place by signing or acknowledging before (i) a British Consular Officer (which includes a British Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of Embassy or Legation, Consul General, Acting Consul General, Consul, Acting Consul, Vice Consul, Acting Vice-Consul, Pro Consul, Consular Agent and Acting Consular Agent) (ii) an Australian Consular Officer (which includes an Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Chargé d'Affaires, Consul, or Secretary at an Embassy, High Commissioner's Office or Legation, Consul-General, Consul, Vice Consul, Trade Commissioner and Consular Agent), who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should affix his seal to such declaration) or such other person as the said Chief Justice may appoint.

Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at Sydney the 20th day of December, 1960
Signed in my presence by the transferor
WHO IS PERSONALLY KNOWN TO ME



Accepted and I hereby certify this Transfer to be correct for the purposes of the Real Property Act

Signed in my presence by the transferee
WHO IS PERSONALLY KNOWN TO ME

Witness B. O. Walker JP

142-1121 Harper
142-1121 Harper
Transferee(s)

MEMORANDUM AS TO NON REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum where by the undersigned states that he has no notice of the revocation of the Power of Attorney registered No Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at _____ the _____ day of _____ 19____
Signed in the presence of—

CERTIFICATE OF J.P., &c. TAKING DECLARATION OF ATTESTING WITNESS

To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P. Commissioner for Affidavits or other functionary before whom the attesting witness appears. Not required if the instrument itself is signed or acknowledged before one of these parties.

Appeared before me at _____, the _____ day of _____, one thousand _____ and _____
the attesting witness to this instrument
and declared that he personally knew _____ the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said _____ is _____ own handwriting and that he was of sound mind and freely and voluntarily signed the same

If signed by virtue of any power of attorney the original power must be registered in the Miscellaneous Register and produced with each dealing and the memorandum of non-revocation on book of form signed by the attorney before a witness.

† NB—Section 117 requires that the above Certificate be signed by each Transferor or his Solicitor or Conveyancer and read to any persons falsely or negligently certifying liable to a penalty of £50 also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen and those substituted written over them, the alteration being verified by signature or initials in the margin or noticed in the attestation.

LODGED BY HICKSON LAKEMAN & CO. LTD
SOLICITORS
13 16 O'CONNELL STREET
SYDNEY, N.S.W.

No H 701071

FEEs.
The Fees, which are payable on lodgment, are as follows —
(1) £2 where the memo and/or of transfer is accompanied by the relevant Certificate of Title or Crown Grants otherwise £2 5s 0d. Where such instrument is to be endorsed on more than one folium of the register an additional charge of 5s. is made for every Certificate of Title or Crown Grant after the first.
(2) A supplementary charge of 10s. is made in each of the following—
(i) where a restrictive covenant is imposed or
(ii) a new easement is created or
(iii) a partial discharge of mortgage is ordered on the transfer
(3) Where a new Certificate of Title must issue the scale charges are—
(i) £2 for every Certificate of Title not exceeding 16 folios and without diagram
(ii) £2 10s. 0d. for every Certificate of Title not exceeding 16 folios with one simple diagram
(iii) as approved where more than one simple diagram or an extensive diagram will appear
Where the foregoing or 15 folios an amount of 5s. per folium extra fee is payable

DOCUMENTS LODGED HEREWITH
To be filed in by person lodging dealing
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____
Received Docs.
Nos
Receiving Clerk

PARTIAL DISCHARGE OF MORTGAGE
(N B —Before execution read marginal note)

I, mortgagee under Mortgage No
release and discharge the land comprised in the within transfer from such mortgage and all claims
thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised
in such mortgage

* This discharge is appro-
priate to a transfer of
part of the land in the
Mortgage. The mort-
gagee should execute a
formal discharge where
the land transferred is
the whole of or the
residue of the land in
the Certificate of Title
or Crown Grant or in
the whole of the land
in the mortgage.

Dated at this day of 19
Signed in my presence by

who is personally known to me Mortgagee

INDEXED **MEMORANDUM OF TRANSFER**
Remnant
Checked by ECP
Particulars entered in Register Book
Volume 8191 Folio 224
Passed (in SDB) by 236
Signed by the 18th day of May 1961 at
30 minutes past 12 o'clock in the afternoon
[Signature]
Registrar General

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

PROGRESS RECORD

	Initial	Date
Sent to Survey Branch		
Received from Records		
Draft written	<u>MP</u>	<u>18/5/61</u>
Draft examined	<u>EG</u>	<u>18/5/61</u>
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt of Engravers		
Cancellation Clerk		
Vol <u>8191</u> Fol. <u>16</u>		

Alg H 701072 to follow



Certificate of Insurance

BRADFORD SIDNEY WOODS & CHERRYANN WOODS
12 ARNOTT CRESCENT
WARRIEWOOD NSW 2102
Australia

Owner s Copy
Policy Number **RCW77670675**
Date of Issue 29/01/2010

Form 1
Section 92
Home Building Act 1989

CLAIMS ENQUIRY LINE
1800 554 255
GPO Box 1509
Melbourne VIC 3001

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	29/01/2010
Carried out By	Masterton Homes Pty Limited
Trading As	
ABN	52 002 873 047
Licence Number	35558C
For	BRADFORD SIDNEY WOODS & CHERRYANN WOODS
In Respect Of	Single Dwelling
At	Lot Number 59 ARNOTT CRESCENT WARRIEWOOD NSW 2102
Permit Authority	Pittwater Council

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 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 Warranty a division of Vero Insurance Limited.

COI000685458 Generated 29/01/2010

Signed for and on behalf of the Insurer

B ————— D —————

Insurer Vero Insurance Limited ABN 48 005 297 807
Vero Warranty is a division of Vero Insurance Limited

3 5 29 24293



Application Lodgement Summary



Reference Number 2778793 **Date Requested** Mon February 1 2010

Agent Greg Houston Plumbing, 1/9 Hargraves Pl Wetherill Park

Applicant Masterton Homes, Cnr Hume Highway & Sappho Rd Warwick Farm 2170

Property/Asset 12 Arnott Cres, Warriewood 2102 (Bs Woods C Woods) PNum 3397559
150 mm VC Sewer Main - (2793140)

Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$25 95	\$0 00	\$25 95

Property Special Conditions

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	Yes
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water s Plumbing Inspection and Assurance Services on Ph 1300 889 099 to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards



Application Lodgement Summary



Reference Number	2778794	Date Requested	Mon February 1 2010
Agent	Greg Houston Plumbing, 1/9 Hargraves Pl Wetherill Park		
Applicant	Masterton Homes, Cnr Hume Highway & Sappho Rd Warwick Farm 2170		
Property/Asset	12 Arnott Cres, Warriewood 2102 (Bs Woods C Woods) PNum 3397559 150 mm VC Sewer Main - (2793140)		
Product	Plumbing and Drainage Quality Assurance Application		

Charge	Product Cost	GST	Total
Plumbing and Drainage Inspection Application Fee	\$170 35	\$0 00	\$170 35

Property Special Conditions

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	Yes
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water's Plumbing Inspection and Assurance Services on Ph 1300 889 099 to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards

Properties in recycled water areas are required to pay twice the number of inspection fees as additional inspections are required to be carried out on the potable and recycled water services. These fees will generally be charged upon payment of the Plumbing and Drainage Inspection application, or as directed by Sydney Water's Plumbing and Drainage Inspector

You must contact the Sydney Water Plumbing & Drainage Inspector on 1300 889 099 at least 2 working days prior to the inspection time to arrange for inspection of the works

Re-use of greywater (eg washing machine) or blackwater (eg treated sewage) requires the installation/s to be fully inspected by Sydney Water's Plumbing and Inspection Assurance Services, and a testable backflow prevention device fitted to the water service at the meter installation. The application must be supported by written approval from the local council and also include details of the changes to the house drainage/sanitary plumbing

Recycled water areas require full inspections for all water and sewer drainage installations and

a final inspection before occupation. You will need to contact the local Sydney Water Plumbing & Drainage Inspector to arrange for the inspection to be carried out. Should you have any further inquiries please call 1800 022 220 or visit Sydney Water's website at www.sydneywater.com.au

Conditions

- All fees are NON REFUNDABLE and NON TRANSFERABLE
- Any Plumbing or Drainage work MUST BE carried out by or under the immediate Supervision of Authorised Licensees who MUST lodge a separate Application to commence the work
- This Application will lapse if the relevant work shown hereon has not commenced within 12 months of the date shown on the receipt
- Where the Sewer is not available Sydney Water cannot accept any responsibility for the locations, lines and levels of the Supervised work for connection to the Sewer when it becomes available
- Owner's please note: You should obtain a 'Certificate of Compliance' from your Plumber or Drainer. This is your warranty for work done.

EXTRACT FROM THE WATER BOARD (CORPORATION) ACT 1994 - Clause 21 (5) Water (Finance) Regulation

1. An owner or occupier of land shall not refuse to give, wilfully omit to disclose, or wilfully misstate to an Officer of Sydney Water -
 - a. any information required for, or likely to affect, a valuation or determination to be made for the purpose of this clause,
 - b. in the case of an occupier, the name of the owner of the land or the person who receives, or is Authorised to receive, the rent for the land. **MAXIMUM PENALTY \$5,000 IN THE CASE OF A CORPORATION, OR IN OTHER CASES, \$2,000**



Application Lodgement Summary



Reference Number	2778795	Date Requested	Mon February 1 2010
Agent	Greg Houston Plumbing, 1/9 Hargraves Pl Wetherill Park		
Applicant	Masterton Homes, Cnr Hume Highway & Sappho Rd Warwick Farm 2170		
Property/Asset	12 Arnott Cres, Warriewood 2102 (Bs Woods C Woods) PNum 3397559 150 mm VC Sewer Main - (2793140)		
Product	Plumbing and Drainage Quality Assurance Application		

Charge	Product Cost	GST	Total
Plumbing and Drainage Inspection Application Fee	\$170 35	\$0 00	\$170 35

Property Special Conditions

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	Yes
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water's Plumbing Inspection and Assurance Services on Ph 1300 889 099 to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards

Properties in recycled water areas are required to pay twice the number of inspection fees as additional inspections are required to be carried out on the potable and recycled water services These fees will generally be charged upon payment of the Plumbing and Drainage Inspection application, or as directed by Sydney Water's Plumbing and Drainage inspector

You must contact the Sydney Water Plumbing & Drainage Inspector on 1300 889 099 at least 2 working days prior to the inspection time to arrange for inspection of the works

Re-use of greywater (eg washing machine) or blackwater (eg treated sewage) requires the installation/s to be fully inspected by Sydney Water's Plumbing and Inspection Assurance Services, and a testable backflow prevention device fitted to the water service at the meter installation The application must be supported by written approval from the local council and also include details of the changes to the house drainage/sanitary plumbing

Recycled water areas require full inspections for all water and sewer drainage installations and

a final inspection before occupation. You will need to contact the local Sydney Water Plumbing & Drainage Inspector to arrange for the inspection to be carried out. Should you have any further inquiries please call 1800 022 220 or visit Sydney Water's website at www.sydneywater.com.au

Conditions

- All fees are NON REFUNDABLE and NON TRANSFERABLE
- Any Plumbing or Drainage work MUST BE carried out by or under the immediate Supervision of Authorised Licensees who MUST lodge a separate Application to commence the work
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 - b. in the case of an occupier, the name of the owner of the land or the person who receives, or is Authorised to receive, the rent for the land. MAXIMUM PENALTY \$5,000 IN THE CASE OF A CORPORATION, OR IN OTHER CASES, \$2,000



Transaction Summary



Date Requested Mon February 1 2010 **A B N** 49 776 225 038

Agent Greg Houston Plumbing, 1/9 Hargraves Pl Wetherill Park
Applicant Masterton Homes, Cnr Hume Highway & Sappho Rd Warwick Farm 2170

This document will be a tax invoice when you make payment

Transaction Details		Charge	GST	Total
12 Arnott Cres, Warriewood 2102				
03	2778793 Building Plan Approval Application Fee	\$25 95	\$0 00	\$25 95
97	2778794 Plumbing and Drainage Inspection Application Fee	\$170 35	\$0 00	\$170 35
97	2778795 Plumbing and Drainage Inspection Application Fee	\$170 35	\$0 00	\$170 35
Transaction Total		\$366 65	\$0 00	\$366 65

Proposed Residence

For Mr & Mrs Woods

Lot No 59 (No 12) Arnott Crescent

Suburb WARRIEWOOD

Council PITTWATER

EXCAVATION & SITE NOTES

NO EXCAVATE APPROX 130mm TO FORM DATUM
(EXTENT OF EXCAVATION & BATTER TO BE DETERMINED
ON SITE BACKFILL 150mm AGAINST FOOT OF SLAB)
IMPORT ADDITIONAL CLEAN FILL REQUIRED TO ACHIEVE
BUILDING PLATFORM
SEWER CONNECTION TO AUTHORITIES REQUIREMENTS
TO WITHIN 80m
UPGRADE WATER SERVICE CONNECTION FROM EXISTING
METER TO NEW HOME
TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET
SAFETY REQUIREMENTS
SITE LEVELS SUBJECT TO SECOND SITE INSPECTION
ITEMS BY OWNER
RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED)
DISH DRAINS (IF NEEDED) TO AUTHORITIES REQUIREMENTS
EXISTING TREES STUMPS CONC PITING BUILDINGS ETC TO BE
DEMOLISHED FROM BUILDING AREA PRIOR TO 2ND SITE INSPECTION

EXTREME MARINE CONDITIONS

MASTERTON'S NEW MANSION PACKAGE

CID 36880 WOODS DWG 20 01 2010/12 22 1:00 JULIANU

Design VILLINA CUSTOM

Facade CONTEMPORARY

Edition DESIGNER

DRAWN BY EL DATE 27 08 09 JOB N 36880

SHEET TITLE SITE PLAN SHEET N 1/6

SCALE 1200 FINAL PLAN ISSUE 1/6

GENERAL NOTES

Do not scale drawings use figured dimensions only Check & verify dimension & levels prior to the commencement of any work All discrepancies to be reported to the drafting office

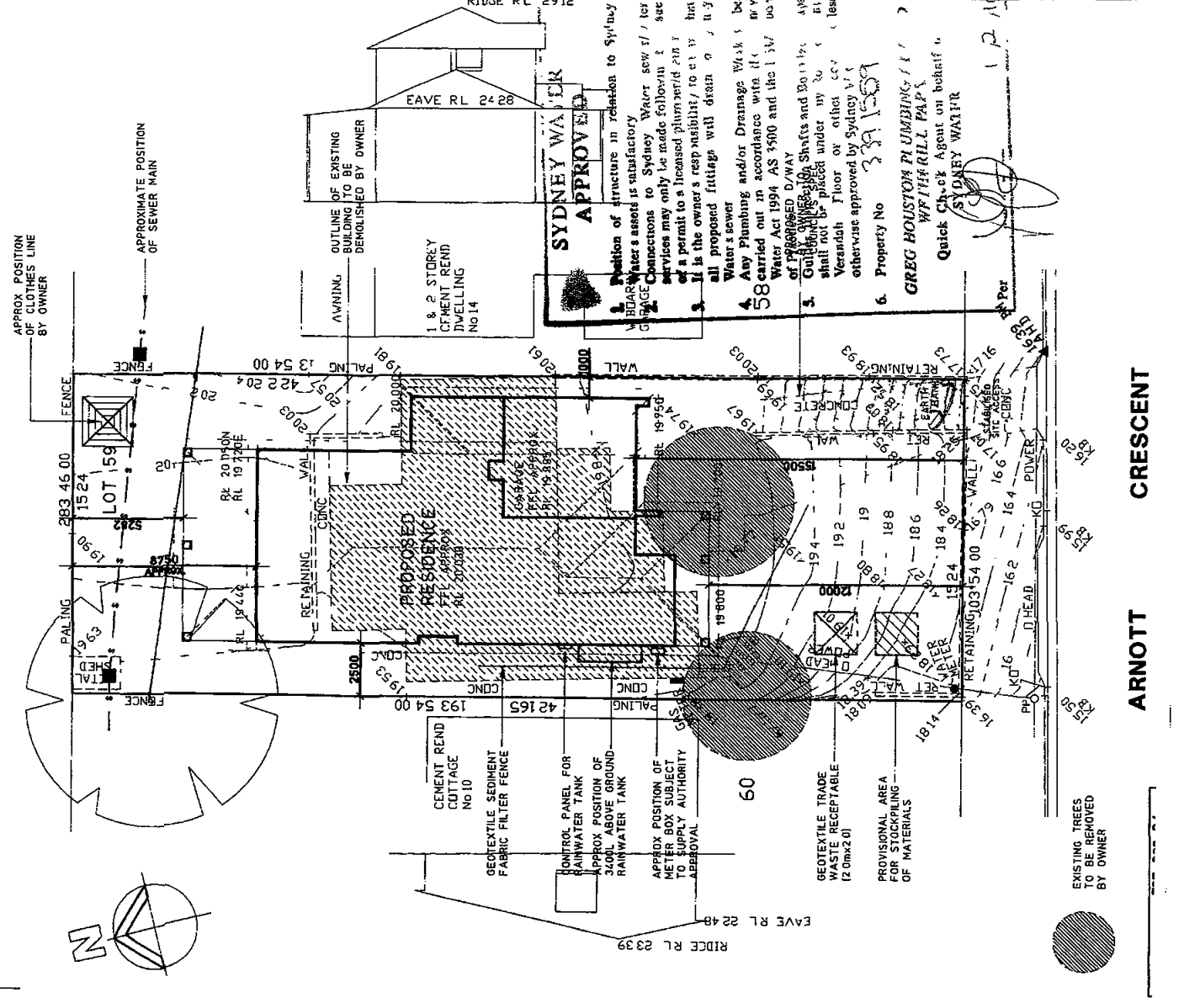
COPYRIGHT Masterton Homes is the legal & d
b of this plan m v be reproduced u
p t of this plan m v be reproduced u
p t of this plan m v be reproduced u

Masterton HOMES

PH 1300 4HOMES Licence No 35558C
PH 1300 446637 ABN 52 002 873 047
WWW masterton.com.au

DRAWING	DRAWN	TENDER
1 PRESENTATION PLAN	EL 27/08/09	2 23/07/09
2 LAMENMENT	CR 10/01/10	00 11/12/09
3 COUNCIL SUBMISSION	JU 18/01/10	
4		
5		
6		
7		
8		
9		
10		

BASIX & SITE INFORMATION	
BASIX CERTIFICATE NUMBER	-
CONSTRUCTION CERTIFICATE NUMBER	-
SITE DETAILS	
LOT NUMBER	53 (N 12)
DP NUMBER	30846
UBD REFERENCE	138 - J/11
SITE AREA	6.12 30m
HOUSE AREAS (see site plan)	
GROUND FLOOR	161.72m
FIRST FLOOR	162.98m
CARAGE	37.64m
ALFRESCO	31.95m
BALCONY	21.84m
PATIOS	13.37m
TOTAL BUILDING AREA	429.45m
DRIVEWAY/PATH TO BOUNDARY	76.55 m
PROJECT DETAILS	
NO OF BEDROOMS	4
ROOF AREA	112.12m
WATER TANK	2.00 m ³ OF 1000 LITRES
GARDEN & LAWNS	308.68m
ARE OF EXPOSED SOIL ETC	(SEE PLAN)
STORMWATER	
RUNOFF TANK SIZE	ABOVE GROUND 1400 LITRES
MIN ROOF AREA CONNECTED TO RUNOFF TANK	156.00m
RAINWATER USES	CONCRETE TUBS TO STREET
REMAINER OF ROOFWATER & OVERFLOW TO STREET	YES
HYDRAULIC DESIGN REQUIRED	YES
WATER	
KITCHEN TAP FILING RATING	4 STAR
SHOWERHEAD FILING RATING	3 STAR
TOILET RATING - DUAL FLUSH (3/6 11)	3 STAR
BATHROOM TAP FILING RATING	3 STAR
THERMAL COMFORT/ENERGY	
EXTERNAL WALL SURFACE	BRICK
EXTERNAL WALL INSULATION	R1.5
WALL COLOUR	MEDIUM
ROOFING MATERIAL	TILED
ROOF INSULATION	SARKIS
ROOF COLOUR	DARK
CEILING INSULATION	R1.5
NEED CONDITIONING INCLUDED	YES
WATER SYSTEM	2.2 OR HIGHER
STAR RATING	GAS INSTANTANEOUS
COMPACT FLOURESCENT LIGHTING TO AS PER DATA	50 OR HIGHER
GLASSING DRIVING LINE REQUIRED AS PER BASIS	AS PER BASIS
WIND DRIVEN VENTILATORS REQUIRED/ANY	YES X 2
SITE COVERAGE RATIO	
ALLOWED	0.55
PROPOSED	0.51
PRIVATE OPEN SPACE	
PROPOSED	80m
PROVIDED	179.65m
LANDSCAPING	
REQUIRED	284.0m
PROVIDED	309.6m
CARPARKING	
REQUIRED	2 SPACES
PROVIDED	2 SPACES



APPROX POSITION OF CLOTHES LINE BY OWNER

APPROXIMATE POSITION OF SEWER MAIN

SYDNEY WATER APPROVED

1. Position of structures in relation to Sydney Water sewer is satisfactory

2. Sydney Water is satisfied with the proposed connections to Sydney Water sewer

3. It is the owner's responsibility to ensure that the proposed connections are made in accordance with the requirements of the Sydney Water Act 1994 AS 1500 and the 1994 Water Act 1994 AS 1500 and the 1994 Water Act 1994 AS 1500

4. Any plumbing and/or drainage work shall be carried out in accordance with the requirements of the Sydney Water Act 1994 AS 1500 and the 1994 Water Act 1994 AS 1500

5. The proposed connections shall not be placed under any other structure or over any other structure

6. Property No 33A/150A

GREG HOUSTON PLUMBING PTY LTD

WARRIEWOOD

Quick Check Agent on behalf of SYDNEY WATER

EXISTING TREES TO BE REMOVED BY OWNER

ARNOTT CRESCENT



MATERIALS AND FINISHES SELECTION

Tel 0414 418 695
P O Box 134 – Broadway 2007 NSW

Date	26/11/2009	Ref	Wood001
Client	Mr & Mrs Woods		
Building Address	Lot 59, NO 12 Arnott Crescent Warriewood		

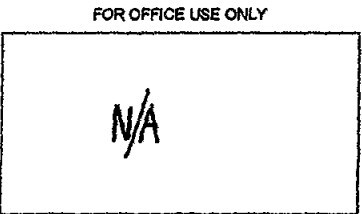
BRICKS-MANUFACTURER	PGH
RANGE - FOUNDATIONS	EXPOSURE GRADE
COLOUR Main	CEMENT
Features	



Are exposure grade bricks/mortar required?

