

CONSTRUCTION CERTIFICATE APPLICATION

Alterations and Additions to:

North Palm Beach Surf Lifesaving Club

D.A. No 978/02

August 2004

CC0576 / 04.

Carl Georgesen.

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This Application is accompanied with three sets of approved Drawing No CD1B dated September 2003



CONSTRUCTION CERTIFICATE APPLICATION

Made under the Environmental Planning and Assessment Act 1979 Sections 109C (1) (b), 81a (2) and 81a (4)

Pittwater Council

Unit 9/5 Vuko Place, Warriewood NSW 2102

PO Box 882, Mona Vale NSW 1660

Tel: (612) 9970 1111

Fax: (612) 9970 7150

Internet: www.pittwaterlga.com.au

Email: pittwater_council@pittwater.nsw.gov.au

SITE DETAILS

Unit/Suite:	Street No:	Street:
	1193	Barrenjoey Rd.
Suburb:	Lot No:	Deposit /Strata Plan:
Palm Beach. 2108.	7005	752046.

DEVELOPMENT CONSENT

Development Application No:	Determination Date:
NO 978/02.	9. August. 2004.

APPLICANT DETAILS

Name/Company:	Contact Person:
N. P. B. S. L. S. Club.*	Philip Dunn.
Postal Address:	Contact Numbers:
Box 40 Palm Beach 2108.	Phone (H/B): Mobile: 0414 663 005. Fax:
Signature of Applicant:	Date:
	24. August. 2004.

OWNERS DETAILS

Name:	If Company, contact person:
as. above.	-
Postal Address:	Contact Numbers:
as. above.	Phone (H/B): Mobile: Fax:

As the owner of the land to which this application relates, I consent to this application. I also give consent for the authorised Council Officer to enter the land to carry out inspections.

Signature of Owners:

Date:

24. August. 2004.

If more than one owner, every owner must sign. If the owner is a company, the form must be signed by an authorised director and the common seal must be stamped on this application.
If the property has been recently purchased, written confirmation from the purchaser's Solicitor must be provided.
If the contracts have been exchanged for the purchase of the land, the current owner is to sign the application.

* North Palm Beach Surf. Lifesaving Surf. Club.

DEVELOPMENT DETAILS

Type of Work:	<input checked="" type="checkbox"/> Building Work
	OR
	<input type="checkbox"/> Subdivision Work
Description of proposal – (Provide brief, concise details):	
<p><i>Addition of new. first Aid room plus alterations to entry - Clubroom & Office.</i></p>	

WHO WILL BE DOING THE BUILDING WORKS?

<input type="checkbox"/> Owner Builder	Owner Builders Permit No:
Copy of Owner Builders permit attached:	<input type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form
<p><i>If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Paramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.</i></p>	

OR

<input checked="" type="checkbox"/> Licensed Builder		
Name of Builder: <i>Jeff. Conen.</i>	Contact person: <i>Jeff. Conen.</i>	
Phone: ?	Mobile: } <i>9974 4544.</i>	Insurance Company: <i>N/A.</i>
Fax:		
Insurance Certificate attached:	<input type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form	
<p><i>N/A. See Consent Condition A2.2.</i></p>		
<p><i>If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application or submitted with the Notice of Commencement Form.</i></p>		

VALUE OF PROPOSED DEVELOPMENT

Value of Works: \$ 140 000⁰⁰ (including full cost of labour and materials)

DO YOU NEED TO PAY THE BUILDING INDUSTRY LONG SERVICE LEVY?

Yes No *Registered Charity.*
Only required if the development involves building works exceeding \$25,000.00.

OFFICE USE ONLY

Fee Type	Fee Amount	
Construction Certificate Application Fee		
Long Service Levy Fee		
Driveway/Street Levels		
Kerb & Gutter Fee		
Sec 94 Contributions		
Bonds/Guarantees		
Other Fees		
TOTAL		
Date of Receipt:	Receipt No:	Accepted By:

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council as the consent authority to assess your proposal.
Intended recipients	Council Staff and any other relevant government agency that may be required to assess the proposal.
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	The Pittwater Council will store details of the application and any subsequent decision in a register that can be viewed by the public.
Retention period:	Hard copies of the application will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided changes or is incorrect.	