YES

MORTAR COLOUR	OFF WHITE
FINISH REQUIRED	FLUSH



PAINTED PANELING -	TO FIRST FLOOR FRONT FACADE
FINISH -	PAINTED FINISH
COLOUR -	TAUBMANS MANHATTEN



ROOF TILES -	MONIER
RANGE - CONCRETE	PROFILE - TRADITIONAL
COLOUR -	BARRAMUNDI



GARAGE DOOR TYPE -	GLIDEROL " THE HAMPTON"
COLOUR	COLORBOND SURFMIST



WINDOW FRAMES -	BRADNAMS ALUMINIUM WINDOWS
COLOUR -	PEARL WHITE GLOSS





SOIL & WATER MANAGEMENT PLAN

1 Construction Zone

It is considered that the development can be constructed without the creation of a Construction Zone along the road frontage of the site. The following construction Program gives details of the management of the site during the construction period.

2 Construction Program

(i) *Methods of access and degrees for construction vehicles*

Construction vehicles will enter and leave the site over an all weather surface consisting of coarse crushed stone or blue metal constructed within the front setback area opposite the existing footpath crossing.

Excavation machinery is to be unloaded and loaded upon this all weather surface. Concrete pumps and trucks will also utilise the all weather surface for their operations.

(ii) *The proposed method of loading and unloading of materials on the site*

Materials will be unloaded upon the all weather surface within the front setback by means of cranes and mounted on the back of delivery trucks or unloaded by hand. It is not envisaged that a mobile crane will be required during the construction process.

(iii) *Areas within the site to be used for storage of excavated material, construction material and waste containers*

Equal amounts of cut and fill are proposed during excavation therefore little excavated material is required to be removed from the site. Some stockpiling of topsoil removed from the building area may be stored during construction in the rear yard area of the development.

Construction material will be stored wholly on the site before use and not on the footpath reserve.

A number of Colex waste bins will also be used for waste material. These will be located close to the building within the front setback and regularly collected.

-
- (iv) *Methods of preventing excavated material being deposited on the road reserve*

Vehicles leaving the site will do so via the all weather surface and shakedown pit made of coarse crushed rock. Therefore any losses material will be left within the shakedown area and not deposited on the road reserve.

- (v) *Method of support for excavation*

Any excavated area requiring support will be taken by the owner using treated pine retaining structures. Typical detail of retaining walls is attached.

- (vi) *Location of shakedown pit*

3 Temporary Stormwater Disposal

All site stormwater during construction shall be disposed of according to the EPA's Management of Urban Stormwater for Construction Activities (refer to the Site Plan).

4 Sediment Control

Geotextile fabric shall be placed on the inside of site fencing to prevent sediment washing from the site into council's stormwater system.

5 Erosion / Dust Control

Where there is the potential of site erosion to produce excessive sediment runoff suitable geotextile and haybale barriers shall be placed to alleviate the risk accordingly. Bare surfaces shall be kept moist in the event that council dust level regulations may be exceeded. Geotextile fabric located on the inside of fences shall also be utilised for dust control where necessary.

6 Stockpile Control

Stockpile areas shall be allocated within the site in advance to avoid stockpiling of materials on pavement, verge and road surfaces.

7 Rubbish Disposal

All rubbish shall be contained in the trade waste area nominated on Site Plan. Public property will be kept free of rubbish at all times.

BASIX Certificate

Certificate number 3205235

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability if it is built in accordance with the commitments set out below. Terms used in this certificate or in the commitments have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director General
Date of issue Thursday 24 June 2010



Score

- ✓ Water 42 (Target 40)
- ✓ Thermal comfort pass (Target pass)
- ✓ Energy 42 (Target 40)

Description of project

Project address	
Project name	36880 WOODS REV3
Street address	12 ARNOTT Crescent WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 30836
Lot no	59
Section no	0
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	632
Roof area (m²)	266
Conditioned floor area (m2)	257
Unconditioned floor area (m2)	18
Total area of garden and lawn (m2)	319
Assessor details and thermal loads	
Assessor number	20134
Certificate number	14886627
Climate zone	56
Area adjusted cooling load (MJ/m² year)	25
Area adjusted heating load (MJ/m² year)	49
Other	
none	n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted or complying development certificate issued for the proposed development that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
The applicant must install a rainwater tank of at least 3400 litres on the site. This rainwater tank must meet and be installed in accordance with the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 156 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to			
all toilets in the development.		✓	✓
the cold water tap that supplies each clothes washer in the development.		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments

Show on DA plans Show on CC/CDC plans & specs Certifier check

The applicant must attach the certificate referred to under Assessor Details on the front page of this BASIX certificate (the Assessor Certificate) to the development application and construction certificate application for the proposed development (or if the applicant is applying for a complying development certificate for the proposed development to that application) The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development

The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol

The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate including the Cooling and Heating loads shown on the front page of this certificate

The applicant must show on the plans accompanying the development application for the proposed development all matters which the Assessor Certificate requires to be shown on those plans Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate if applicable) all thermal performance specifications set out in the Assessor Certificate and all aspects of the proposed development which were used to calculate those specifications

The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications

The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below

✓ ✓ ✓

Floor and wall construction

Area

floor concrete slab on ground

All or part of floor area square metres

Energy Commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check

The applicant must install the following hot water system in the development or a system with a higher energy rating gas instantaneous with a performance of 5 stars	✓	✓	✓
--	---	---	---

The living areas must not incorporate any cooling system or any ducting which is designed to accommodate a cooling system		✓	✓
---	--	---	---

The bedrooms must not incorporate any cooling system or any ducting which is designed to accommodate a cooling system		✓	✓
---	--	---	---

The living areas must not incorporate any heating system or any ducting which is designed to accommodate a heating system		✓	✓
---	--	---	---

The bedrooms must not incorporate any heating system or any ducting which is designed to accommodate a heating system		✓	✓
---	--	---	---

The applicant must install the following exhaust systems in the development			
---	--	--	--

At least 1 Bathroom individual fan ducted to facade or roof Operation control manual switch on/off		✓	✓
--	--	---	---

Kitchen individual fan not ducted Operation control manual switch on/off		✓	✓
--	--	---	---

Laundry natural ventilation only or no laundry Operation control n/a		✓	✓
--	--	---	---

The applicant must ensure that the primary type of artificial lighting is fluorescent or light emitting diode (LED) lighting in each of the following rooms and where the word dedicated appears the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps			
--	--	--	--

all hallways		✓	✓
--------------	--	---	---

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting	✓	✓	✓
---	---	---	---

The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting	✓	✓	✓
--	---	---	---

Energy Commitments			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling		Show on DA plans	Show on CC/CDC plans & specs
			✓
The applicant must install a fixed outdoor clothes drying line as part of the development			✓

Legend

- In these commitments applicant means the person carrying out the development
- Commitments identified with a ✓ in the Show on DA plans column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development)
- Commitments identified with a ✓ in the 'Show on CC/CDC plans and specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development
- Commitments identified with a ✓ in the Certifier check column must be certified by a certifying authority as having been fulfilled before a final occupation certificate (either interim or final) for the development may be issued

PITTWATER COUNCIL**Section 149 Pt 2 & 5 Planning Certificate****Environmental Planning & Assessment Act, 1979**

Applicant MASTERTON HOMES PTY LTD
CNR SAPPHO ROAD AND
HUME HIGHWAY
WARWICK FARM NSW 2170

Cert No 5/2009/0448
Cert Date 31/07/2009
Fee \$100 00
Property No 12445

Your Reference

Address of Property 12 ARNOTT CRESCENT
WARRIEWOOD NSW 2102

Description of Property Lot 59 DP 30836

Strata Unit Details (if applicable)

County	Cumberland	Parish	Narrabeen
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PLEASE NOTE

The zoning information in this certificate is based on the lot and plan number referred to in this Certificate. If the lot and plan number is not the current description of the land then this Certificate will be incorrect. Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to which this Certificate relates is identical to the land the subject of the enquiry.

A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 1993, is a reference to that instrument, as amended.

Pittwater Council ABN 61 340 837 871

All correspondence to be addressed to General Manager
Village Park P O Box 882
1 Park Street MONA VALE NSW 1660
MONA VALE NSW DX 9018 MONA VALE

Telephone (02) 9970 1111
Facsimile (02) 9970 7150
Internet www.pittwater.nsw.gov.au
Email pittwater_council@pittwater.nsw.gov.au

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The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate

ZONING AND LAND USE

EP&A Regulations 2000
Schedule 4 Clause 2

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which PLEP 1993 applies

ZONING MAP

ZONE NO 2(a) (RESIDENTIAL "A")

1 Without development consent

Nil

2 Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited

3 Prohibited

Boarding-houses, bulk stores, car repair stations, caravan parks, commercial premises, generating works, group buildings, helipads, heliports, industries, institutions, junk yards, liquid fuel depots, mines, motels, motor showrooms, places of assembly, recreation areas, recreation establishments, refreshment rooms, residential flat buildings, retail plant nurseries, sawmills, service stations, shops, stock and sale yards, transport terminals, warehouses

Note In addition to the controls contained in Pittwater Local Environmental Plan 1993 clause 29 of the Environmental Planning & Assessment (Savings and Transitional) Regulation 1998 sets out further circumstances where development consent will be required for particular development. These circumstances may include development that does not require consent under Pittwater Local Environmental Plan 1993. A copy of clause 29 is attached and marked with the letter A

DUAL OCCUPANCY MAP

WITHIN AREA 1 FOR DUAL OCCUPANCY DEVELOPMENT - (see clause 21B)

MULTI-UNIT HOUSING MAP

FLAT MAP

SECONDARY DWELLINGS MAP

WITHIN THE SECONDARY DWELLINGS AREA - (see clauses 21P, 21Q, 21R)

Identified as coloured red on the "Pittwater Local Environment Plan 1993 (Amendment No 58) - Secondary Dwellings Map"

HERITAGE CONSERVATION MAP – SCHEDULE 9

Note Information is only listed where applicable under the headings DUAL OCCUPANCY MAP, MULTI-UNIT HOUSING MAP, FLAT MAP, SECONDARY DWELLINGS MAP, HERITAGE CONSERVATION MAP – SCHEDULE 9

ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 10

Additional purposes for which development is permissible with development consent pursuant to Clause 44 and Schedule 10 of Pittwater Local Environmental Plan 1993 -

Note Where no additional purposes have been listed under the heading ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT then clause 44 of Pittwater Local Environmental Plan 1993 is inapplicable to the land the subject of this certificate

FURTHER PLANNING CONTROLS

EP&A Regulations 2000
Schedule 4 Clause 2 (e) (f) (g) (h)

Development standard fixing minimum land dimensions required for the erection of a dwelling house

The erection of a dwelling house on the land is not prohibited because of development standard relating to the minimum area on which a dwelling house may be erected. In relation to development standards prescribing minimum areas for other types of development, please refer to Pittwater Local Environmental Plan 1993

Note Where no information has been provided under the heading FURTHER PLANNING CONTROLS then such information is inapplicable to the land the subject of this certificate

Note Any reference to Draft Local Environmental Plans affecting this land is made in the following section under the heading DRAFT LOCAL ENVIRONMENTAL PLANS

CLAUSES FROM PITTWATER LOCAL ENVIRONMENTAL PLAN 1993

The following clauses, extracted from Pittwater Local Environmental Plan 1993, relate to the subject land. A number of these clauses identify the purposes for which development may be carried out with and without development consent and purposes for which the carrying out of development is prohibited. Council advises any person wishing to rely upon the contents of this document, to rely only upon the text of the Pittwater Local Environmental Plan 1993 and the Environmental Planning and Assessment Model Provisions 1980 as published in the New South Wales Government Gazette.

Model Provisions

6 (1) The Environmental Planning and Assessment Model Provisions 1980 (in this clause referred to as the "Model Provisions"), except -

- (a) the definitions of "advertising structure", "advertisement", "car repair station", "dwelling", "educational establishment", "general store", "home occupation", "light industry", "major road frontage", "mineral sand mine", "parking space", "professional consulting rooms", "public utility undertaking", "recreation facility", "roadside stall", "rural worker's dwelling", "site area", "tavern", "tourist facilities" and "units for aged persons" in clause 4(1), and
- (b) clauses 5(5), 12, 15, 16, 17, 18, 23, 24, 26, 27, 28, 30, 31, 32, 33 and 34 and items 1 and 10 of Schedule 1,

are adopted for the purposes of this plan

(2) For the purposes of this plan the Model Provisions shall be deemed to be amended -

- (a) by inserting in clause 5(1) after the word "within" the words "a foreshore scenic protection area or within",
- (a1) by omitting from clause 8 the words "tree preservation order" wherever occurring and by inserting instead the words "tree preservation and management order",
- (b) DELETED
- (c) by omitting from clause 35(c) the words "carried on in dwelling-houses",
- (d) by inserting in Item 2 of Schedule 1 after the word "drainage" the words "telecommunication services", and
- (e) by inserting in Item 2 (d) of Schedule 1 after the word "electricity" the words "or to provide telecommunication services"

Restrictions on certain development

10 A person shall not, without the consent of the council, carry out any of the following development

- (a) subdivision of land, including subdivision for the purpose of a strata scheme under the Strata Schemes (Freehold Development) Act 1973 or a leasehold strata scheme under the Strata Schemes (Leasehold Development) Act 1986
- (b) earthworks, including landfill, whether or not ancillary to or preparatory for a purpose for which development may be carried out without development consent pursuant to the Table to clause 9, except in respect of development the subject of consent already granted under the Act or works required pursuant to the implementation of an approval under the Local Government Act 1993,
- (c) development in respect of
 - (i) land below high water mark,
 - (ii) the bed of a creek, lagoon, river, bay or other natural watercourse, or
 - (iii) any reclaimed or accreted landother than development on land to which Pittwater Local Environmental Plan 1993 (Amendment No 1) applies
- (d) development for the purpose of an aircraft landing field, helipad, heliport or any other facility for the landing or taking off of aircraft or helicopters

Dwelling-houses in Zone No 2(a), 2(b) or 2(e)

16 A person shall not erect a dwelling-house on an allotment of land within Zone No 2(a), 2(b) or 2(e) unless that allotment was lawfully created

Provision of services

- 18 The council shall not grant consent to the erection of a group building or residential flat building on any land within Zone No 2(a) 2(b) or 2(e) unless it is satisfied that, at the time of completion of the building, a reticulated sewerage system will be available to the land on which the building will be erected

Group buildings in Zone No 2(a), 2(b) or 2(e)

- 19 (1) Except as provided by this clause, the erection of a group building on land within Zone No 2(a), 2(b) or 2(e) is prohibited
- (2) A group building may be erected on land within Zone No 2(a), 2(b) or 2(e) only in an area shown edged heavy black and identified by the symbols "GB", "2" or "3" on the Flat Map
- (3) A group building may be erected on all lots (excepting Lots 1 and 26) in DP 270121 being land between Waratah and Park Streets, Mona Vale, despite subclause (2)

Residential flat buildings in Zone No 2(a) or 2(b)

- 20 (1) Except as provided by this clause, the erection of a residential flat building on land within Zone No 2(a) or 2(b) is prohibited
- (2) A two storey residential flat building may be erected on land within Zone No 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbol "2" or "3" on the Flat Map
- (3) A three storey residential flat building may be erected on land within Zone No 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbol "3" on the Flat Map
- (4) A development application that was made but not fully determined before the commencement of Pittwater Local Environmental Plan 1993 (Amendment No 29) shall be determined under this plan as in force immediately prior to the commencement of Pittwater Local Environmental Plan 1993 (Amendment No 29)

Dual occupancy development prohibited in Area 1

- 21B Despite any other provision of this plan, dual occupancy development on land within Area 1 as shown on the Dual Occupancy Map is prohibited

Multi-unit housing in Zone No 2(a) or 2(b)

- 21N (1) Except as provided by this clause, the erection of multi-unit housing on land within Zone No 2(a) or 2(b) is prohibited
- (2) Despite any other provision of this plan multi-unit housing (except shop-top housing) may be erected with the consent of the Council on land within Zone No 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbols "MUH" on the multi-unit housing map
- (3) Multi-unit housing referred to in subclause (2) shall not be erected at a density exceeding 1 dwelling per 200 square metres of site area
-

21R Secondary dwellings in Zone No 2 (a), 2 (b), 2 (e) or 2 (f)

- (1) Except as provided by this clause, the erection of secondary dwellings on land within Zone No 2 (a), 2 (b), 2 (e) or 2 (f) is prohibited
- (2) A secondary dwelling may be erected with the consent of the council on land within Zone No 2 (a), 2 (b), 2 (e) or 2 (f) only in an area shown coloured red on the secondary dwellings map
- (3) The total floor area of the secondary dwelling (excluding any area used for parking) must not exceed whichever of the following is greater
 - (a) 60 square metres,
 - (b) 20% of the total floor area of both the self-contained dwelling and the principal dwelling
- (4) The council must not grant its consent for the carrying out of development for the purpose of a secondary dwelling unless it is satisfied that the development will not have an adverse effect of any significance on
 - (a) the protection of rare and endangered flora and fauna species and the protection of habitats for native flora and fauna, or
 - (b) the protection of wildlife corridors and vegetation links with nearby bushland, or
 - (c) the protection of bushland as a natural stabiliser of the soil surface and the protection of existing landforms such as natural drainage lines and watercourses, or
 - (d) the protection of bushland for scenic values and the retention of the unique visual identity of the landscape, or
 - (e) the retention of tree canopy and the protection of the visual amenity of the area, including its visual amenity when viewed from other residences, from the water, and from any public place, or
 - (f) Aboriginal sites

Suspension of covenants, etc

- 39
- (1) For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, any covenant, agreement or similar instrument imposing a restriction on the carrying out of the development does not, to the extent necessary to serve that purpose, apply to the development
 - (2) Nothing in this clause affects the rights or interests of the Council under any covenant, agreement or similar instrument
 - (3) Pursuant to section 28 of the Act, before the making of this clause the Governor approved of this clause

Restriction on excavation

- 40
- Where, immediately before 27 June 1951, any land within Zone No 2(a) or 2(b) was used for the purpose of winning extractive materials, no excavation for that purpose shall be made, opened or extended within 15 metres of adjoining land which is within Zone No 2(a) or 2(b) and was not, immediately prior to 27 June 1951, in the same ownership

Outdoor advertising

-
- 48 (1) The aim of this clause is to ensure that outdoor advertising
- (a) conveys advertisers' messages and images while complementing and conforming to both the building on which it is displayed and the character of the surrounding locality, and
 - (b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way, and
 - (c) does not lead to visual clutter through the proliferation of signs
- (2) Notwithstanding any other provision of this plan, the following advertisements may be erected, without consent
- (a) an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area),
 - (b) a business identification sign on land
 - (i) within Zone No 2(a), 2(b) or 2(e) but only if
 - the sign is not erected on a heritage item and
 - the sign does not exceed 0.75 square metres in area, or
 - (ii) within Zone No 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e), but only if it is not erected on a heritage item and it meets any of the following descriptions,
 - a sign located on a shop at a point below the level of the awning and which covers no more than 33% of the area of the shopfront, or
 - if it is located on a shop with no awning, a sign located at a point 3 metres or below the level of the bottom of the first floor, and which covers no more than 33% of the area of the shopfront, or
 - an awning fascia sign, or
 - a suspended under-awning sign, but not more than one for every 3 metres of shopfront length, being a sign not exceeding 2.5 metres in length and 0.5 metre in height and at no point less than 2.6 metres from ground level, or
 - (iii) within Zone No 4(b) or 4(b1), but only if it does not exceed 10 square metres in area and covers no more than 20% of the area of the façade of the building,
 - (c) a real estate sign on any land,
 - (d) a temporary sign on any land,
 - (e) a public notice displayed by a public authority/utility giving information or directions about the services provided by it,
-

- (f) a different advertisement replacing an advertisement for which consent was granted,
- (g) a sign behind, painted or letters stuck onto the glass line of a shop window,
- (h) an advertisement on a motor vehicle used principally for the conveyance of goods or passengers

Exempt and complying development

- 55 (1) Development of minimal environmental impact listed as exempt development in Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999 is exempt development, despite any other provision of this plan
- (2) Development listed as complying development in Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999 is complying development if,
- (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
 - (b) it is not an existing use, as defined in section 106 of the Act
- (3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999
- (4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999, as in force when the certificate was issued

Note There are other provisions and development standards within the Pittwater LEP 1993 (including model provisions) which affect the carrying out of development. If you propose to carry out development on the land you should consider these clauses. You are also advised to consider obtaining professional advice regarding the full effect of the Pittwater LEP and other environmental planning instruments which may affect the land.

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

EP&A Regulations 2000
Schedule 4 Clause 1 (1)

Pittwater Local Environmental Plan 1993

DRAFT LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1 (2)

Note Where no information has been provided under the heading DRAFT LOCAL ENVIRONMENTAL PLANS Council is unaware of any Draft Local Environmental Planning Instruments exhibited under Section 66 (1) (b) of the Environmental Planning & Assessment Act 1979 applying to the land.

DEVELOPMENT CONTROL PLANSEP&A Regulations 2000
Schedule 4 Clause 1 (3)**Pittwater 21 DCP**

The purpose of this plan is to provide best practice standards for development

DCP No 22 - Exempt and Complying Development

This Plan was adopted to

To clearly define types of development that do not require consent and can be carried out without any formal application to Council - this is known as "exempt" development

To clearly define development that may be carried out with consent, that is not an "existing use" as defined in the Environmental Planning and Assessment Act, and that requires a complying development certificate to be issued by Council or an accredited private certifier before starting construction. This is known as "complying" development

STATE ENVIRONMENTAL PLANNING POLICIES AND DRAFT STATE ENVIRONMENTAL PLANNING POLICIESEP&A Regulations 2000
Schedule 4 Clause 1 (1) (2)**Deemed SEPP - Hawkesbury-Nepean River (No 2 - 1977)****SEPP NO 1 - Development Standards (gazetted 17 10 80)****SEPP NO 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (gazetted 4 12 80)****SEPP NO 6 - Number of Storeys In a Building (gazetted 10 12 82)****SEPP NO 10 - Retention of Low-Cost Rental Accommodation (gazetted 28 1 2000)****SEPP NO 19 - Bushland in Urban Areas (gazetted 24 10 86)****SEPP NO 21 - Caravan Parks (gazetted 24 4 92)****SEPP NO 22 - Shops and Commercial Premises (gazetted 9 1 87)****SEPP NO 30 - Intensive Agriculture (gazetted 8 12 89)****SEPP NO 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15 11 91)****SEPP NO 33 - Hazardous and Offensive Development (gazetted 13 03 92)****SEPP NO 44 - Koala Habitat Protection (gazetted 6 01 95)****SEPP NO 50 - Canal Estate Development (gazetted 10 11 97)****SEPP NO 55 - Remediation of Land (gazetted 28 08 98)****SEPP NO 64 - Advertising and Signage (gazetted 16 3 2001)****SEPP NO 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)
Amendment 2 (gazetted 4/07/2008)****SEPP - (Housing for Seniors or People With a Disability) 2004 (gazetted 28 07 2007)****SEPP - Building Sustainability Index BASIX (gazetted 1 7 2004)****SEPP - (Major Projects) 2005 (gazetted 25 05 2005)****SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16 02 2007)****SEPP - (Temporary Structures & Places of Public Entertainment) 2007 (gazetted 28 09 2007)****SEPP - (Infrastructure) 2007 (gazetted 21 12 2007)****Draft SEPP NO 66 - Integration of Land Use and Transport****Draft SEPP (Application of Development Standards) 2004****SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12 12 2008)
Amendment 1 (gazetted 27 02 2009)****COMPLYING DEVELOPMENT**EP&A Regulations 2000
Schedule 4 Clause 3

The land subject of this certificate is land upon which complying development may be carried out under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

Note Clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 affects the provisions of certain State Environmental Planning Policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed

COASTAL PROTECTION

EP&A Regulations 2000
Schedule 4 Clause 4

The Council has not been notified by the Department of Public Works that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979

MINE SUBSIDENCE

EP&A Regulations 2000
Schedule 4 Clause 5

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961

ROAD WIDENING

EP&A Regulations 2000
Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993
- (b) The land is not affected by any road widening or road realignment under any environmental planning instrument
- (c) The land is not affected by any road widening or road realignment under any resolution of Council

Note The Roads and Traffic Authority may have proposals that are not referred to in this item. For advice about affectation by RTA proposals contact the Roads and Traffic Authority

COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

RESTRICTIONS

EP&A Regulations 2000
Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development

The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below

The property is affected by the following policies adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property from the following acid sulphate soils

Acid Sulfate Soil Manual

Council also has regard to the Acid Sulphate Soil Manual prepared jointly by the Department of Land and Water Conservation and the Department of Urban Affairs and Planning. For further information please contact Council's Natural Resources Unit.

The property is not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding).

Note 1 The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above.

Note 2 The Geotechnical Risk Management Policy for Pittwater also applies to certain forms of development as outlined in clause 3.2 (b) (iii) and (iv) of that policy. For your information see extract below.

- 3.2 (b) (iii) Development Applications that include
- excavations greater than 1 metre deep the edge of which is closer to the site boundary or a structure to be retained on the site than the overall depth of the excavation and/or
 - any excavation greater than 3 metres deep below the existing surface and/or
 - any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
 - any fill greater than 1.0 metres and/or
 - any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to construction on sites with low bearing capacity soils,
- 3.2 (b) (iv) Utility Companies and Public Authorities including Pittwater Council
- The Geotechnical Risk Management Policy-2007 is to apply to all works by Council or any Authority on public land where identified on the Geotechnical Risk Management Map (P21DCP – BCMDCP083) and subject to Part 4 of the Environmental Planning and Assessment Act requiring the lodgement of a Development Application
 - In relation to other works on public lands and on road reserves subject to Part 5 of the Environmental Planning & Assessment Act is to be in accordance with Pittwater Council's Geotechnical Risk Management strategy for Council Assets

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 7A

The land in question is not subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

Also, the land in question is not subject to flood related development controls for any other purpose.

LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000
Schedule 4 Clause 8

This land is not affected by any environmental planning instrument or proposed environmental

planning instrument which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act

CONTRIBUTIONS PLANS

EP&A Regulations 2000
Schedule 4 Clause 9

S 94 Plan No 2 - Embellishment of Open Space Bushland and Recreation

This Plan was approved by Council to levy monetary contributions to ensure that an adequate level of open space, bushland and recreation opportunities are provided as new development occurs

S 94 Plan No 3 - Public Library Services

This Plan was approved by Council to levy monetary contributions to meet the recreational and informational needs of the potential incoming population as a result of residential subdivision of land, dual occupancy development, and medium density residential development. This will be achieved by increasing available library resources and equipment and improving the capacity of library infrastructure

S 94 Plan No 10 - Material Public Benefits and Dedication of Land

This Plan was approved by Council to enable Council to accept a material public benefit (other than the dedication of land or payment of money), and to enable Council to accept a dedication of land where there is a need for public services or public amenities as a result of new development

S 94 Plan No 18 - Community Service Facilities

This Plan was approved by Council to levy monetary contributions for the provision of an adequate level of community service facilities to meet the demand as new residential development occurs

S 94 Plan No 19 - Village Streetscapes

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of village streetscapes in Pittwater's main commercial areas which will be required as a consequence of development in the Pittwater Local Government Area

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997
Section 59 (2)

Note Where no information has been provided under the heading 'MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997' then such information is inapplicable to the land the subject of this certificate

BUSH FIRE PRONE LAND

EP&A Regulations 2000
Schedule 4 Clause 11

This land the subject of this certificate is not identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67

PROPERTY VEGETATION PLANS

EP&A Regulations 2000
Schedule 4 Clause 12

Note Where no information has been provided under the heading 'PROPERTY VEGETATION PLANS' then such information is inapplicable to the land the subject of this certificate

ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006EP&A Regulations 2000
Schedule 4 Clause 13

Note Where no information has been provided under the heading ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006 then such information is inapplicable to the land the subject of this certificate

DIRECTIONS UNDER PART 3AEP&A Regulations 2000
Schedule 4 Clause 14

Note Where no information has been provided under the heading DIRECTIONS UNDER PART 3A then such information is inapplicable to the land the subject of this certificate

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSINGEP&A Regulations 2000
Schedule 4 Clause 15

Note Where no information has been provided under the heading SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate

SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTUREEP&A Regulations 2000
Schedule 4 Clause 16

Note Where no information has been provided under the heading SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate

DEMOLITION OF BUILDINGS

Pittwater Local Environmental Plan 1993 does not require development consent for the demolition of a building other than for the demolition of any building or work which is an item of environmental heritage or within a heritage conservation area under Pittwater Local Environmental Plan 1993. Where Pittwater Local Environmental Plan 1993 does not require the need for a development consent, clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 provides that development consent is required for the demolition of a building.

Note Please see section headed "HERITAGE CONSERVATION MAP – SCHEDULE 9" to establish if the land the subject of this certificate has been identified as having heritage significance under PLEP 1993

Note This advice only relates to the need to obtain development consent under the Environmental Planning & Assessment Act 1979 as amended and Pittwater Local Environmental Plan 1993. Demolition and other controls may also apply under the Heritage Act 1977

OTHER RELEVANT MATTERS PROVIDED UNDER SECTION 149 (5)

The following advice is provided in good faith under Section 149 (5) of the Environmental Planning and Assessment Act, 1979 and the Council shall not incur any liability in respect of any such advice

COMPANY TITLE SUBDIVISION

Clause 10 of the Pittwater Local Environmental Plan 1993 provides that land may not be subdivided except with the consent of the Council **This includes subdivision by way of company title schemes** Persons considering purchasing property in the Pittwater local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council

GENERAL FLOOD NOTATION

If the land is in the vicinity of a watercourse, drainage system, drainage easement, low point in the road or associated floodways and floodplains then flood related development controls may be imposed by Council on development of the land Information in this regard should be sought from Council

TREE PRESERVATION AND MANAGEMENT ORDER

The land is affected by a Tree Preservation and Management Order

COUNCIL RESOLUTION TO AMEND ENVIRONMENTAL PLANNING INSTRUMENT

The following instrument or resolution of Council, if any, proposes to vary the provisions of an Environmental Planning Instrument (other than as referred to in the Certificate under Section 149 (2))

Proposed Draft Local Environmental Plan

This plan aims to exclude sexual services as a home occupation, and prohibit sexual services premises within the Pittwater local government area

ADDITIONAL INFORMATION

Additional information, if any, relating to the land the subject of this certificate

Persons relying on this certificate should read the environmental planning instruments referred to in this certificate

The Environmental Planning and Assessment Amending Act 1997 commenced operation on the 1st July 1998 As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998, Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Amendment Regulation 2000

MARK FERGUSON
General Manager

ANNEXURE "A"

*Extract clause 29 Environmental Planning and Assessment
(Savings and Transitional) Regulation 1998*

29 Certain activities require development consent under amended EP&A Act 1979

- (1) This clause applies to development consisting of
 - (a) a prescribed activity proposed to be carried out within the area of a council or
 - (b) the subdivision of land within the area of a council
 including development proposed to be carried out in connection with an existing use but not including development referred to in subclause (2)
- (2) This clause does not apply to development of the kind referred to in subclause (1) that consists of
 - (a) any activity that immediately before the appointed day was specified in item 6 of Part A of the Table to section 68 of the unamended LG Act 1993 (relating to the use and occupation of uncompleted buildings) or
 - (b) any prescribed activity (other than an activity referred to in paragraph (a)) that immediately before the appointed day was exempted, excluded or suspended from the requirement for approval under the unamended LG Act 1993
 - (i) by the *Local Government (Approvals) Regulation 1993* as in force immediately before the appointed day or
 - (ii) by a local approvals policy in force under the unamended LG Act 1993 (being a local approvals policy that is still in force at the time the development application for development consent is made) or
 - (iii) by or under the provisions of any Act including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979 or
 - (c) any subdivision of land that immediately before the appointed day was exempted from the requirements for approval under the repealed LG Act 1919 by or under the provisions of that or any other Act including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979 or
 - (d) any development
 - (i) carried out by the Crown or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work
 being development that immediately before the appointed day constituted an activity within the meaning of Part 5 of the unamended EP&A Act 1979
 - (d1) any development consisting of the demolition of a building or work
 - (i) carried out by the Crown or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work
 - (d2) any development consisting of subdivision
 - (i) carried out by the Crown or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work
 - (d3) any non-structural alterations to a building
 - (i) carried out by the Crown or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work
 - (e) any prohibited development or
 - (f) (Repealed)
 - (g) any activity within the meaning of Part 5 of the Act
 - (i) in respect of which an application for approval to a determining authority within the meaning of that Part has been made but not finally determined immediately before the appointed day or
 - (ii) which was approved by a determining authority within the meaning of that Part before the appointed day and that commences pursuant to that approval not later than 3 years after the appointed day
- (3) Development to which this clause applies may not be carried out except with development consent
- (4) Development consent may not be granted in relation to development for a prescribed activity that involves the erection of a building unless the requirements of Division 4 of Part 1 of Chapter 7 of the unamended LG Act 1993 have been complied with
- (5) The requirements relating to the notification of proposed development under the amended EP&A Act 1979 (including any requirements applied by clause 32 (1)) do not apply to a development application for development for which the requirements referred to in subclause (4) are required to be complied with
- (6) Subclauses (4) and (5) apply only if a local approvals policy (being a local approvals policy with respect to the notification of applications for approvals) is in force under the unamended LG Act 1993 at the time the development application for development consent is made
- (7) This clause has effect
 - (a) despite the existing provisions of an existing EPI and
 - (b) despite any rezoning of land (whether effected by existing or new provisions of an existing EPI or otherwise) but is otherwise subject to the provisions of any new EPI and to any new provisions of an existing EPI
- (7A) Nothing in this clause requires development consent to be obtained for any development for which development consent is required to be obtained otherwise than by operation of this clause
- (8) The consent authority for the purposes of development to which this clause applies is the council unless by or under the Act some other person is the consent authority for the purposes of that development
- (9) Despite Part 9 of the amended EP&A Regulation 1994 the fee for an application to carry out development of the kind to which this clause applies being the erection of a building within the meaning of the unamended LG Act 1993 is the fee determined in accordance with an order under clause 33
- (10) (Repealed)
- (11) This clause ceases to have effect on 1 July 2001

**HIA GENERAL HOUSING SPECIFICATIONS - NSW
(INCORPORATING THE HIA GUIDE TO MATERIALS & WORKMANSHIP)
REVISED SEPTEMBER 2009**

1 INTRODUCTION

1.1 General

This Specification forms part of the *Contract* documents referred to in the building *Contract* and details the works to be executed and the materials to be used in carrying out those works at the site

This Specification shall be read as a general specification only. The extent of the works shall be governed by the approved plans and other requirements under the *Contract*

Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the *Building Code of Australia (BCA)*, the relevant manufacturer's recommendations or *Engineers Recommendations*

1.2 Preliminary Use

This Specification forms part of the *Contract* and should be read in conjunction with the other contract documents

1.3 Prevailing Documents

Where there is a difference between the plans and this Specification, this Specification will take precedence. The *Builder* must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant *Local Authority*

Otherwise to the extent of any conflict between documents, the order of precedence set out in the building contract shall apply

1.4 Size and Dimensions

All sizes and dimensions given in this Specification are in millimetres unless otherwise stated and are nominal only

1.5 Prime Cost and Provisional Sum Items

Prime cost items and provisional sum items are listed in the Schedule of Works

1.6 Definitions

In this Specification

- *BCA* refers to the publication entitled Building Code of Australia Class 1 and Class 10 Buildings Housing Provisions Volume 2 published by the Australian Building Codes Board
- *Engineers Recommendations* includes any soil classification report, preliminary footing report, construction footing report and any other report, recommendation, site or other instruction, calculations or plans prepared by an engineer in respect of the works
- Where the words "*Local Authority*" are mentioned, they shall mean the local council or other governing authority or private certifier with statutory responsibility for the compliance of the work performed
- Where referred to in this Specification, *Regulations* shall mean the building *Regulations* and codes (including the *BCA* as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the *Contract*
- The *HIA Guide* means the HIA Guide to Materials & Workmanship for Residential Building Work

Unless the context suggests otherwise, terms used in this Specification shall have the same meaning as in the HIA Plain Language Building Contract between the *Owner* and the *Builder* (*Contract*)

2 STATUTORY REQUIREMENTS

2.1 The Building Works

The building works shall be constructed in accordance with

- the *Regulations* and in particular the Performance Requirements referred to in the *BCA Housing Provisions Volume 2*
- any conditions imposed by the relevant development consent or complying development certificate and
- commitments outlined in the relevant BASIX Certificate

in so far as the *Builder* is required in accordance with the Schedule of Works annexed to this Specification

2.2 Compliance with Requirements of Authorities

The *Builder* is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the *Home Building Act 1989*

2.3 Electricity

Where there is no existing building, the *Builder* is to make arrangements for any electrical power to be used in the construction of the building works and is to pay fees and costs incurred therein. The cost of providing and installing any additional poles, wiring, service risers or underground wiring etc. as may be required by the electricity supply authority, shall be borne by the *Owner*.

2.4 Sanitary Accommodation

Prior to the commencement of the building works, unless toilet facilities exist on the site, the *Builder* shall provide temporary toilet accommodation for the use of subcontractors. Where the *Local Authority* requires the temporary toilet to be connected to sewer mains, the additional cost of this work shall be borne by the *Owner*. On completion the *Builder* shall remove the convenience.

3 OWNER'S OBLIGATIONS

3.1 Engineer's Recommendations

If the *Contract* so indicates, the *Owner* shall, at the *Owner's* expense, provide the *Builder* with reports and recommendations (including soil classification) as to the foundations or footings requirements for the building works prepared by an engineer.

In these circumstances, if the *Builder* instructs any party to provide such recommendations, the *Builder* does so only as agent for the *Owner*.

3.2 Trades Persons Engaged by Owner

The *Owner* shall not engage or employ any tradesperson, trade-contractor or any other person to work on the site without the consent of the *Builder*, whose consent may be subject to such terms and conditions as the *Builder* may stipulate.

3.3 Items Supplied by Owner

For all items referred to in this Specification to be supplied by the *Owner*, it is the responsibility of the *Owner* to arrange payment for delivery of and protection against damage and theft of all these items.

3.4 Water Supply

Where there is no existing building on the site, the *Owner* shall, at the *Owner's* expense, supply adequate water to the site for construction purposes. Unless otherwise specified, the *Builder* shall pay the standard water meter connection fee to the water supply authority provided this service is pre-laid to the site ready for use. The *Owner* shall be responsible for any fee to be paid in excess of the standard water meter connection fee.

3.5 Sanitation

Unless otherwise specified

- the *Owner* shall, at the *Owner's* expense, supply sewerage connection riser or common effluent drainage connection riser on the site
- the *Builder* shall pay the standard sewer connection fee to the sewerage supply authority provided this service is pre-laid to the site and ready for use and

- the *Owner* shall be responsible for any fee to be paid in excess of the standard sewer connection fee

4 PLANS, PERMITS AND APPLICATION FEES

4.1 Permits and Fees

Subject to a contrary requirement under the *Contract* the *Builder* shall lodge all necessary application notices plans and details with the *Local Authority* for approval prior to commencement of construction

4.2 Mines Subsidence

In areas affected by mines subsidence the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements

4.3 Setting Out

The *Builder* shall accurately set out the building works in accordance with the site plan and within the boundaries of the site

5 EXCAVATIONS

5.1 Excavations

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site whichever is the lesser, shall be cleared or graded as indicated on the site works plan

Top soil shall be cut to a depth sufficient to remove all vegetation

Excavations for all footings shall be in accordance with the *Engineer's Recommendations* or the *BCA* requirements

6 FOUNDATIONS AND FOOTINGS

6.1 Underfloor Fill

Underfloor fill shall be in accordance with the *BCA*

6.2 Termite Risk Management

Termite treatment shall be carried out in accordance with the *BCA*

6.3 Vapour Barrier

The underfloor vapour barrier shall be 0.2 mm nominal thickness high impact resistance polyethylene film installed in accordance with the *BCA*

6.4 Reinforcement

Reinforcement shall conform and be placed in accordance with the *Engineer's Recommendations* and the *BCA*

Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour

6.5 Concrete

Structural concrete shall not be less than Grade N20 except where otherwise approved by the engineer and in accordance with the *BCA*

Pre-mixed concrete shall be manufactured in accordance with AS 1379 with delivery dockets kept on site and available for inspection by the engineer

Concrete shall be placed and compacted in accordance with good building practice

6.6 Curing

All concrete slabs shall be cured in accordance with AS 3600

6.7 Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the *Local Authority*

NOTE Bench levels and floor levels on the site works plan shall be regarded as nominal unless specified otherwise

6 8 Suspended Slabs

All concrete slabs other than those supported on solid ground or properly compacted filling shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the *Engineers Recommendations*.

6 9 Foundation Walls

On footings as previously specified, brick walls are to be built to the thickness shown on plan to level underside of floor bearers or plates.

6 10 Sub-Floor Ventilation

Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the *BCA*. No section of the under floor area wall is to be constructed in such a manner that will hold pockets of still air.

6 11 Sub-Floor Access

If required, access will be provided under suspended floors in position where indicated on plan.

7 RETAINING WALLS

7 1 Retaining Walls

Where the *Builder* is required by the Schedule of Works annexed to this Specification, the *Builder* shall construct retaining walls as shown on the approved plans. Where a retaining wall is not included in the Schedule of Works, the construction of the retaining wall shall be the responsibility of the *Owner*.

8 EFFLUENT DISPOSAL/DRAINAGE

8 1 Effluent Disposal/Drainage

In both sewered and unsewered areas:

- (a) bath, wash basin, kitchen wash tubs, pedestal pan and floor grate shall be fitted to shower recess in positions shown on plan (refer to Schedule of Works) and
- (b) waste pipes with traps shall be provided to the above fittings and connected to the drainage system.

The whole of the work is to be performed in accordance with the rules and requirements of the sewerage authority concerned.

8 2 Septic System

The *Builder* will provide and install a septic system where applicable to the requirements of the *Local Authority* and in accordance with the manufacturer's recommendations.

8 3 Storm Water Drainage

Stormwater drainage shall be carried out in accordance with the *BCA*.

The *Builder* will allow for the supplying and laying of stormwater drains where shown on the site plan.

9 TIMBER FRAMING

9 1 Generally

All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structures shall comply with the *BCA* or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.

The work shall be carried out in a proper and tradesperson-like manner and shall be in accordance with recognised and accepted building practices.

9 2 Floor Framing

All floors not specified to be concrete are to be framed at the level shown. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown, are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS 1684.

9 3 Wall Framing

Plates may be trenched to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. The *Builder* will provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. The *Builder* will tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer wall.

Studs in each panel of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1350 mm centres over the height of the wall. Bottom plates shall be fixed to the floor structure in accordance with AS 1684.

9 4 Heads Over Opening (Lintels)

All sizes, stress grades and bearing areas shall conform to AS 1684. Heads exceeding 175 mm in depth shall be seasoned or a low shrinkage timber species will be used. Plywood web lintels conforming to the requirements of the Plywood Association of Australia may be used. Glue laminated beams conforming to AS 1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may be used.

9 5 Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

9 6 Bracing

Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

9 7 Flooring

Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the *BCA*. Thickness of the flooring is to be appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS 1684.

When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.

9 8 Roof Framing

Roofs are to be pitched to the slope shown on plan. The *Builder* will provide tie-down as required for the appropriate design wind speed and roof covering. The *Builder* will provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS 1684.

Metal fascias shall be installed in accordance with the manufacturer's recommendations and shall meet the requirements of AS 1684.

9 9 Timber Posts

Posts supporting carports, verandas and porches shall be timber suitable for external use or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.

9 10 Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.

9 11 Hot Water Storage Tank Platforms

Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists. Where installed in the roof space the storage tank shall be fitted with an appropriate spill tray and overflow drain pipe.

Where a hot water storage tank is supported by the roof structure, the structure shall be specifically designed to support all imposed loads.