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the area of the land?	Area in square metres	<i>Part of Parkland.</i>	
Gross floor area of existing building?	Area in square metres	<i>320.</i>	
<i>If no existing building, write "NIL"</i>			
What is the existing building or site used for at present?	Main uses:	<i>Surf. Life saving</i>	
	Other uses:	<i>-</i>	
Does the site contain a dual occupancy?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Gross floor area of proposed building?	Proposed floor area in square metres	<i>45.</i>	
What will the proposed building to be used for?	Main uses:	<i>Surf Life saving</i>	
	Other uses:	<i>-</i>	
How many dwellings:			
Are pre-existing at this property?	Dwellings:	<i>NIL</i>	
Are proposed to be demolished?	Dwellings:	<i>NIL</i>	
Are proposed to be constructed?	Dwellings:	<i>NIL.</i>	
How many storeys will building consist of?	Storeys:	<i>ONE.</i>	
What are the main building materials?			
Walls		Roof	
Full Brick	<input checked="" type="checkbox"/>	Aluminium	<input type="checkbox"/>
Brick veneer	<input type="checkbox"/>	Concrete or slate	<input type="checkbox"/>
Concrete, masonry	<input checked="" type="checkbox"/>	Tile	<input checked="" type="checkbox"/>
Steel	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>
Fibrous cement	<input type="checkbox"/>	Steel	<input checked="" type="checkbox"/>
Timber/weatherboard	<input type="checkbox"/>	Other	<input type="checkbox"/>
Cladding-aluminium	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Curtain glass	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
Unknown	<input type="checkbox"/>		
Floor		Frame	
Concrete	<input checked="" type="checkbox"/>	Timber	<input type="checkbox"/>
Timber	<input type="checkbox"/>	Steel	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Unknown	<input type="checkbox"/>



Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
WARRIEWOOD NSW 2102
Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

Postal Address
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Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

Business Hours:
8.00am to 6.00pm, Monday to Thursday
8.00am to 5.00pm, Friday

DA No: N0978/02

9 August 2004

NORTH PALM BEACH SURF LIFE SAVING CLUB
PO BOX 40
PALM BEACH NSW 2108

Dear Sir/Madam

**Modification of Development Consent N0978/02 for Alterations and additions at
GOVERNOR PHILLIP PARK 1193 BARRENJOEY ROAD PALM BEACH NSW 2108.**

Your request for modification has been considered by Council and it has been agreed to modify the Consent.

Please find attached the consent as modified.

If there are any matters that require further clarification, please do not hesitate to contact me.

Yours faithfully

**Catherine Orford - Consultant
DEVELOPMENT OFFICER**



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CONSENT NO: N0978/02

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

MOODY & DOYLE PTY LTD, SUITE 102, 25-29 BERRY ST, NORTH SYDNEY

Being the applicant in respect of Development Application No N0978/02

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No N0978/02 for:

Modification of approved alterations and additions to existing surf lifesaving clubrooms

At:

Lot 7005 DP 752046

1193 BARRENJOEY ROAD, PALM BEACH

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with amended plans numbered Job No. 1201D, drawing No. CD1A, dated September 2003, prepared by J.J.Drafting; Statement of Environmental Effects undated, prepared by Moody & Doyle Pty Ltd, as amended in red (shown clouded) or as modified by any conditions of this consent.

In accordance with Part A3 "Classification of Buildings and Structures" of the Building Code of Australia, it has been determined that the building or part subject of this consent has a Class 3 & 9 Classification.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent (9/08/2004)

Angus Gordon
GENERAL MANAGER

Per:



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CONDITIONS OF DEVELOPMENT CONSENT

This Consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

A. PRESCRIBED CONDITIONS

A1. The proposed works are to be carried out in accordance with the provisions of Clause 98 of the Environmental Planning and Assessment Regulation, 2000.

A2. Compliance with the Building Code of Australia

1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
2. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, there is to be such a contract in force.

A3. Excavations and backfilling

1. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
2. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

A6. Protection of public places

1. If the work involved in the erection or demolition of a building:
 - a. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconveniently, or
 - b. involves the enclosure of a public place,

a hoarding or fence must be erected between the work site and the public place.
2. If necessary, an awning or other structure is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
3. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
4. Any such hoarding, fence or awning is to be removed when the work has been completed.