10 STEEL FRAMING

10 1 Generally

Steel floor wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the *BCA*

11 ROOFING

All roof cladding is to comply with the relevant structural performance and weathering requirements of the *BCA* and be installed as per the manufacturer's recommendations

11 1 Tiled Roofing

The *Builder* will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for the appropriate design and wind speed) to battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturer's recommendations. The *Builder* will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

11 2 Metal Roofing

The *Builder* will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be strictly in accordance with the manufacturer's recommendations as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

11 3 Gutters and Downpipes

Gutters and downpipes shall be manufactured and installed in accordance with the *BCA*. Gutters and downpipes are to be compatible with other materials used.

11 4 Sarking

Sarking under roof coverings must comply with and be fixed in accordance with AS/NZS 4200 1 for materials and AS/NZS 4200 2 for installation.

11 5 Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

11 6 Flashing

Flashings shall comply with and be installed in accordance with the *BCA*.

12 MASONRY

12 1 Bricks

All clay bricks and brickwork shall comply with AS 3700 and the *BCA*. Clay bricks are a natural kiln fired product and as such their individual size may vary.

Tolerances shall only be applied to the total measurements over 20 units, not to the individual units.

12 2 Concrete Blocks

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with AS 3700. Concrete blockwork shall be constructed in accordance with the *BCA*.

Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out.

12 3 Damp Proof Courses

All damp proof courses shall comply with the *BCA* and Clause 10 10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.

12.4 Cavity Ventilation (Weepholes)

Open perpendicular joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the *BCA*.

12.5 Mortar and Joining

Mortar shall comply with the *BCA*. Joint tolerances shall be in accordance with AS 3700.

12.6 Masonry Accessories

Masonry accessories shall comply with the *BCA* and accepted building practices. Wall ties are to meet the corrosion resistant rating appropriate for the exposure conditions of the site. The *Builder* will provide appropriate ties to articulated joints in masonry.

12.7 Lintels

Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the *BCA*. The *Builder* will provide one lintel to each wall leaf. The *Builder* will provide corrosion protection in accordance with the *BCA* Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.

12.8 Cleaning

The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

13 CLADDING AND LININGS

13.1 External Claddings

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required in open verandas, porches and eaves soffits, material indicated on the plans shall be installed.

13.2 Internal Wall and Ceilings Linings

The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area walls shall be constructed in accordance with the *BCA*. Wet area lining is to be fixed in accordance with the manufacturer's recommendations.

The ceiling access hole shall be of similar material to the adjacent ceiling.

13.3 Waterproofing

All internal wet areas and balconies over internal habitable rooms are to be waterproofed in accordance with the *BCA*.

14 JOINERY

14.1 General

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

14.2 Door Frames

External door frames shall be a minimum of 32 mm thick solid rebated 12 mm deep to receive doors. Internal jamb linings shall be a minimum of 18 mm thick fit with 12 mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

14.3 Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.

14 4 Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS2047

Sliding and other aluminium windows and doors shall be installed in accordance with manufacturers recommendations and AS2047

All glazing shall comply with the *BCA* and any commitments outlined in the relevant BASIX Certificate

14 5 Architraves and Skirting

The *Builder* will provide architraves and skirting as nominated on the plans or listed in the Schedule of Works

14 6 Cupboards/Kitchens/Bathroom

Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water resistant material

14 7 Stairs, Balustrades and other Barriers

The *Builder* will provide stairs or ramps to any change in levels and balustrades or barriers to at least one side of ramps, landings and balconies as per the *BCA*

15 SERVICES

15 1 Plumbing

All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber

Fittings as listed in the Schedule of Works shall be supplied and installed to manufacturer's recommendations. Fittings, hot water systems and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate

15 2 Electrical

The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt single phase supply

15 3 Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority

15 4 Smoke Detectors

The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 as specified or as indicated on the plans and in accordance with the *BCA*

15 5 Thermal Insulation

Where thermal insulation is used in the building fabric or services such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the *BCA* or as outlined in the relevant BASIX Certificate

16 TILING

16 1 Materials

Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendations

16 2 Installation

Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices

Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products, a slight variation in colour is acceptable

16.3 Walls

The *Builder* will cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. The *Builder* will provide all required strips, vent tiles and recess fittings.

16.4 Floors

The *Builder* will lay selected floor tiles in sand and cement mortar or adhesive compatible with the substrate material to areas indicated on the drawings. Where required, the *Builder* will fit approved edge strips or metal angle to exposed edges in doorways or hobless showers in wet areas in accordance with the *BCA*. The *Builder* will provide adequate and even fall to wastes where required.

17 PAINTING

17.1 General

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's recommendations.

18 WORKMANSHIP STANDARDS AND TOLERANCES

18.1 General

These general specifications incorporate the *HIA Guide*. By agreeing to these specifications, the *Owner* agrees that he/she has been provided a copy and has had the opportunity to read the *HIA Guide*.

The *HIA Guide* is to be used by the *Builder* and *Owner* as a point of reference for information on workmanship standards and tolerances, and amongst things, in deciding whether an alleged defect exists and/or whether the materials used and/or workmanship are in accordance with the plans and specifications.

The parties agree to use the *HIA Guide* in precedence over any other non legislated guide to standards and tolerances.

ANNEXURE
Schedule of Works

CONSTRUCTION NOTES

GENERAL UNLESS NOTED OTHERWISE
THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING
DRAWINGS AND SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS
ISSUED DURING CONSTRUCTION. ALL DISCREPANCIES AND VARIATIONS SHALL BE
REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
DURING CONSTRUCTION THE STRUCTURE AND ANY ADJACENT STRUCTURE SHALL
BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED
DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING. ALL LEVELS
AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED
ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH THE LOCATION, SIZE AND
LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE
REQUIREMENTS OF RELEVANT AUSTRALIAN STANDARD CODES AND THE
REGULATIONS OF THE RELEVANT BUILDING AUTHORITY.
UNLESS REQUESTED AND PRODUCED ON THE PLANS, THE BUILDER IS TO ENSURE
THAT ARTICULATION JOINTS ARE SHOWN ON THEIR ARCHITECTURAL DRAWINGS
AND BE SATISFIED THAT THEY ARE IN ACCORDANCE WITH RELEVANT AUSTRALIAN
STANDARDS AND BUILDING CODES.
ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS PREPARED BY
BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
NO WORK IS TO COMMENCE UNTIL SUPERVISOR/BUILDER HAS IDENTIFIED AND
APPROPRIATELY ACTED ON ANY POTENTIAL HAZARDS.
BUILDER TO ADHERE TO ANY GEOTECHNICAL REPORT RECOMMENDATIONS
PREPARED FOR THE SITE.
REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF RAINWATER TANK AC HWS
AND LPG UNITS.
CONCRETE
CONCRETE SPECIFICATION (F > 28 DAYS) TO BE AS FOLLOWS. ADOPT TYPE A
CEMENT WITH MAX AGGREGATE SIZE OF 20mm AND 80mm SLUMP.

LOCATION	NORMAL Fc	SALINE AFFECTED Fc
PIERS	15 MPa	32 MPa
SLAB	20 MPa	32 MPa
STRIP FOOTINGS	25 MPa	32 MPa

CLEAR COVER TO REINFORCEMENT TO BE AS FOLLOW:

LOCATION	FORMED & SHELTERED	FORMED & EXPOSED	POURED ON GROUND
SLABS & WALLS	20	30	65
BEAMS	25	40	65
COLUMNS	40	50	
STRIP FOOTING			65

REINFORCEMENT SYMBOLS ARE FOLLOWS:
(N) HOT ROLLED DEFORMED BARS (400 1)
(S) HARD DRAWN WIRE REINFORCING FABRIC (450 8)
(S) STRUCTURAL GRADE DEFORMED BARS
NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL
DRAWINGS ARE TO BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR ENGINEERS
APPROVAL.
CONSTRUCTION JOINTS THAT ARE NOT SHOWN SHALL BE LOCATED TO THE
APPROVAL OF THE ENGINEER.
ALL REINFORCEMENT TO BE ADEQUATELY SUPPORTED IN ITS REQUIRED POSITION
AND COVER DURING PLACEMENT OF CONCRETE.
PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO
REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
ALL CONCRETE TO BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY
WORKED AROUND THE REINFORCEMENT AND INTO THE CORNERS OF FORMWORK
EARTHWORKS.
FOOTINGS ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 100kPa.
PIER HOLES ARE DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 200kPa.
FOUNDATION MATERIAL SHALL BE APPROVED PRIOR TO CONSTRUCTION.
ADDITIONAL CONCRETE PIERS MAY BE REQUIRED UNDER SLAB TO EVEN BEARING
IN SOIL, AS RECOMMENDED BY AUSTRALIAN STANDARD AS 2870.
ADDITIONAL PIERS IN THE CUT SECTION OF BUILDING PLATFORM MAY ALSO BE
REQUIRED TO ACHIEVE THE SAME BEARING AS PIERS IN THE FILL SECTION.
ALL SITE FILLING PLACED BENEATH SLAB TO BE TREATED IN ACCORDANCE WITH
CLAUSE 6.4 OF AS 2870.2. 1996.
A 1 METRE WIDE APRON WITH 25 CROSS FALL AWAY FROM SLAB EDGE IS TO BE
FORMED ALL AROUND THE RAFT SLAB WHERE APPLICABLE.
IF THE LOCATION OF THE SLAB IS NEXT TO AN ABOVE OR BELOW ON SITE
DEFENTION SYSTEM OR BELOW GROUND RAINWATER TANK, THE BUILDER IS TO
ADVISE ENGINEER IN ORDER TO ENSURE THAT CONCRETE PIERS ARE TAKEN
500mm BELOW THE INVERT LEVEL OF TANK OR THE FOOTING OF THE SUPPORTING
WALL FOR AN ABOVE GROUND DEFENTION SYSTEM.

○

 UNREINFORCED CONC PIER

●

 SEWER AFFECTED PIER

⊕

 SCREW PIER

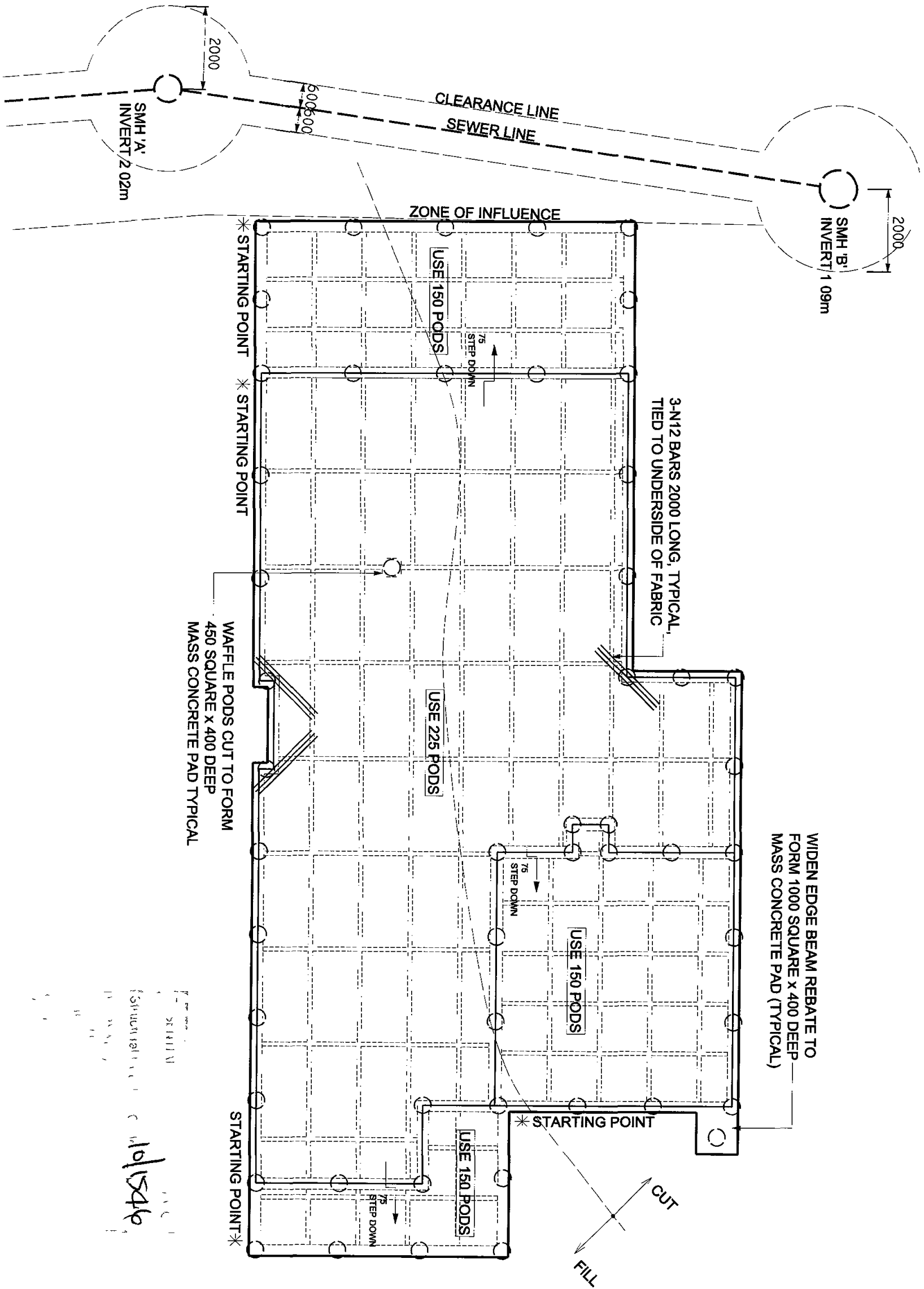
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 ARTICULATION JOINT

*

 STARTING POINT

DESIGNED TO AS 2870. 1996 SLAB AND FOOTING CODE



STRUCTURAL SLAB DETAIL PLAN

CLIENT WOODS
LOCATION (LOT 59) 12 ARNOTT CRES WARRIEWOOD



MASTERTON
HOMES

CLASSIFICATION M

REFERENCE 36880

DRAWN

EG

SCALE

1 100

SHEET No

1

ISSUE

B

DATE

31/05/10

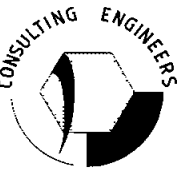
JOB No

33933M

RAFELTOS

ABN 36 079 047 466

LEVEL 2 103 VANESSA STREET
KINGSGROVE NSW 2208
PO BOX 161 KINGSGROVE NSW 2208



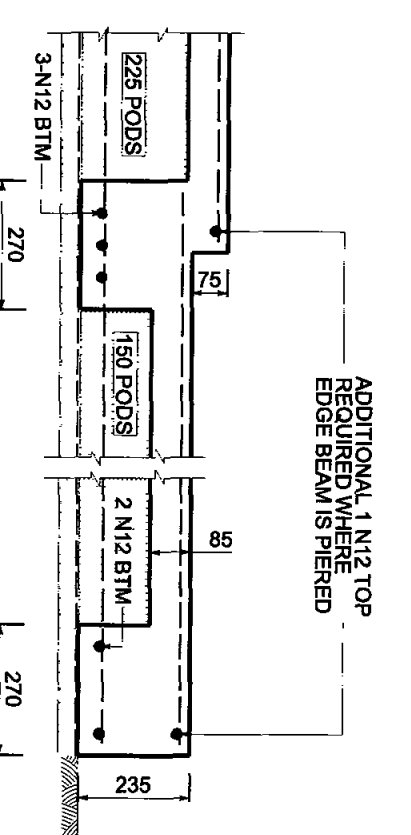
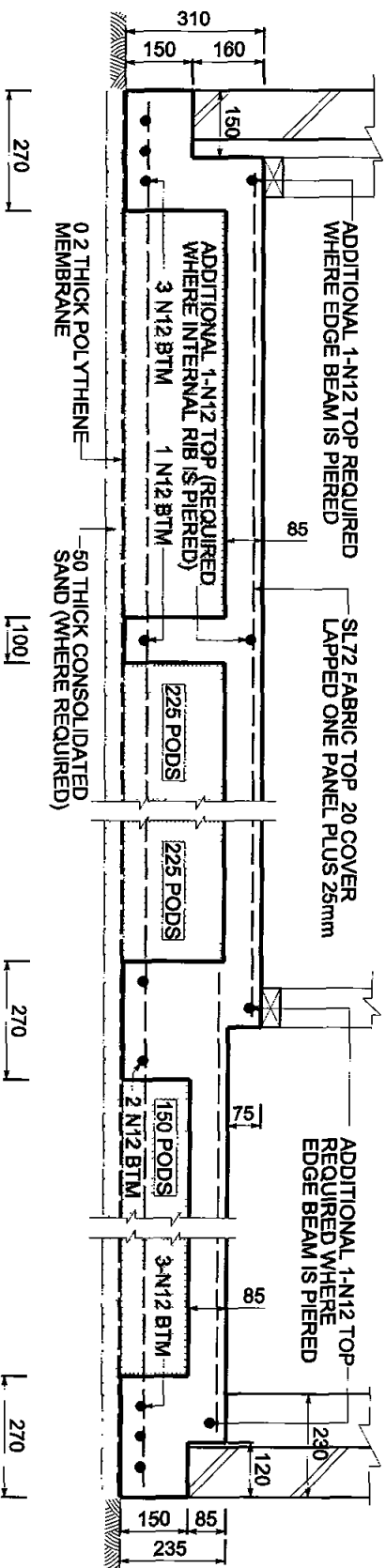
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EXTERNAL EDGE BEAM

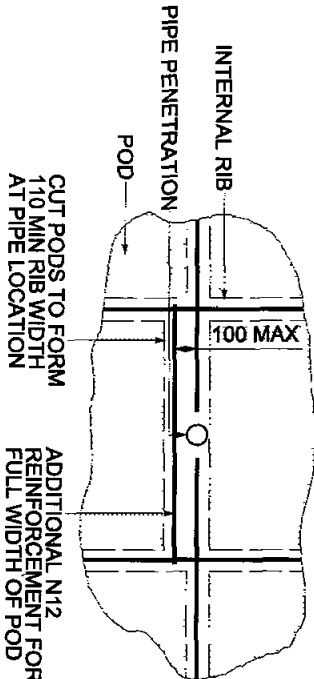
INTERNAL RIB

STEP DOWN

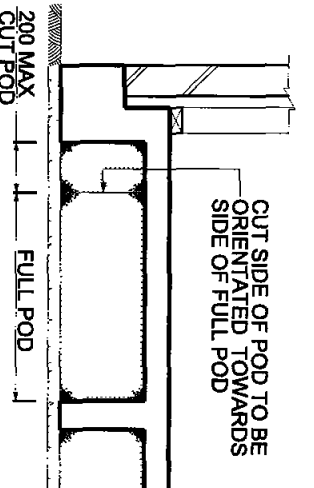
GARAGE EDGE BEAM

PATIO STEP DOWN

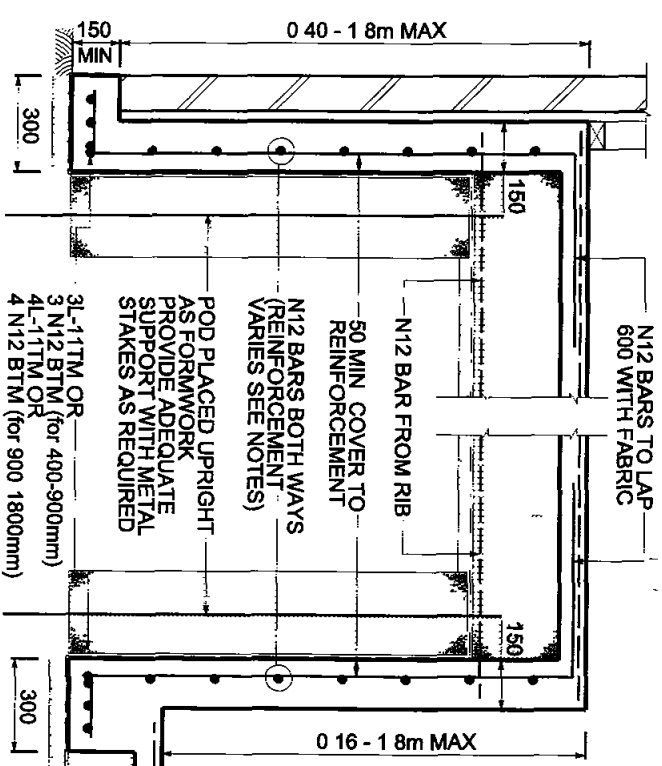
PATIO EDGE



PIPE PENETRATION THROUGH RIB



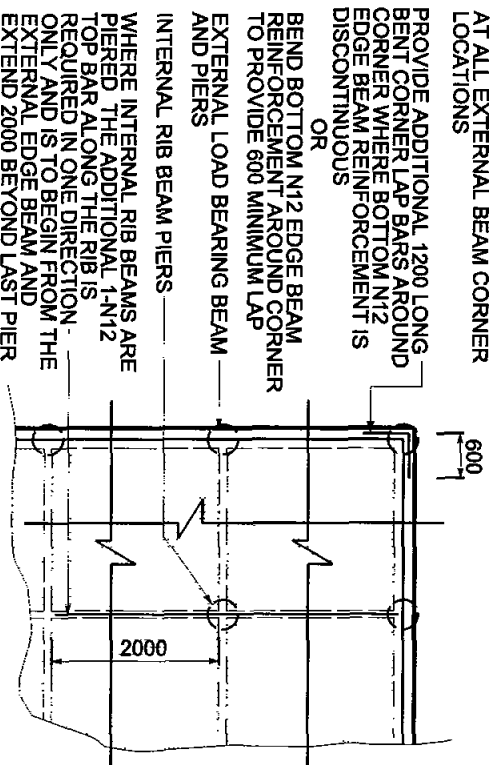
POD EXTENSION DETAIL



EXTERNAL DEEP BEAM

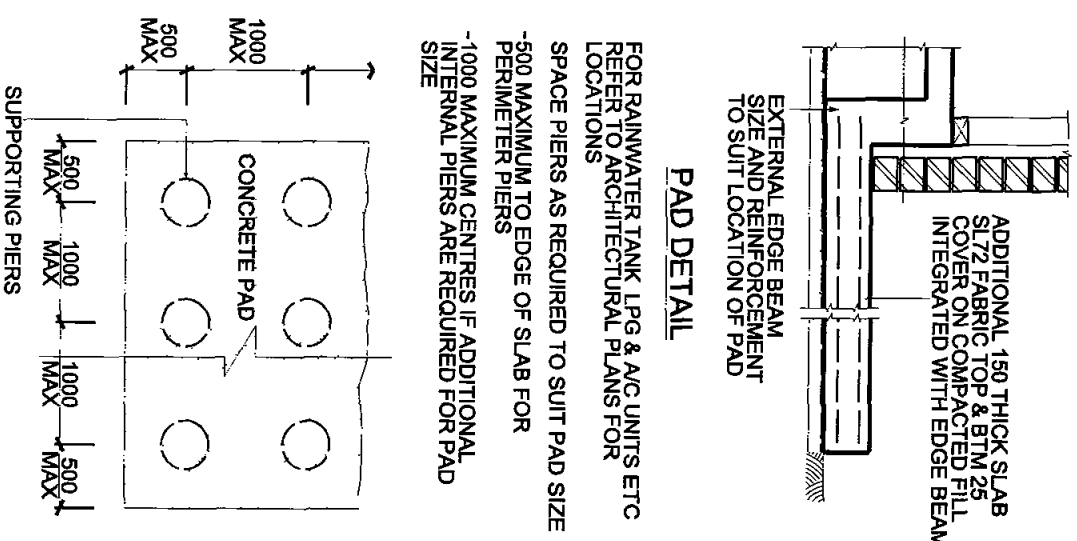
INTERNAL DEEP BEAM

DEEP BEAM DEPTH	BEAM REINFORCEMENT
160 - 400mm	N12 BARS AT 1200 CENTRES & 1-N12 HORIZONTAL
400 - 900mm	N12 BARS AT 600 CENTRES & 1-N12 CENTRALLY
900 - 1500mm	N12 BARS AT 300 CENTRES BOTH WAYS
1500 - 1800mm	N12 BARS AT 200 CENTRES BOTH WAYS