NOTE: Hoardings and temporary awnings erected on or over public places are required to be subject to a separate approval from Council.



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A7. Signs to be erected on building and demolition sites

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is to be carried out other than when work is carried out inside an existing building or where the premises is to be continuously occupied (both during and outside working hours):

1. stating that unauthorised entry to the work site is prohibited, and
2. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

A8. Toilet facilities

Toilet facilities are to be provided at or in the vicinity of the work site during the duration of the development.

B. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

NOTE: The issue of partial or limited Construction Certificates is not permissible under the terms of this consent unless otherwise specifically stated. All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications/details can not be accepted.

- B10. Three sets of detailed working drawings that comply in all respects with the Building Code of Australia and the conditions of the Development Consent are to be submitted prior to the release of the Construction Certificate. Additionally, with reference to Condition B11, the detailed working drawings are to fully comply with the requirements set out in Council's DCP26 – Accessibility. The plans shall provide for the deletion all proposed fencing external to the existing and proposed buildings.
- B11. A report, prepared by an accredited Access Adviser, certifying that the plans meet the design requirements of DCP 26 - Accessibility is to be submitted and approved by Council in writing prior to the release of the Construction Certificate.
- B13. The existing building is to be brought into total conformity with fire and spread of fire requirements of the Building Code of Australia.
- B16. Three copies of a Construction Management Plan are to be submitted and approved by Council in writing prior to the release of the Construction Certificate. The Management Plan is to provide details in relation to the following matter:-
- The location of storage materials on site during construction.
- Details in relation to the management of traffic and parking of trade vehicles during construction so as to allow the area to remain accessible to the general public.
- B22. A certificate is to be provided by a qualified Civil Engineer/Surveyor that the existing stormwater system performs satisfactorily and is capable of servicing the proposed additions.



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- B34. The finished surface materials, including colours and texture of any building shall blend with the existing surface materials. Three copies of a specification shall be submitted and approved by Council in writing prior to the release of the Construction Certificate in the form of a "Schedule of Finishes".
- B37. Three sets of a schedule of **essential fire safety measures** required to be installed within and/or in association with the building including the minimum standard for performance of each measure are to be submitted prior to release of the Construction Certificate. The schedule is to include a signed statement from an Accredited Certifier/Fire Engineer confirming that all essential fire safety measures as required by the Building Code of Australia have been listed so as to ensure the safety of persons in the building in the event of an outbreak of fire.
- B60. Three sets of Structural Engineering details relating to the slabs, footings, structural framing are to be submitted prior to release of the Construction Certificate. Each plan/sheet is to be signed by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field.

C. MATTERS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORK

NOTE: It is an offence to commence works prior to issue of a Construction Certificate.

- C6. A certificate prepared by an appropriate qualified person is to be submitted for the following building components, certifying to the satisfaction of Council or the Accredited Certifier that the nominated works have been carried out in accordance with the Building Code of Australia, relevant Australian Standards and any conditions of Development Consent. Works are not to progress past this point until Council or the Accredited Certifier has confirmed that this condition has been satisfied (see copy of form attached).

Where this confirmation of compliance is issued by a private certifier, for the purposes of keeping a public record, a copy of the letter is to be forwarded to Council within 5 working days of the date of issue.

C6a. Building setout BS-1

C6b. Erosion Controls ER-1

- C25. A Department of Land and Water Conservation (DLWC) permit under Part 3A of the Rivers and Foreshores Improvement Act, 1948 is required in relation to this development. You will find attached the Department's "General Terms of Approval" which are required to be included as part of any consent given by Council.

NOTE: If the plans are amended and there is a change to any works proposed within 40 metres of a waterway, Council needs to contact the Department to ascertain if the amended plans will require a fresh review.

The General Terms of Approval is not the actual permit and therefore a permit application is required to be made to the Department prior to commencement of work. Information regarding the above may be obtained by contacting the DLWC Sydney Metropolitan



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Office, Level 9, 2-10 Wentworth Street, Parramatta NSW 2150 or PO Box 3935
Parramatta NSW 2124. Telephone (02) 9895-7503. Facsimile (02) 9895-7255.