REINFORCEMENT FOR RIBS AND BEAMS	WIDTH	TOP STEEL	BTM STEEL
	271-330	1 N12	3 N12
	331-440	2-N12	4 N12
	441-550	3 N12	5-N12
	551-660	4-N12	6 N12

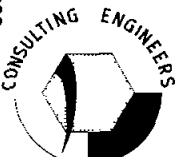
PAD DETAIL



STRUCTURAL DETAIL PLAN

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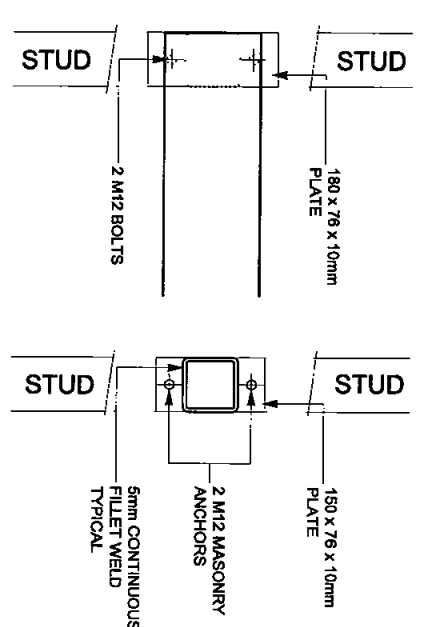
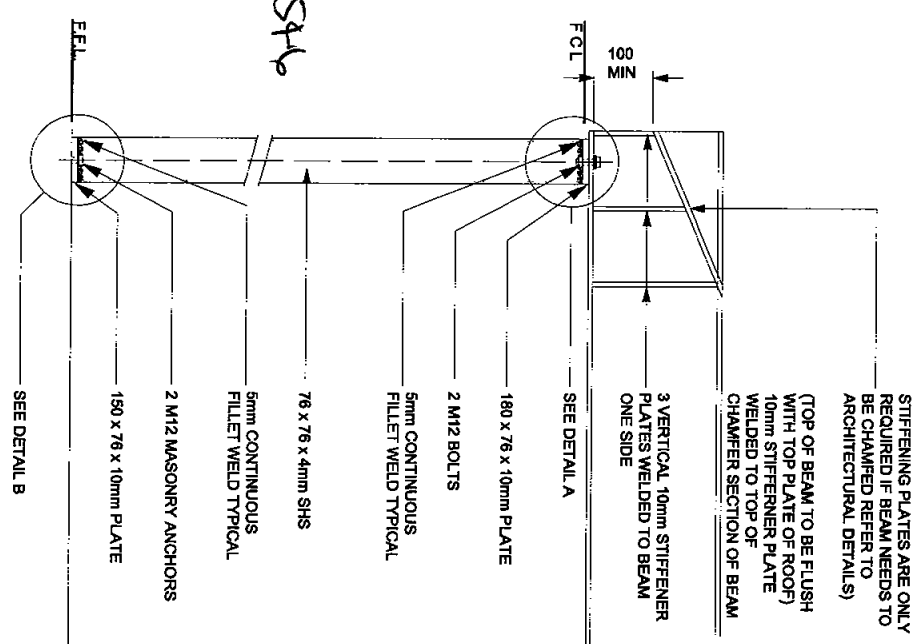
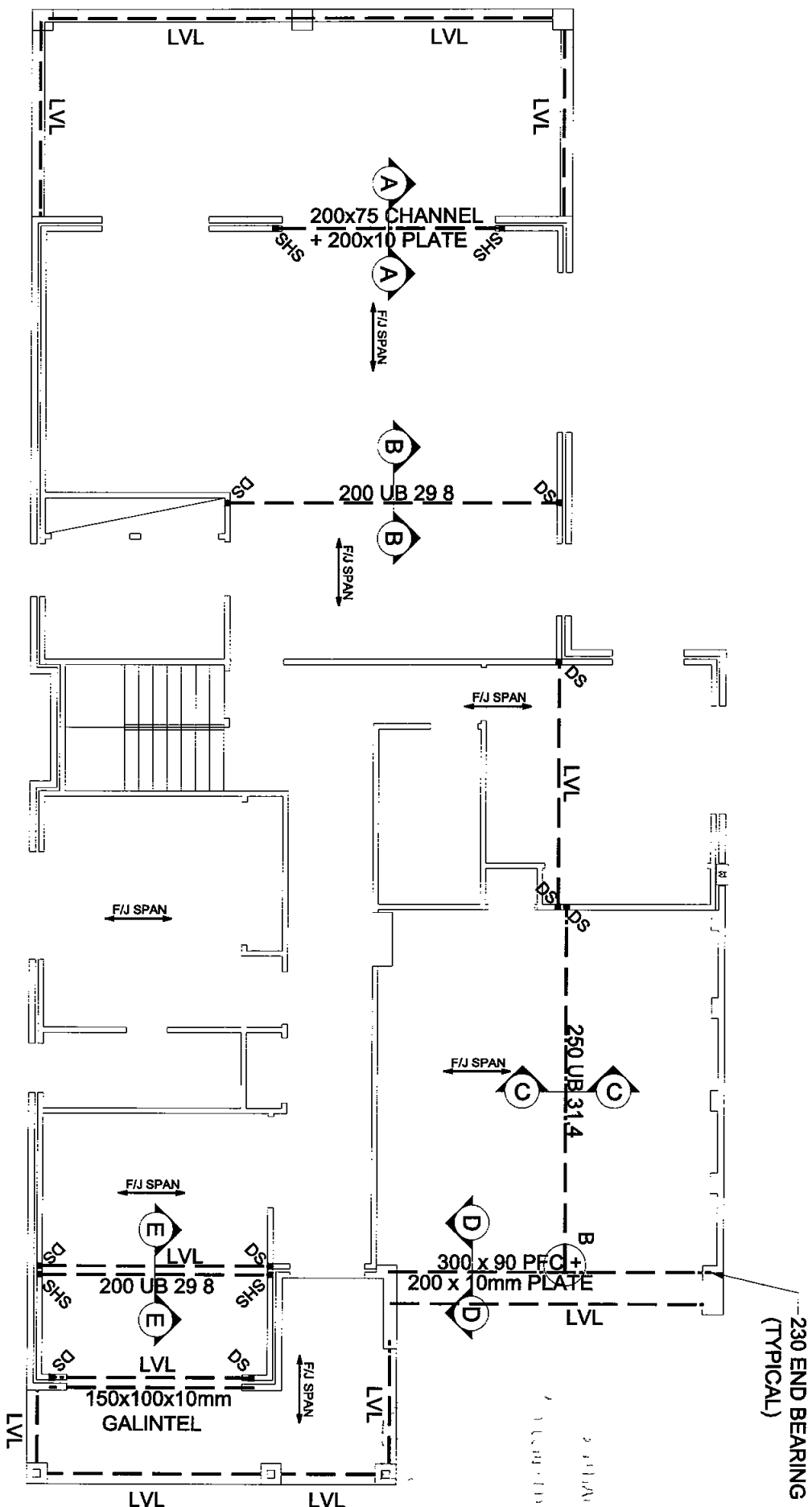
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MASTERTON HOMES

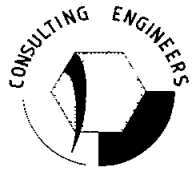
CLIENT	WOODS	LOCATION	CLASSIFICATION	M	SCALE	DATE	JOB No	33933M
MASTERTON HOMES	(LOT 59) 12 ARNOTT CRES WARRIEWOOD		B			31/05/10		



NOTE

ALL STEELWORK TO BE PAINTED WITH AN APPROVED CORROSIVE RESISTANT PRIMER
NOTE IF BUILDING IS LOCATED WITHIN 1.0 KM OF THE COAST ENGINEER IS BE NOTIFIED AND STEEL BEAMS ARE TO BE GALVANISED
SHS DENOTES SQUARE HOLLOW SECTION OR STEEL POST ALL POST TO BE 76 x 76 x 4mm SHS BUILD POST INTO STUD FRAMEWORK
DS DENOTES DOUBLE 90 x 90 HARDWOOD STUDS
ASHS DENOTES ADJUSTABLE SQUARE HOLLOW SECTION STEEL POSTS

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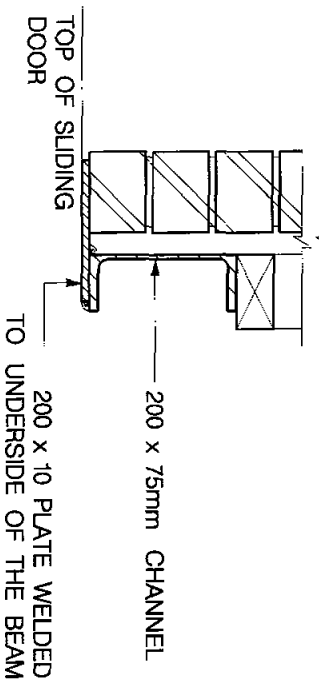
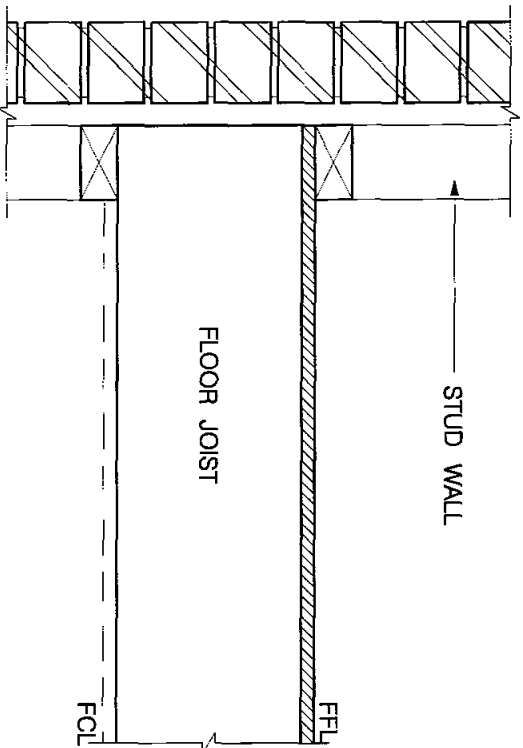
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MASTERTON
HOMES

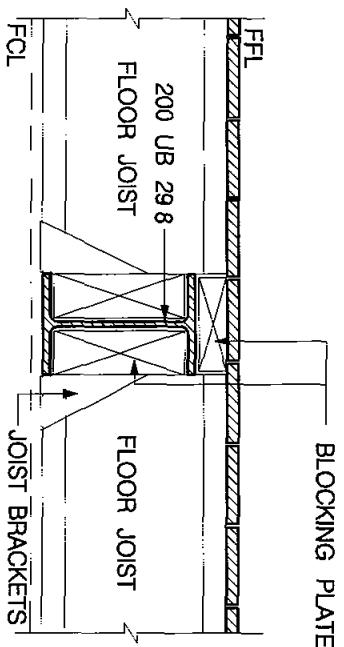
GROUND FLOOR - STRUCTURAL STEEL DETAIL PLAN

CLIENT	WOODS
LOCATION	(LOT 59) 12 ARNOTT CRES WARRIEWOOD
DRAWN	EG
SCALE	1 100
SHEET No	3
REFERENCE	36880
ISSUE	B
DATE	31/05/10
JOB No	33933M



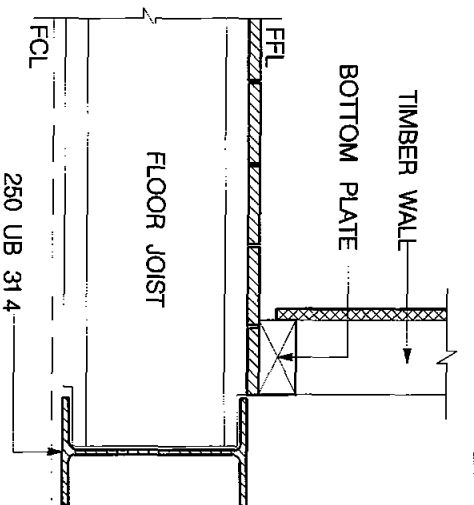
SECTION A-A

SCALE 1/10



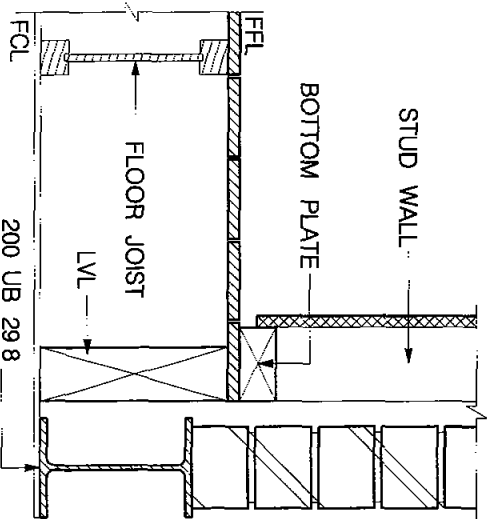
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SCALE 1/10



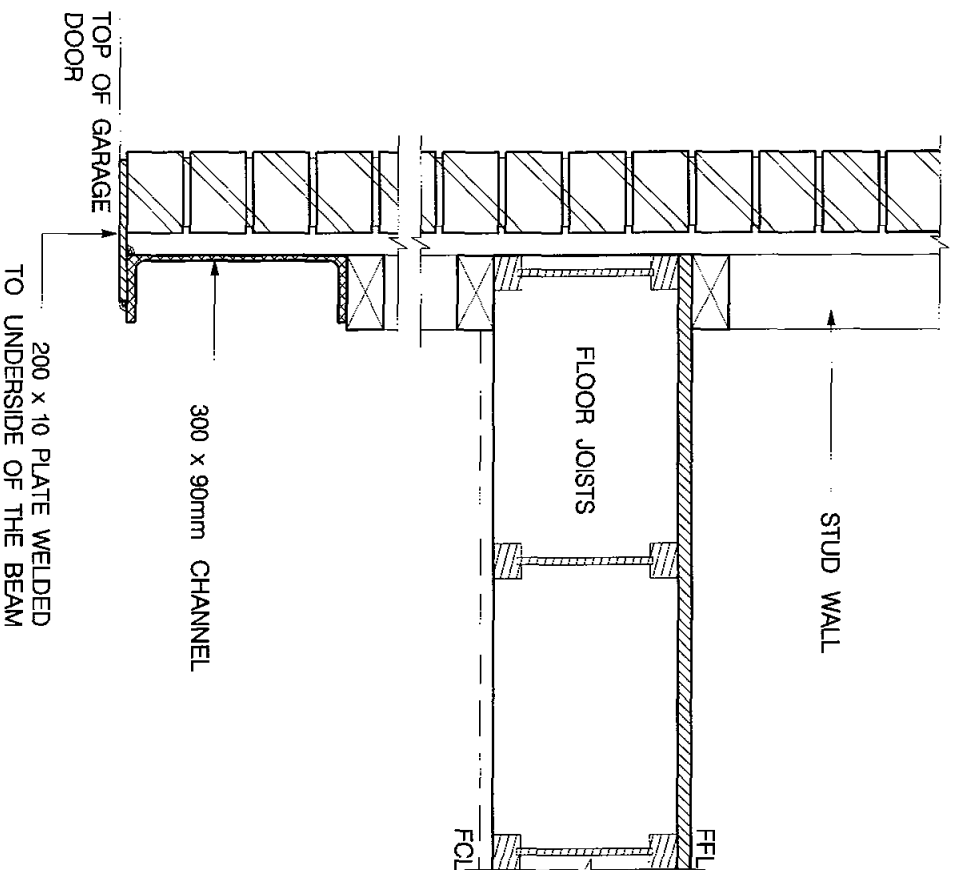
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SCALE 1/10



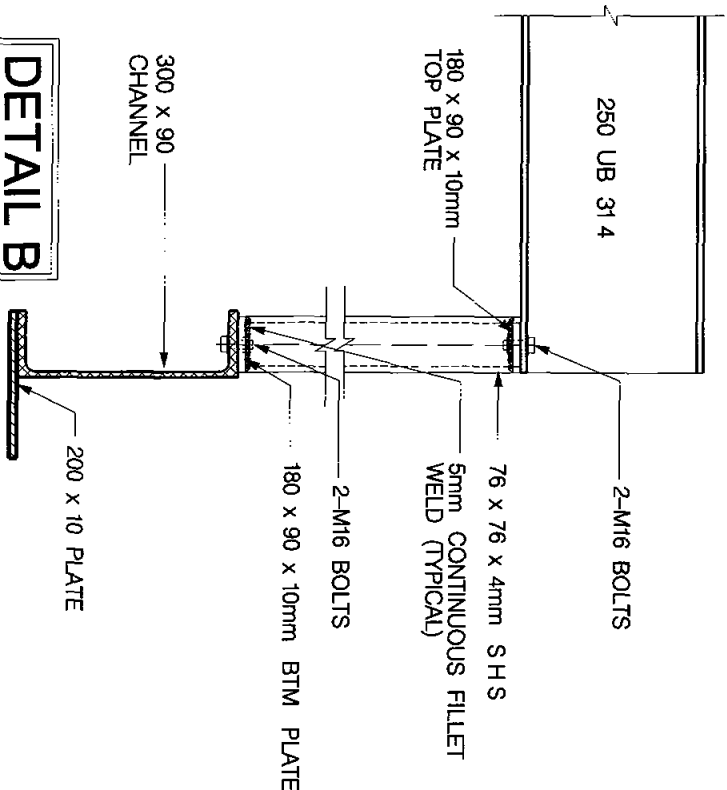
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SCALE 1/10



SECTION E-E

SCALE 1/10

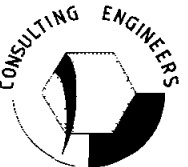


DETAIL B

SCALE 1/10

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B E M I E AUST



CLIENT
LOCATION

WOODS
(LOT 59) 12 ARNOTT CRES WARRIEWOOD

STRUCTURAL STEEL DETAIL PLAN

REFERENCE 36880

DRAWN
ISSUE

EG

SCALE

1/10

SHEET No

4

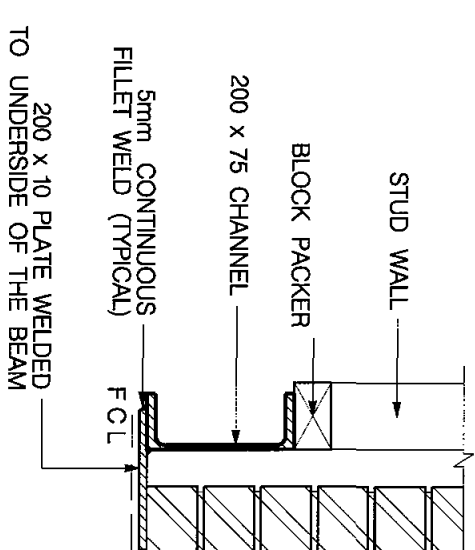
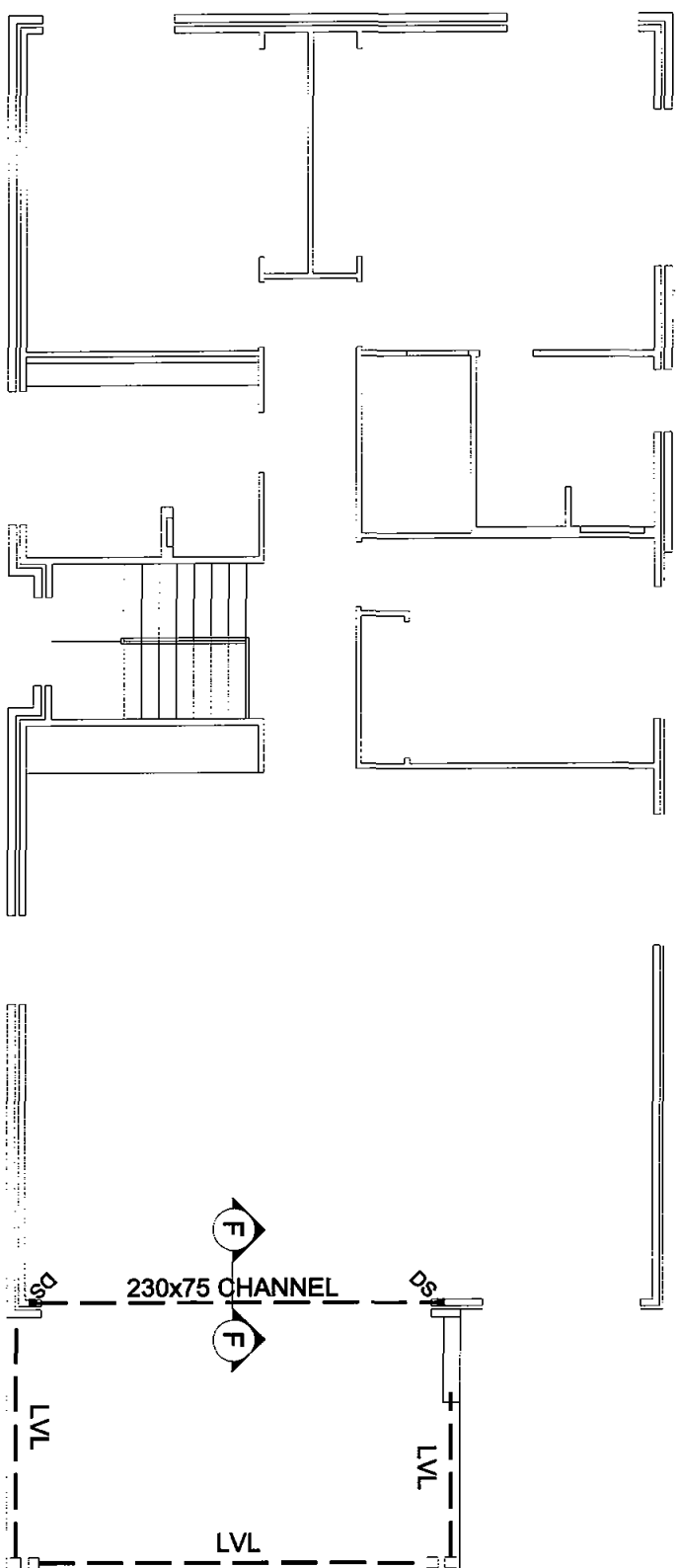
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DATE

31/05/10

JOB No

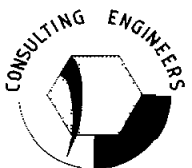
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SECTION F-F
SCALE 1:10

10/15/10

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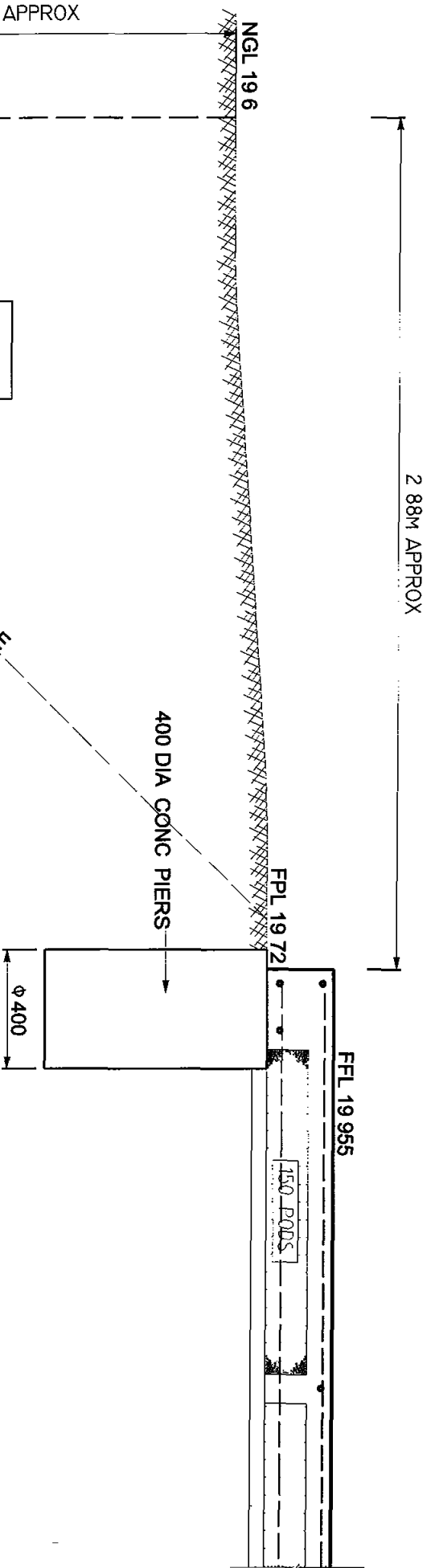


REFERENCE 36880

FIRST FLOOR - STRUCTURAL STEEL DETAIL PLAN

CLIENT WOODS
LOCATION (LOT 59) 12 ARNOTT CRES WARRIEWOOD

DRAWN	EG	SCALE	1:100	SHEET No	5
ISSUE	B	DATE	31/05/10	JOB No	33933M



ZONE OF INFLUENCE

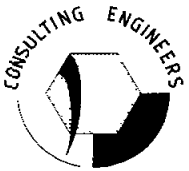
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SECTION Z-Z

SCALE 1 20

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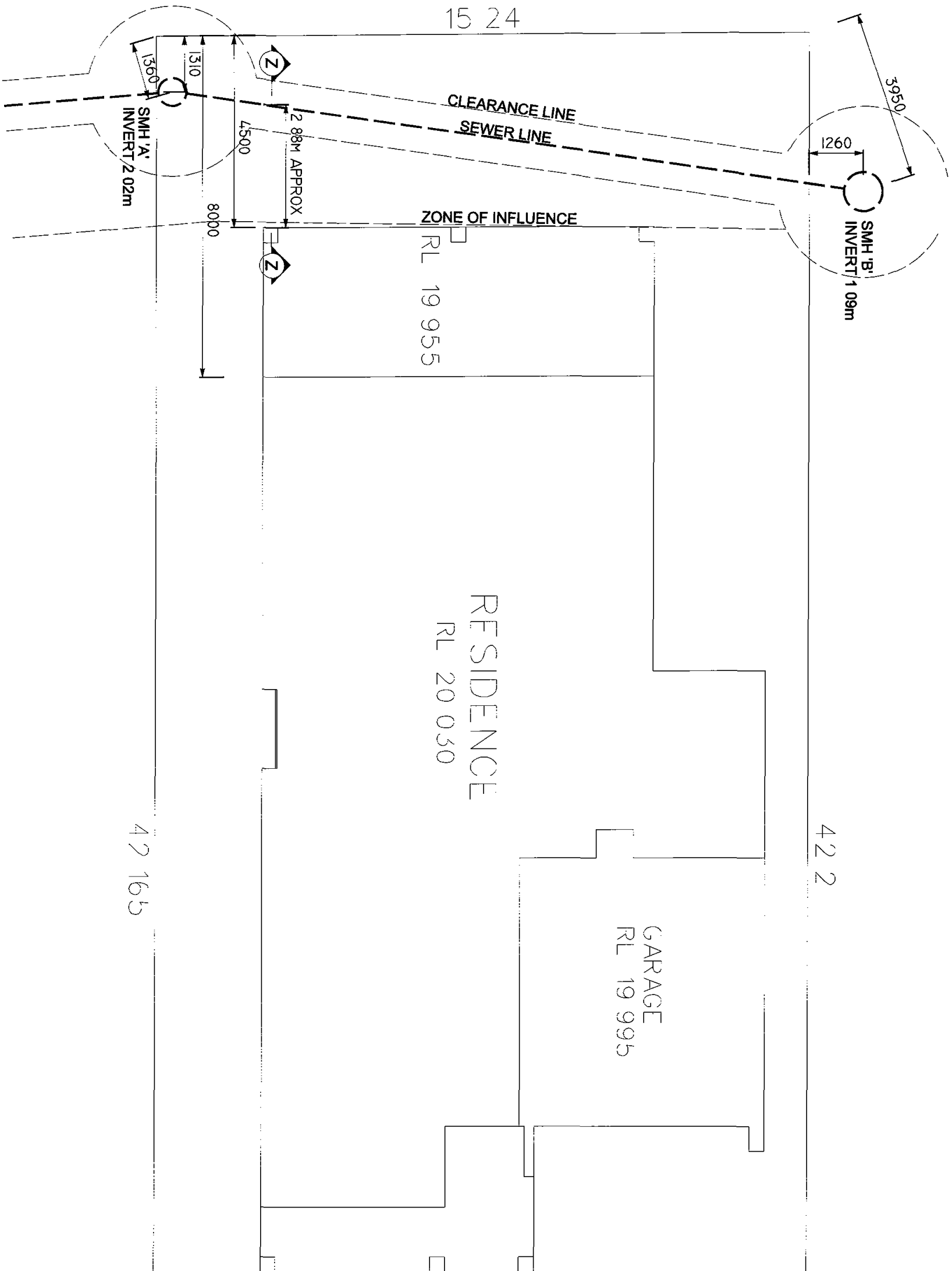
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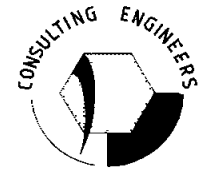
STRUCTURAL SLAB DETAIL PLAN			
CLIENT		WOODS	
LOCATION		(LOT 59) 12 ARNOTT CRES WARRIEWOOD	
DRAWN	EG	SCALE	1 20
ISSUE	B	DATE	31/05/10
REFERENCE	36880	JOB No	33933M

SEWER NOTES

- * POSITION OF SEWER IS ONLY APPROXIMATE
- * POSITION OF SEWER IS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK
- * PIER DEPTHS AS SHOWN ARE FOR ZONE OF INFLUENCE REQUIREMENTS
- * PIERS ARE TO BE FOUNDED ON NATURAL BEARING AS PER ENGINEERING REQUIREMENTS WHERE NECESSARY



Rafeltos
ABN 35 079 047 466
LEVEL 2 103 VANESSA STREET
KINGSGROVE NSW 2208
PO BOX 161 KINGSGROVE NSW 2208



Zanuttini
Pty Ltd
FASCILIMILE (02) 9554 9764
TELEPHONE (02) 9554 9311
EMAIL admin@zazn.com.au

[Signature]
B E M I E AUST



STRUCTURAL SITE AND B A S DETAIL PLAN			
CLIENT		WOODS	
MASTERTON HOMES		(LOT 59) 12 ARNOTT CRES WARRIEWOOD	
DRAWN		EG	SCALE
ISSUE		B	DATE
REFERENCE	36880	ISSUE	31/05/10
		JOB No	33933M

Proposed Residence

For Mr & Mrs Woods

**Lot No 59 (No 12) Arnott Crescent
Suburb WARRIEWOOD
Council PITTWATER**

EXCAVATION & SITE NOTES

EXCAVATE APPROX 400mm TO FORD DATUM
(EXTENT OF EXCAVATION & BATTER TO BE DETERMINED
ON SITE BACKFILL 150mm AGAINST FOOT OF SLAB)
IMPORT ADDITIONAL CLEAN FILL REQUIRED TO ACHIEVE
BUILDING PLATFORM
SEWER CONNECTION TO AUTHORITIES REQUIREMENTS
TO WITHIN 80mm

UPGRADE WATER SERVICE CONNECTION FROM EXISTING
METER TO NEW HOME

**TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET
SAFETY REQUIREMENTS**

SITE LEVELS SUBJECT TO SECOND SITE INSPECTION

ITEMS BY OWNER

RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED)
DISH DRAINS (IF NEEDED) TO AUTHORITIES REQUIREMENTS
EXISTING TREES STUMPS, CONC PATHS BUILDINGS, ETC. TO BE
DEMOLISHED FROM BUILDING AREA PRIOR TO 2ND SITE INSPECTION

This is the plan/spec referred to in
Essential Certifier's Certificate No

10/01546

NOT IN ZONE Officer C Manzi
Identification No BPB0248

EXTREME MARINE CONDITIONS

MASTERTON'S NEW MANSION PACKAGE

CID 36880 WOODS dwg 28 10 2010/13 10 1 100 RICHARD F

Design VILLINA CUSTOM

Facade CONTEMPORARY

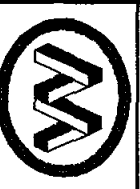
Edition DESIGNER

DRAWN BY	EL	DATE	27-08-09	JOB No	36880
SHEET TITLE	SITE PLAN			SHEET No	1/6
SCALE	1:200	FINAL PLAN		FINAL PLAN	
	1:100	ISSUE			

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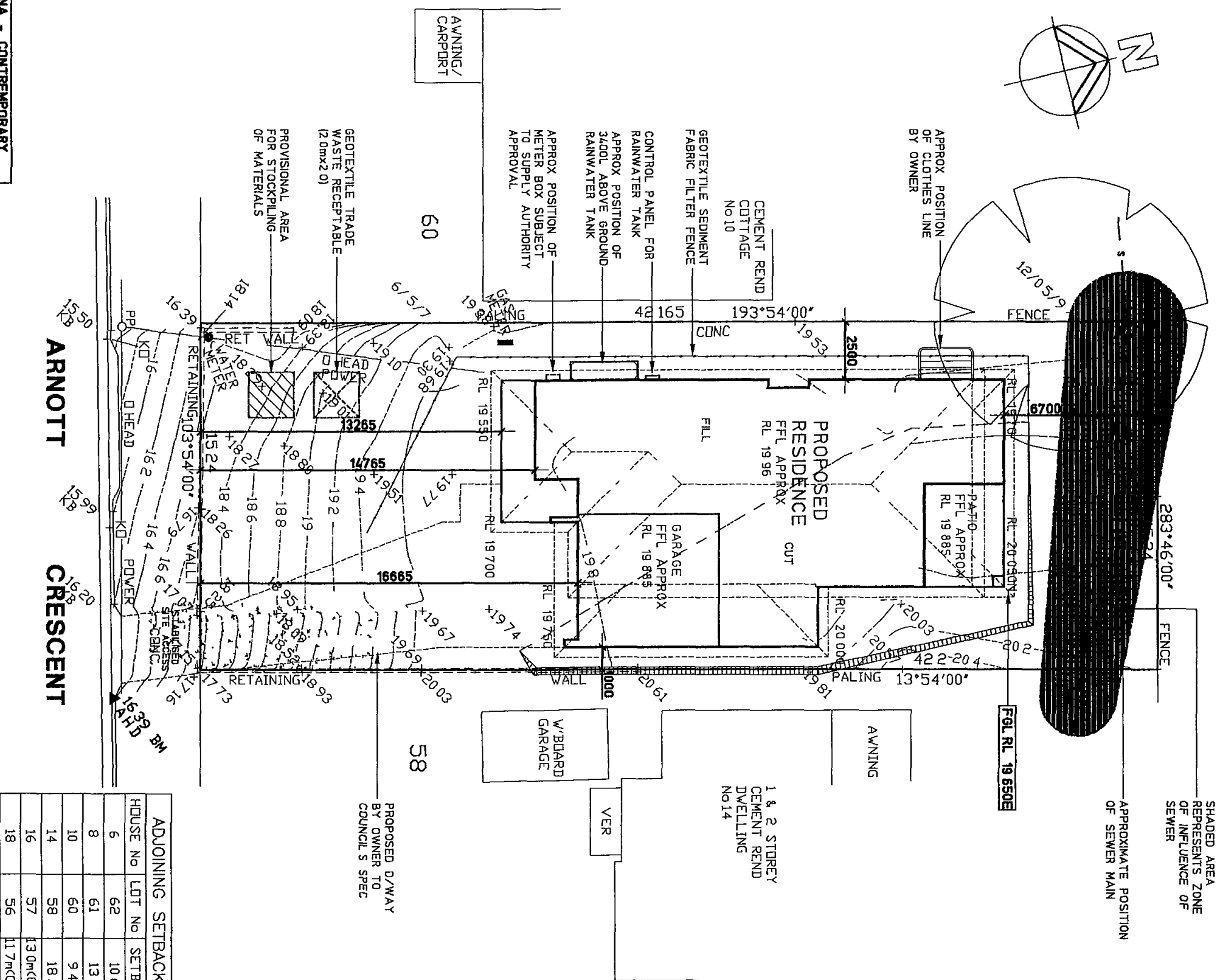
HOMES

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DRAWING		DRAWN	TENDER
1	PRESENT AION PLAN	E.L 27.08.09	2 23.07.09
2	AMENDMENT	C.R 10.01.10	DOC 11.12.09
3	COUNCIL SUBMISSION	J.U 18.01.10	-
4	FORM 10 DATED 01.02.10	R.F.A 09.02.10	-
5	FORM 10 DATED 17.03.10	J.U.G 22.02.10	-
6	COC SUBMISSION	G.D 14.05.10	E.L 20.04.10
7	Z.O.I	G.D 24.05.10	-
8	AMENDMENT	J.U 23.06.10	-
9	AMENDMENT	A.Z 25.08.10	- PCYI
10	AMENDMENT	J.U 05.10.10	
DRAWING		DRAWN	TENDER
1	AMENDMENT	R.F.A 28.10.10	E.L 28.10.10
2			
3			
4			
5			
6			
7			
8			
9			
10			

BASIX & SITE INFORMATION

BASIX CERTIFICATE NUMBER	---
CONSTRUCTION CERTIFICATE NUMBER	---
SITE DETAILS	
LOT NUMBER	59 (No 12)
DP NUMBER	30836
UBD REFERENCE	138 J/11
SITE AREA	632.30m ²
HOUSE AREAS (MEASURED TO EXTERNAL WALLS)	
GROUND FLOOR	154.80m ²
FIRST FLOOR	151.62m ²
GARAGE	36.77m ²
ALFRESCO	15.90m ²
BALCONY	21.21m ²
PATIO	12.70m ²
TOTAL BUILDING AREA	413.57m²
DRIVEWAY/PATHS TO BOUNDARY	78.18m ²
PROJECT DETAILS	
NO OF BEDROOMS	5
ROOF AREA	286.0m ²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF OUTSIDE EXCLUDES PARAPETS & TERRAPACE TERRACES BUTTER WORTH ROOMS	
GARDEN & LAWNS	319m ²
AREA OF PAVED/GRASS GARDENS & LAWNS	
STORMWATER	
RAINWATER TANK SIZE	ABOVE GROUND 3400 litre
MIN ROOF AREA CONNECTED TO RAINWATER	156.00m ²
RAINWATER USES	GARDEN TOILET & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO	STREET
HYDRAULIC DESIGN REQUIRED	YES
WATER	
KITCHEN TAP FITTING RATING	4 STAR
SHOWERHEAD RATING	3 STAR
TOILET RATING -DUAL FLUSH (3/6 litre)	3 STAR
BATHROOM TAP FITTING RATING	3 STAR
THERMAL COMFORT/ENERGY	
EXTERNAL WALL SURFACE	BRICK
EXTERNAL WALL INSULATION	R15
WALL COLOUR	MEDIUM
ROOFING MATERIAL	TILED
ROOF INSULATION	SARKING
ROOF COLOUR	DARK
CEILING INSULATION	R3.5
AIR CONDITIONING INCLUDED	NO
EER	N/A
HOT WATER SYSTEM	6AS INSTANTANEOUS
STAR RATING	5.0 OR HIGHER
COMPACT FLUORESCENT LIGHTING TO	AS PER BASIX
COOKING APPLIANCES	6AS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/ QTY	YES X 2



Proposed Residence

For Mr & Mrs Woods

Lot No 59 (No 12) Arnott Crescent
Suburb WARRIEWOOD
Council PITTWATER

All permanent bracing in accordance
with AS 1684 - Timber Framing Code
Wind velocity T.B.A.

CONSTRUCTION NOTES
RIB RAFT CONCRETE SLAB ON GROUND CLASS 'M'-
IN ACCORDANCE WITH AS 2870.1
EDGE BEAM TO HABITABLE AREAS STEPPED DOWN
APPROX 150mm
EDGE BEAM TO GARAGE FLOOR STEPPED DOWN
APPROX 85mm
GARAGE FLOOR STEP DOWN APPROX 75mm
GALVANISED STEEL BEAMS REQUIRED AS PER PLANS
TILED CONCRETE PATIO TO SERVICE FRONT ENTRY USING
SERVICE FRONT ENTRY USING STRIP FOOTING TYPE

ADDITIONAL NOTES
ALL SERVICE POSITIONS TO BE DETERMINED ON SITE BY SUPERVISOR
BULKHEADS TO BE DETERMINED ON SITE BY SUPERVISOR
(T.G.) TERM-GUARD PEST SYSTEM
& OF DP TO BE 350mm FROM CORNER OF FACE BRICKWORK
(UNLESS SPECIFIED ON ELEVATION)
PROVIDE INTERNAL STACKWORK
ALL VANITIES TO BE 950MM HIGH

This is the plan/spec referred to in
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10/01546

Officer C Manzi
Accreditation No BFB0248

CIEL 36880 WOODS.dwg 28.10.2010/13.10.1100 RICHARDF

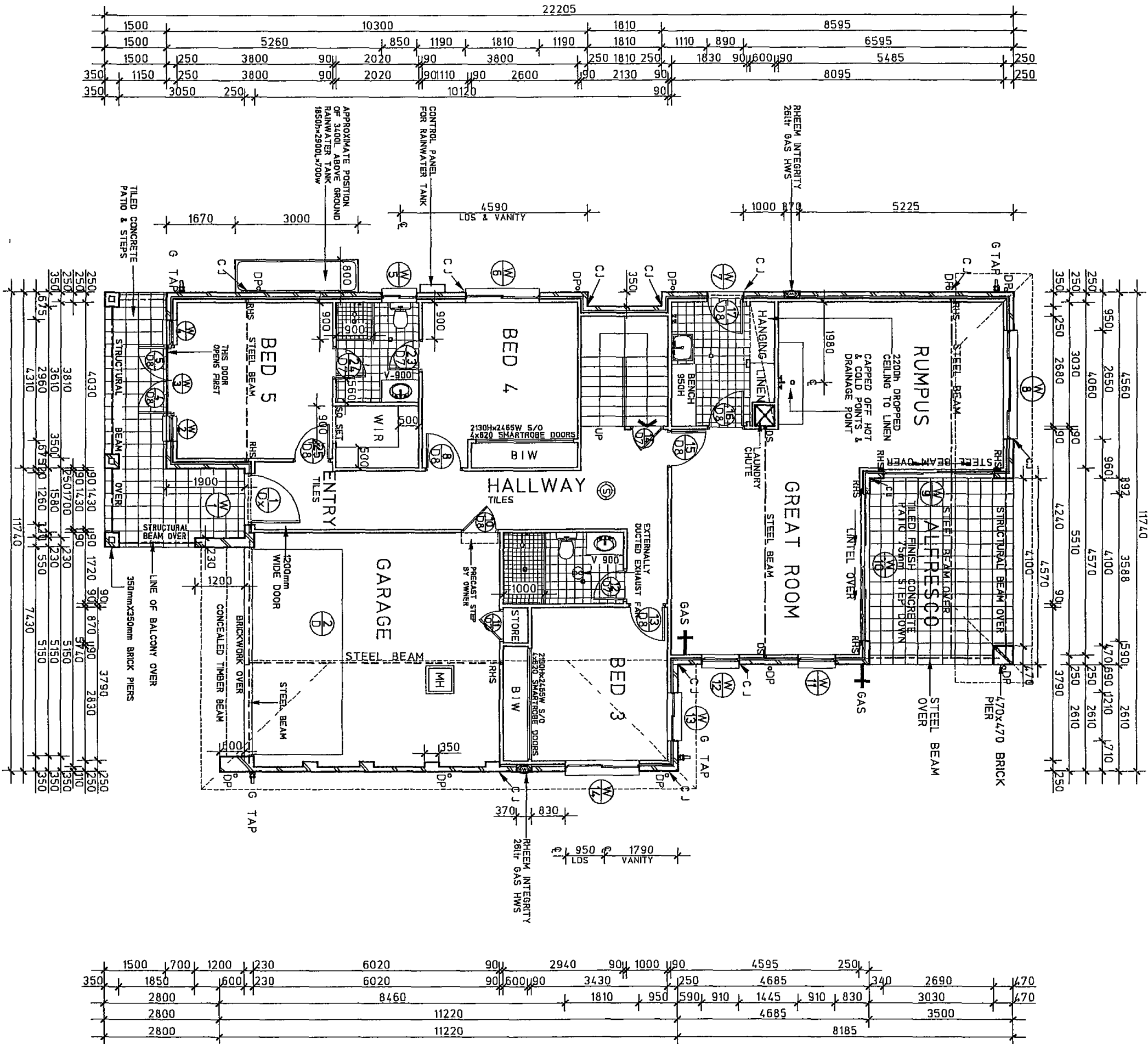
Design VILLINA CUSTOM
Facade CONTEMPORARY
Edition DESIGNER

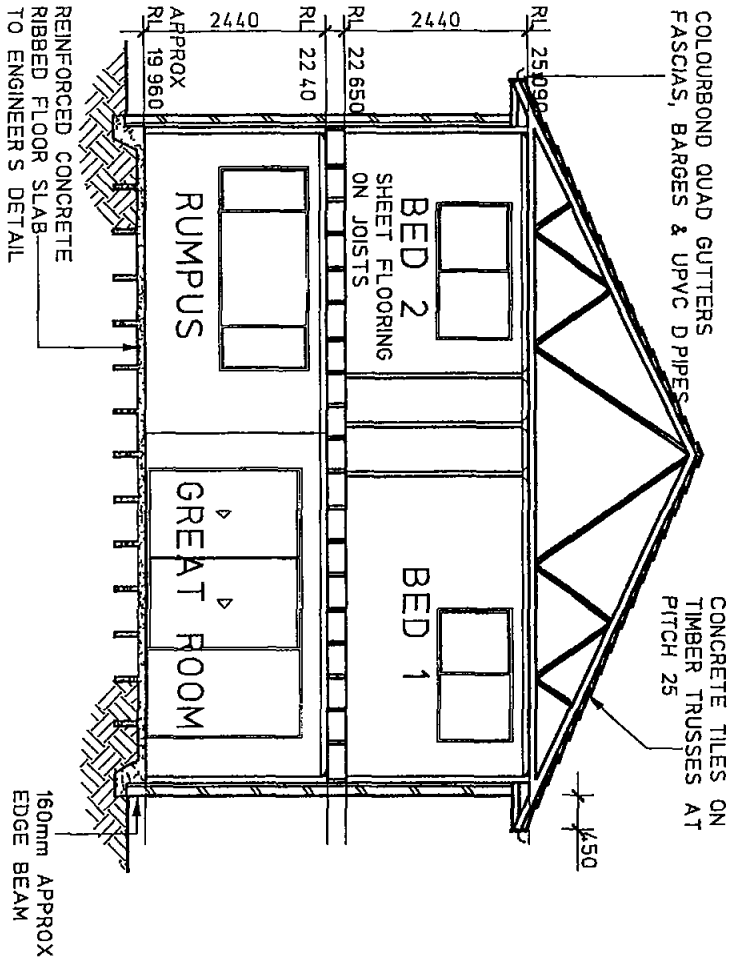
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SHEET TITLE	FLOOR PLAN	SHEET No	2/6		
SCALE	1:100	FINAL PLAN	FINAL PLAN		

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TYPICAL SECTION

- ALUMINIUM FRAMED FLYSCREENS WITH STANDARD MESH TO
ALL WINDOWS - EXCLUDING GARAGE (NON-SECURITY TYPE)

WINDOW SCHEDULE

No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
1	DF1	2090	1261	T E F /TD SUIT 1200W DOOR
2	L2006 SPECIAL	2090	610	LOUVERED/JOINED TD DOOR
3	EH1 - SPECIAL	2090	1740	AL ENTRY FRAME
4	L2006 SPECIAL	2090	610	LOUVERED/JOINED TD DOOR
5	XD0609	600	850	TOUGH /OBS
6	DX1218	1200	1810	COMFORTONE TINTED
7	DF1	2090	890	T E F
8	XD11227	1200	2650	STACKER A S D
9	XXD127(3)	2100	2688	STACKER A S D
10	DX2136(3)	2100	3588	STACKER A S D
11	D1809	1800	910	
12	D1809	1800	910	
13	XD1212	1200	1210	
14	XD0918	860	1810	
15	XD1522	1460	2170	
16	DXXXD2454	2100	5370	ALUM STACKER DOOR
17	AF0612	600	1210	COMFORTONE TINTED
18	D/D/02712	2700	1210	SPECIAL-COMFORTONE TINTED
19	XD0618	600	1810	TOUGH /OBS
20	XD1022	1030	2170	COMFORTONE TINTED
21	XD1022	1030	2170	COMFORTONE TINTED
22	XD0622	600	2170	
23	XD0609	600	850	TOUGH /OBS
24	XD0918	860	1810	
25	XD0618	600	1810	

Standard Electrical Schedule For Villina

ROOM	SP	DPP	LIGHT	W/LIGHT	SD	EX FAN	2WAY	3WAY	WPP	TBL	TV
Living		2	1								
Dining		1	1								
Great Room		3	2								
Study		1	1								
Lounge		2	2		1						
Bed 1		2	2								
Bed 2		1	1								
Bed 3		1	1								
Bed 4		1	1								
Kitchen	1	2	1								
Bathroom		1	1		1						
Pow der		1	1			1					
Ensuite		1	1			1					
Laundry		1	1								
Garage		1	2								
Entry											
Hallw ay 1			1		1						
Hallw ay 2			1		1						
Stairs				2					1		
Front Patio			1								
External			1	1							
Misc										2	2
TOTAL	1	21	25	3	3	3	1	0	0	2	2

LEGEND
SP Single Power Point
DPP Double Power Point
LIGHT Light Point
W/LIGHT Wall Light Point
SD Smoke Detector
EX FAN Exhaust Fan
2WAY 2 Way Switch
3WAY 3 Way Switch
WPP Weather Proof Power Point
TBL Telephone Point
TV Tv Point

Note: All Variations Additions & Amendments
to the standard Masterion plan do not include
Electrical Upgrades. All Upgrades & Amendments
to be made at Electrical Selection Stage

COMPLIANCE TABLE

LOT TYPE (B)	500sq. UP TO 500sq. AND 1000sq. MAXIMUM	632 30m ²	YES
SITE AREA	FRONTARY ROAD FRONTAGE OF 20m MIN	15 24m	
FRONTAGE			
1 1 SITE COVERAGE	50% or 316 15m ²		
ALLOWED	31% or 195 57m ²		YES
PROPOSED			
1 2 MAXIMUM FLOOR AREA			
ALLOWED	360 90m ²		
PROPOSED	343 19m ²		YES
2 0 BUILDING HEIGHT			
ALLOWED	8 50m		
PROPOSED	7 98m		YES
3 1 FRONT SETBACK			
REQUIRED	4 5m or AVERAGE OF ADJOINING DWELLING		YES
PROPOSED	14 75m or AVERAGE OF ADJOINING DWELLING		
3 4 SIDE SETBACK			
BUILDING HEIGHT UP TO 5 88m	1 425m & 0 9m		YES
PROVIDED	2 5m & 1 0m		
3 5 REAR SETBACK			
BUILDING HEIGHT UP TO 3 8m	3 00m		YES
MAX WALL HEIGHT 2 80m	8 00m		
4 1 LANDSCAPE AREA			
REQUIRED	25% OR 158m ²		YES
PROPOSED	50% OR 319m ²		
4 2 PRIVATE OPEN SPACE			
REQUIRED	24 00m ² (MINIMUM 4 0m)		YES
PROPOSED	131 80m ² (MINIMUM 4 0m)		
5 1 CAR PARKING & ACCESS			
REQUIRED	1 SPACE		YES
PROPOSED	2 SPACE		
GARAGE SET BACK			
PROPOSED	MIN 5 30m		YES
	16 665m		
6 1 EARTHWORKS			
REQUIRED	MAX 1 0m CUT & 1 0m FILL		YES
PROPOSED	0 00m CUT & 0 30m FILL		

Proposed Residence

For Mr & Mrs Woods

Lot No 59 (No 12) Arnott Crescent
Suburb WARRIEWOOD
Council PITTWATER

FRAMING NOTES

SQ SET OPENINGS TO GROUND FLOOR 2100mm HIGH
(UNLESS SPECIFIED ON FLOOR PLANS)
SQ SET OPENINGS TO FIRST FLOOR 2100mm HIGH
(UNLESS SPECIFIED ON FLOOR PLANS)

H2 TREATED TIMBER TO FRAME & TRUSSES

INSULATION REQUIREMENTS

R1 5 BRADFORD INSULATION BATTS TO EXTERNAL FRAMED WALLS
OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE &
LIVING AREAS

R3 5 BRADFORD INSULATION BATTS TO CEILINGS OF LIVING
AREAS (EXCLUDING GARAGE)

SARKING & ANTI FLAP PADS TO UNDERSIDE OF THE ROOF TILES
(EXCLUDING ANT PONDING BOARDS)

R3 0 SOUNDSCREEN CEILING INSULATION BATTS TO GROUND
FLOOR CEILING BELOW FIRST FLOOR AREAS (EXCLUDING GARAGE)

R1 6 SOUNDSCREEN WALL INSULATION TO ALL INTERNAL WALLS

This is the plan/spec referred to in
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10/01546

Officer C Manzi
Accreditation No BPB0248

CID 36880 WOODS dws 28 10 2010/13.10.1.100 RICHARDF

Design VILLINA CUSTOM

Facade CONTEMPORARY

Edition DESIGNER

DRAWN BY	EL	DATE	27-08-09	JOB No	36880
SHEET TITLE	SECTION	SHEET No	4/6		
SCALE	1 100	FINAL PLAN	FINAL PLAN		

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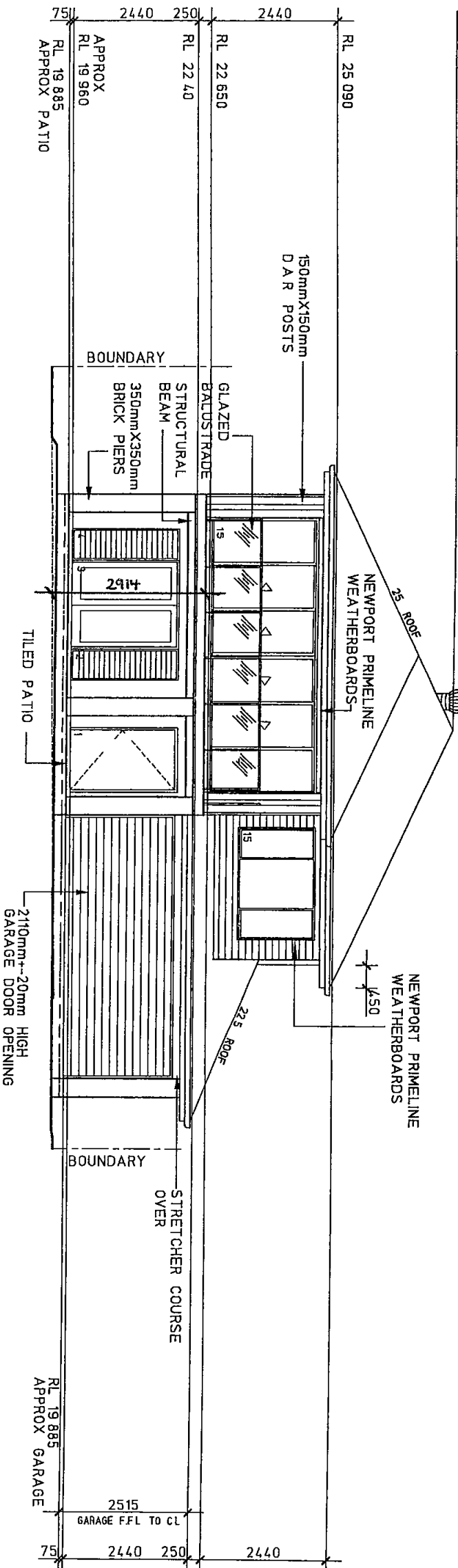
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APPROX POSITION OF
EDMONDS SUPAVENT

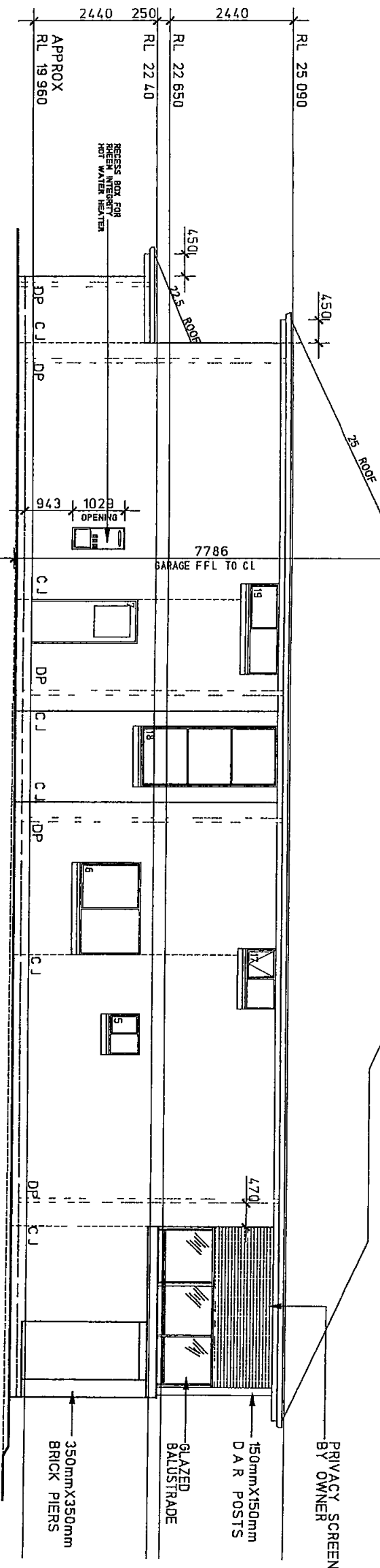
RL 27 380 APPROX RIDGE RL



SOUTH ELEVATION

APPROX POSITION OF
EDMONDS SUPAVENT

APPROX POSITION OF
EDMONDS SUPAVENT

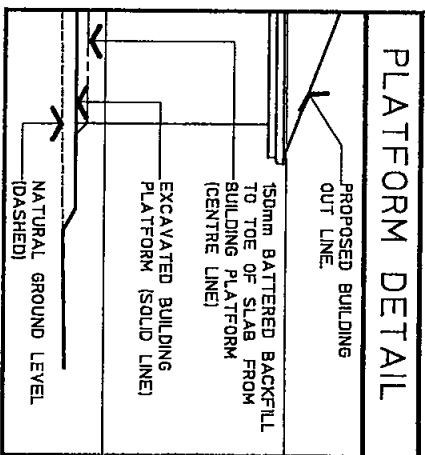


WEST ELEVATION

Proposed Residence

For Mr & Mrs Woods

Lot No 59 (No 12) Arnot Crescent
Suburb WARRIEWOOD
Council PITTWATER



"FLASHING TO DAMPCOURSE
LEVEL TO BE FINISHED FLUSH
WITH OUTSIDE FACE OF
BRICKWORK"

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GPD 36680 WOODS.dwg 28 10 2010/13.10 1 100 RICHARD

Design VILLINA CUSTOM

Facade CONTEMPORARY

Edition DESIGNER

DRAWN BY	EL	DATE	JOB No
EL		27-08-09	36680
SHEET TITLE	ELEVATIONS	SHEET No	5/6
SCALE	1 100	FINAL PLAN	FINAL PLAN

GENERAL NOTES

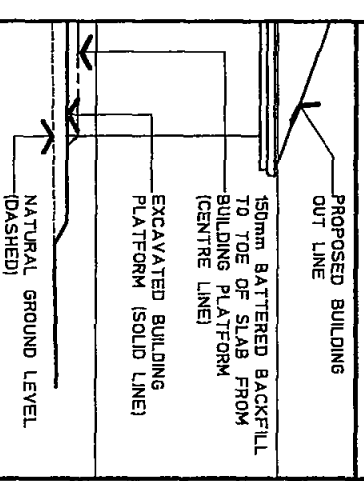
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For Mr & Mrs Woods

Council PITTWATER



**"FLASHING TO DAMPCOURSE
LEVEL TO BE FINISHED FLUSH
WITH OUTSIDE FACE OF
BRICKWORK"**

Essential Certifier's Certificate No

10/01546

Officer C. Malizi
Accreditation No BPB0248

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Design VILLINA CUSTOM

Facade CONTEMPORARY

Edition DESIGNER

DRAWN BY	EL	DATE	27-08-09	JOB No	36880
SHEET TITLE	ELEVATIONS			SHEET No	6/6
SCALE	1:100	FINAL PLAN	ISSUE	FINAL PLAN	

GENERAL NOTES

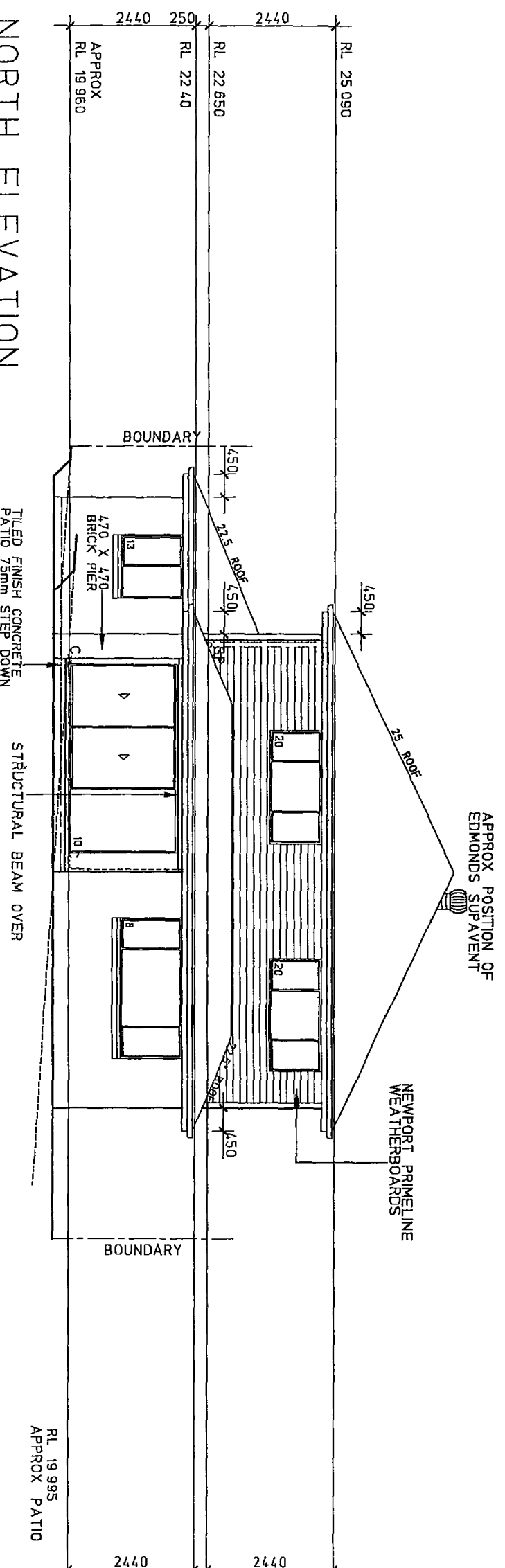
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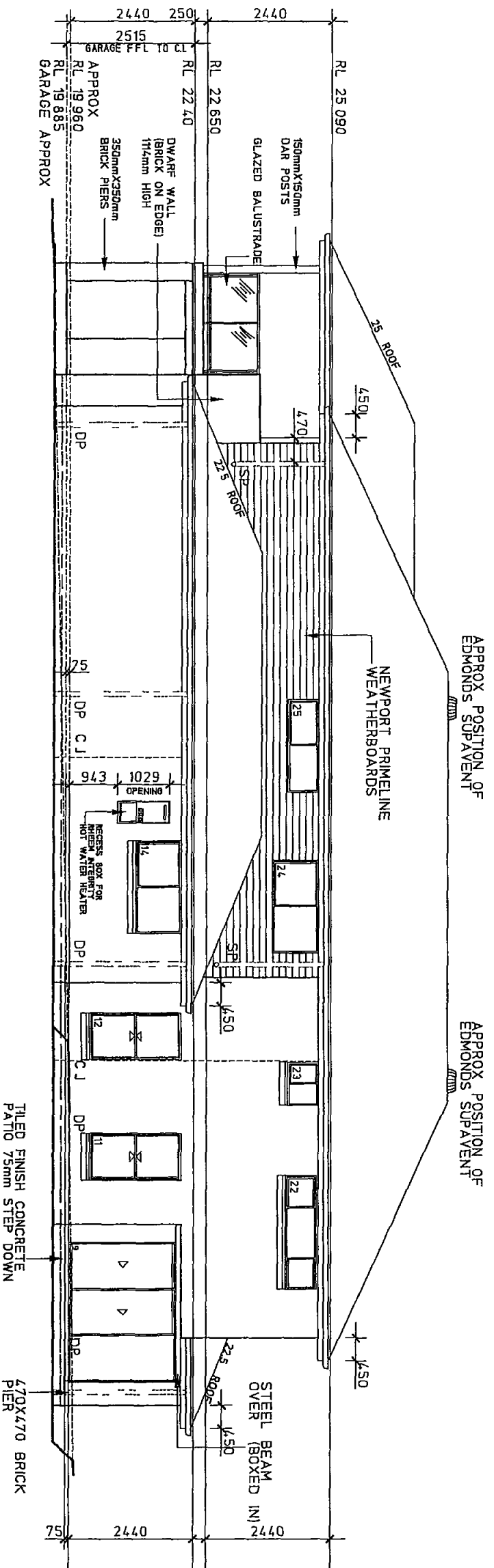


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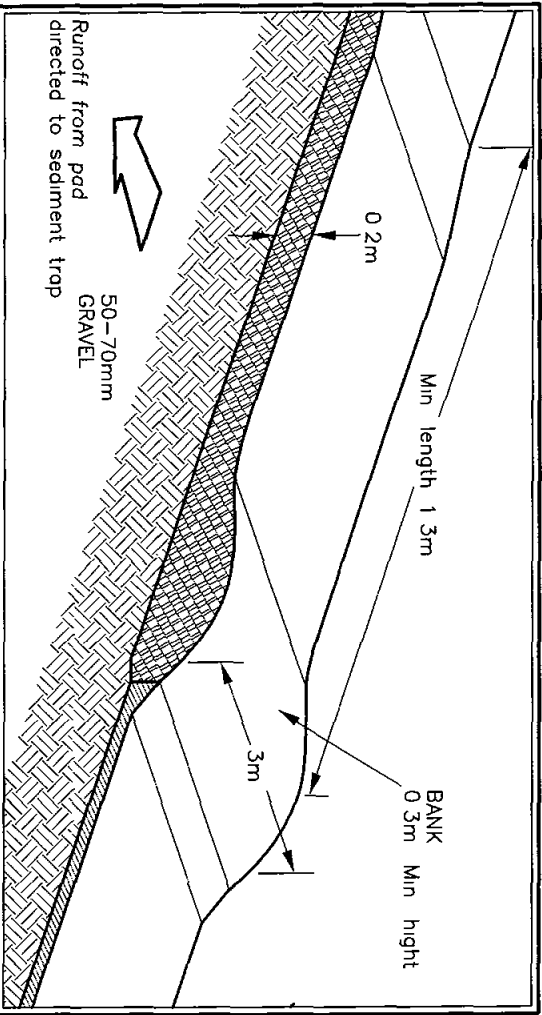
NORTH ELEVATION



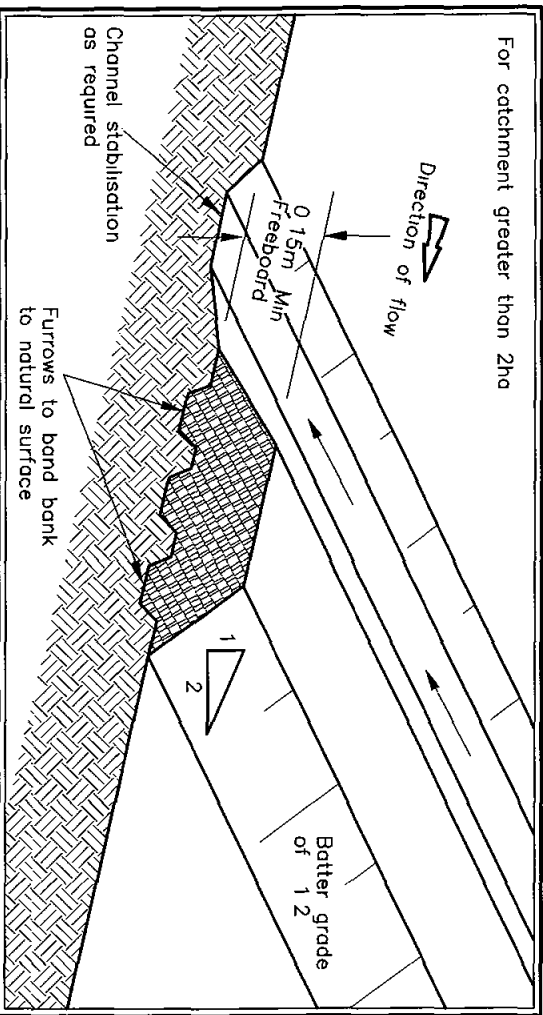
EAST ELEVATION

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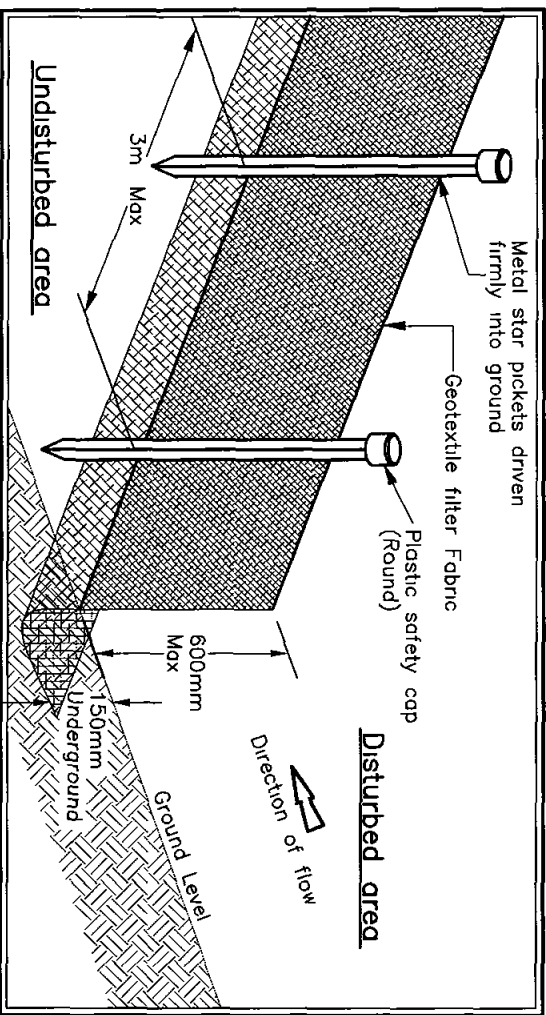
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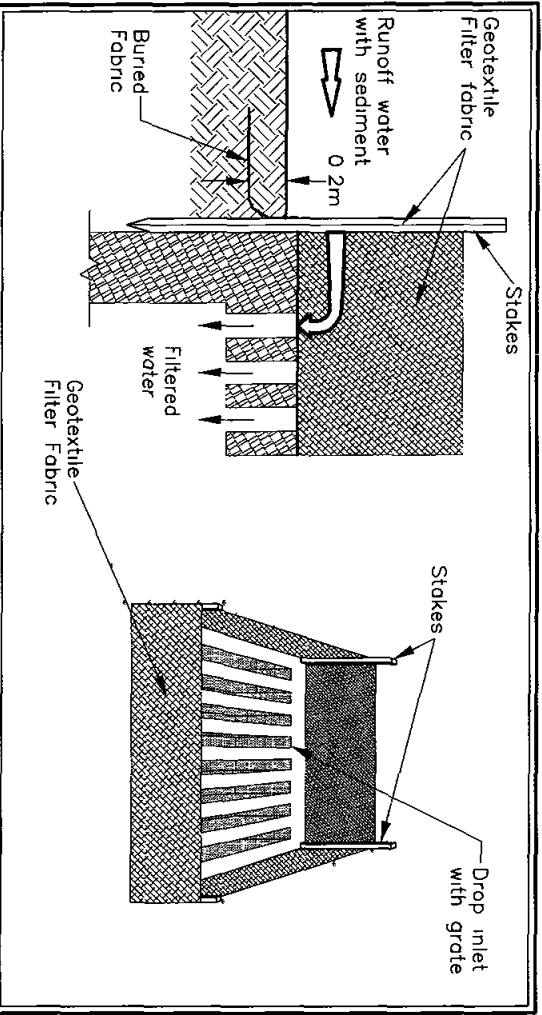
TEMPORARY CONSTRUCTION EXIT



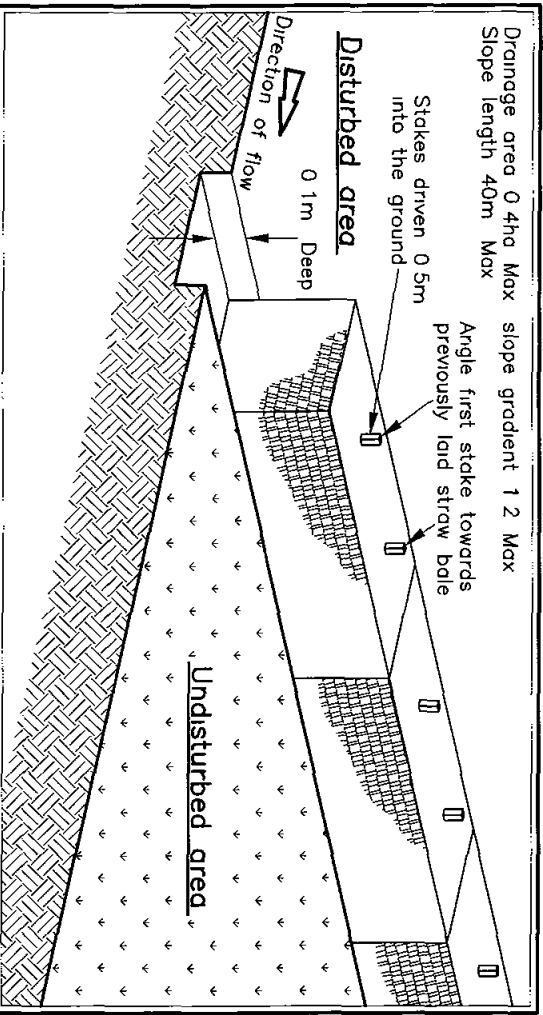
DIVERSION BANK AND CHANNEL



SEDIMENT FENCE



GEOTEXTILE FILTER FABRIC DROP INLET



STRAW BALE SEDIMENT FILTER

TEMPORARY STORMWATER DISPOSAL

All site stormwater during construction shall be disposed of according to the EPA's Management of Urban Stormwater for Construction Activities (refer to the Site Plan)

SEDIMENT CONTROL

Geotextile fabric shall be placed on the boundary of the site to prevent sediment washing from the site into council's stormwater system

EROSION/DUST CONTROL

Where there is the potential of the site erosion to produce excessive sediment runoff, suitable geotextile and hydraulic barriers shall be placed to alleviate the risk accordingly. Bare surfaces shall be kept moist in the event that council dust level regulations may be exceeded. Geotextile fabric located on the inside of fences shall also be utilised for dust control where necessary

STOCKPILE CONTROL

Stockpile areas shall be allocated within the site in advance to avoid stockpiling of materials on pavement, verge and road surfaces

RUBBISH DISPOSAL

All rubbish shall be contained in the trade waste area nominated on site plan. Public property will be kept free of rubbish at all times

ADOPTED SITE ENVIRONMENTAL MANAGEMENT PLAN

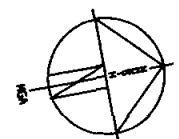
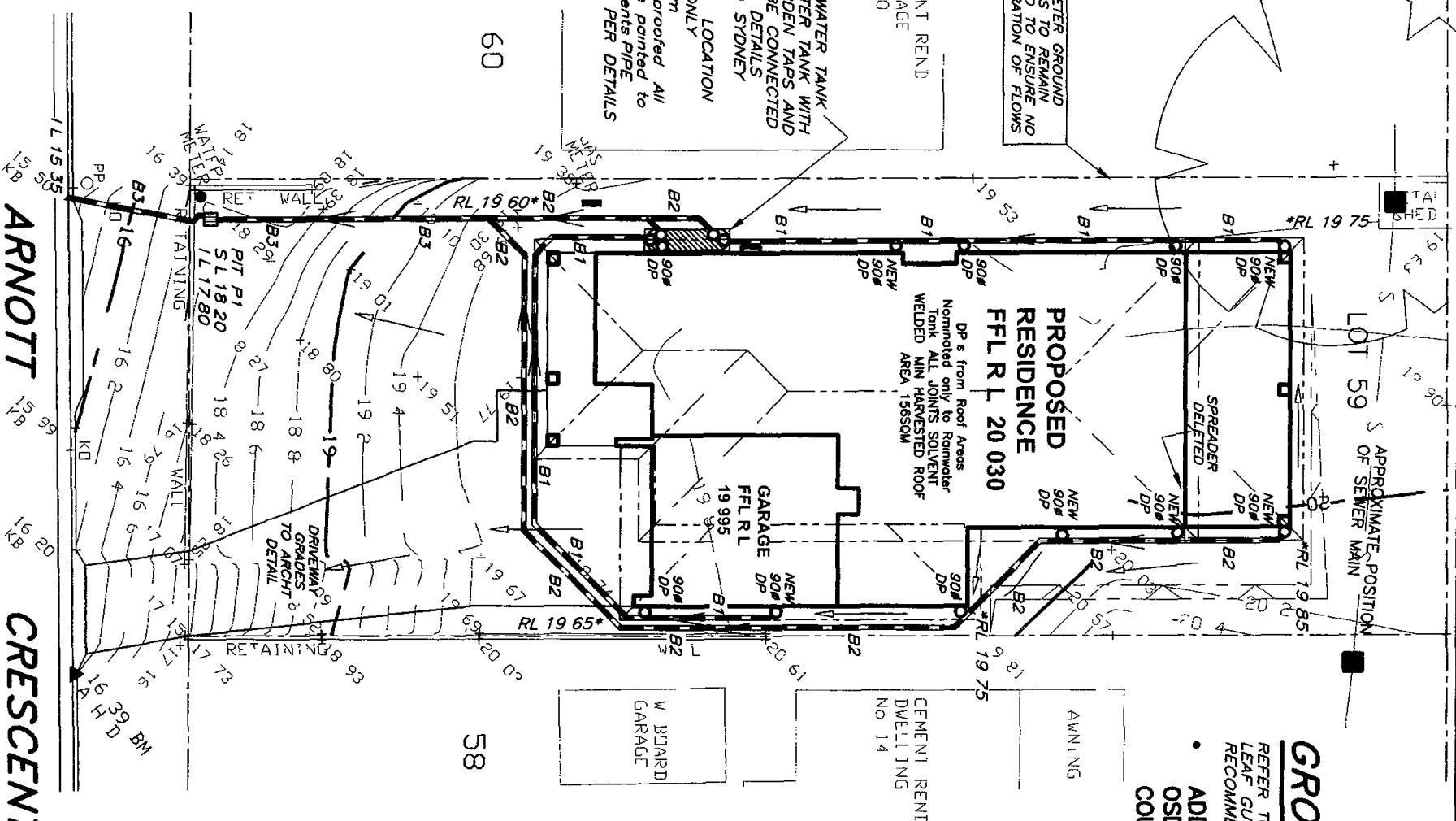
The applicant owner, builder, subcontractors, consultants and all others involved in the construction of the proposed residence are to be made fully aware of adopted site Environmental Management Plan applying to the land referred to in the Section 88B instrument and are to comply in all regards with the plan. A copy of the plan is to be retained on site for reference as required. This provision applies to all works associated with the construction of the dwelling including landscaping works

SOIL & WATER MANAGEMENT PLAN

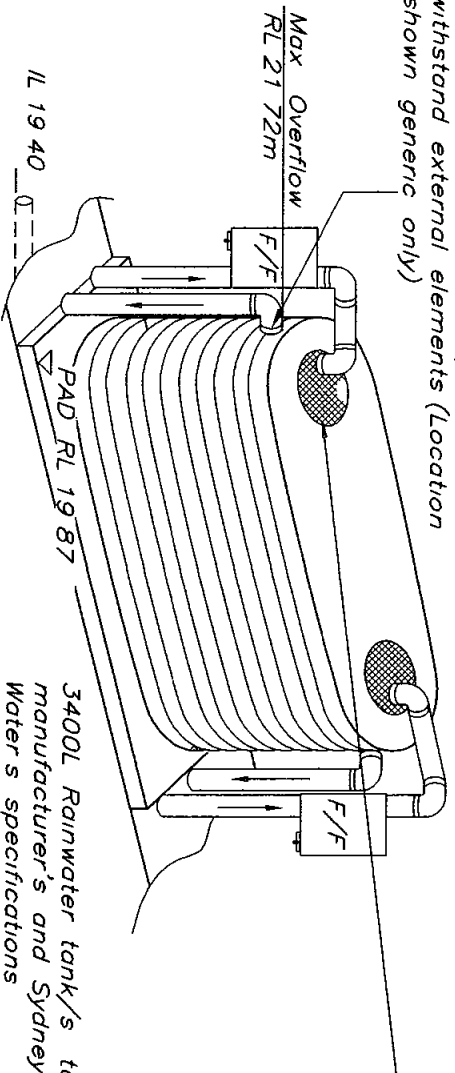
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76 HEATHCOTE ROAD
MOOREBANK NSW 2170
PHONE: HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES
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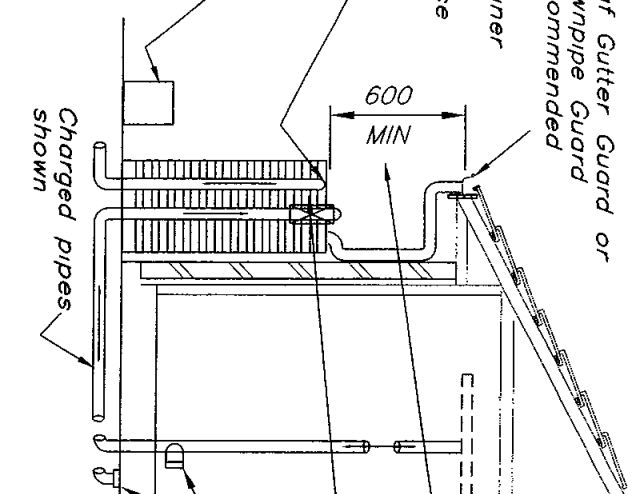
Twin 90/100Dia Overflow pipes to Pit
P1 Outlet to be mosquito proofed All
exposed pipework to be painted to
withstand external elements (Location
shown generic only)



Leaf Gutter Guard or
Downpipe Guard
recommended

Mosquito proof strainer
or cover - regular
cleaning/maintenance
by owner essential

Internal submersible
or external pumps
to supply garden
taps and internal
re-use per Basix
assessment
Location as per
architecturals



INLET LEVEL
OF CHARGED
LINES TO BE
A MINIMUM OF
600mm
BELOW ALL
CONNECTED
GUTTERS

First flush water
diverter at tank
as req'd by
LGA F/F

IO - Cleaning
eye to all
downpipes and
charged
overflow pipes
for maintenance
of charged
system in either
way shown

RAINWATER TANK

TANK DETAILS SHOWN ARE A SUGGESTED CONFIGURATION ONLY ANY MODIFICATIONS TO TANK VOLUME OR INLET AND OUTLET LEVELS MUST BE APPROVED BY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION TANK SHAPE, & DEVICES SHOWN ARE DIAGRAMATIC ONLY MINIMUM OF 450 CLEARANCE (UNLESS LGA REQUIRES LARGER SETBACK) TO SIDE BOUNDARIES MUST BE MAINTAINED CLIENT IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THIS IN THE INSTALLED STATE

Charged stormwater lines from Roof Areas ONLY to rainwater tank

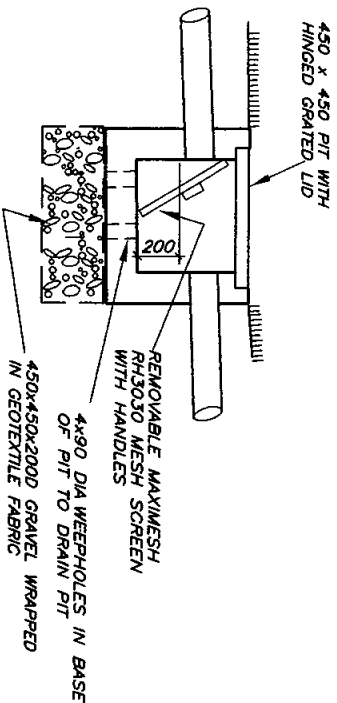
All joints to be solvent welded All exposed pipework to be painted to withstand external elements

First flush water diverter at tank to comply with Sydney Water and council DCP's An approved switch system similar to Rainbank to be used via mains Pumps to manuf specs

Rain Tank to be installed and maintained to manufacturers specifications and to comply with all Sydney Water Guidelines

Client to be responsible for maintenance system of charged pipelines Debris accumulation significantly affects systems performance Maintenance program essential

Structural details for tank base by manufacturer or others



SILT ARRESTOR PIT - P1

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	19-2-10

SCALE(S) 1:200 1:500 1:1000
SCALE BAR - 1m INTERVALS

DATE FEB 2009
DRAWN M/I
DESIGNED M/I
APPROVED



IBRAHIM STORMWATER CONSULTANTS
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PROJECT
**PROPOSED RESIDENCE
AT 12 ARNOTT CRESCENT
WARREWOOD
FOR MR & MRS WOODS**

THIS DRAWING
**STORMWATER
DETAILS SH 1**

JOB NUMBER
M2434-36880

BUILDER
MASTERTON HOMES

SHEET NO
2 of 2

REVISION

BUILDER/CLIENT TO ENSURE THAT ALL SAFETY MEASURES ARE TAKEN DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SAFETY FENCING SIGNAGE OBTAINING STRIKING AND GEO TECHNICAL ADVICE WHERE EXCAVATIONS ARE NEAR STRAIGHT JERBS OR SERVICES SAFETY MEASURES RECOMMENDED BY PRODUCT SUPPLIERS ETC

REVISIONS

ESSENTIAL CERTIFIERS LIVERPOOL
Stormwater Details C C NO 10/1546

WARNING: A comprehensive check of the Stormwater Design has not been carried out & the approval of the drawing by Essential Certifiers does not relieve the Hydraulic Engineer of their responsibility to ensure that the Stormwater complies with Council's Stormwater policy

THIS DRAWING IS DIAGRAMATIC ONLY & NOT TO BE USED IF NOT A PART OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE DRAWING IS USED IN ACCORDANCE WITH THE INTENT OF THE DESIGN. THE DRAWING SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN APPROVAL OF IBRAHIM STORMWATER CONSULTANTS