D. CONDITIONS TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE NATURAL AND BUILT ENVIRONMENT

- D20. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
- D21. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
- D37. The finished surface materials, including colours and texture of any building, shall match the detail and materials of the existing building.
- D60. The footpath and adjacent roadway is to be kept free of obstruction by building materials and/or plant. All concrete trucks, pumps and associated plant are to be kept wholly within the site. No concrete or slurry is to be discharged into the street or the street drainage system.
- D76. A stamped copy of the approved plans is to be kept on the site at all times, during construction.
- D85. All external glazing is to have a maximum reflectivity index of 25%.
- D89. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.
- D144. All natural landscape features, including natural rock outcrops, natural vegetation, soil and watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.
- D164. All stormwater is to be piped to the existing system.
- D208. The building is not to be adapted for occupation as a separate occupancy or where relevant, adapted for commercial/industrial activities, without prior Development Consent.
- The use of the overnight sleeping accommodation is to be restricted to:-
- (1) The use by life savers who are members of the North Palm Beach Surf Life Saving Club where it is essential that they stay overnight on the premises for the practical execution of their life saving duties.
 - (2) The use for youth training and development programmes where overnight accommodation on the premises is essential for the practical and effective delivery of training and development progress.
- D210 Any further fencing is to be the subject of a new development application.



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E. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

NOTE: The issue of interim or partial Occupation Certificates is not permissible within the terms of this consent unless otherwise specifically stated. Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

NOTE: It is an offence to occupy the building or part thereof to which this consent relates prior to issue of an Occupation Certificate.

- E10. A certificate prepared by an appropriate qualified person is to be submitted for the following building components, certifying to the satisfaction of Council or the accredited certifier that the nominated works have been carried out in accordance with the Building Code of Australia, relevant Australian Standards and any conditions of Development Consent. Works are not to progress past this point until Council or the Accredited Certifier has confirmed that this condition has been satisfied (see copy of form attached).

Where this confirmation of compliance is issued by a private certifier, for the purposes of keeping a public record, a copy of the letter is to be forwarded to Council within 5 working days of the date of issue.

- E10d. Footings/slabs/piers/retaining walls FN-1
- E10f. Wall, roof frames and window location FM-1
- E10g. Wet areas WA-1
- E10h. Masonry construction, accessories and weatherproofing MC-1
- E10i. Glazing GL-1
- E10n. Roof cladding RC-1
- E12b. BCA certification BCA-1
- E12c. Structural certification SC-1
- E12d. Disabled facilities (Public Buildings/SEPP5) DF-1
- E16. On completion of the erection of the building, the Owner of the building shall submit to Council or the accredited certifier a **Fire Safety Certificate** with respect to each essential fire safety measure installed in association with the building - as listed on the Fire Safety Schedule. Such certificate must be received by Council or the accredited certifier prior to



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occupation of the building.

Copies of the Fire Safety Certificate(s) must also be forwarded by the Owner to the Commissioner of the NSW Fire Brigades, and copies displayed in a prominent location specified in the schedule, within the building.

- E31. Prior to the issue of the Occupation Certificate, an Accredited Certifier/Licensed Builder is to certify to the satisfaction of Council or the Accredited Certifier that the attached requirements of Department of Land and Water Conservation have been satisfied.
- E86. The **building** is not to be occupied or used until an Occupation Certificate has been issued, confirming that the project complies with the relevant standards and the conditions of development consent. The request for an Occupation Certificate is to be accompanied by a copy of all of the Compliance Certificates required by the conditions of development consent (see copy of form attached).

F. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Nil

G. ADVICE

- G1. You are reminded of your obligations under the provisions of the Disability Discrimination Act.
- G5. This approval does not prejudice any action in respect of upgrading the building pursuant to the provisions of the Section 121B of the Environmental Planning and Assessment (Amendment) Act, 1997.
- G23. Failure to comply with the relevant provisions of the Environmental Planning and Assessment Act, 1979 (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
- G24. The applicant is also advised to contact the various supply and utility authorities, ie Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area.
- G25. It is the Project Manager's responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with Council. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent Council from issuing the Occupation Certificate or the Building Certificate.
- G26. In accordance with Section 80A(1)(d) and (e) of the Act, any consent given shall be void if the development to which it refers is not commenced within two (2) years after the date of approval, provided that Council may, if good cause be shown, grant an extension of renewal of such consent beyond such period.



Pittwater Council

ABN 61 340 837 871

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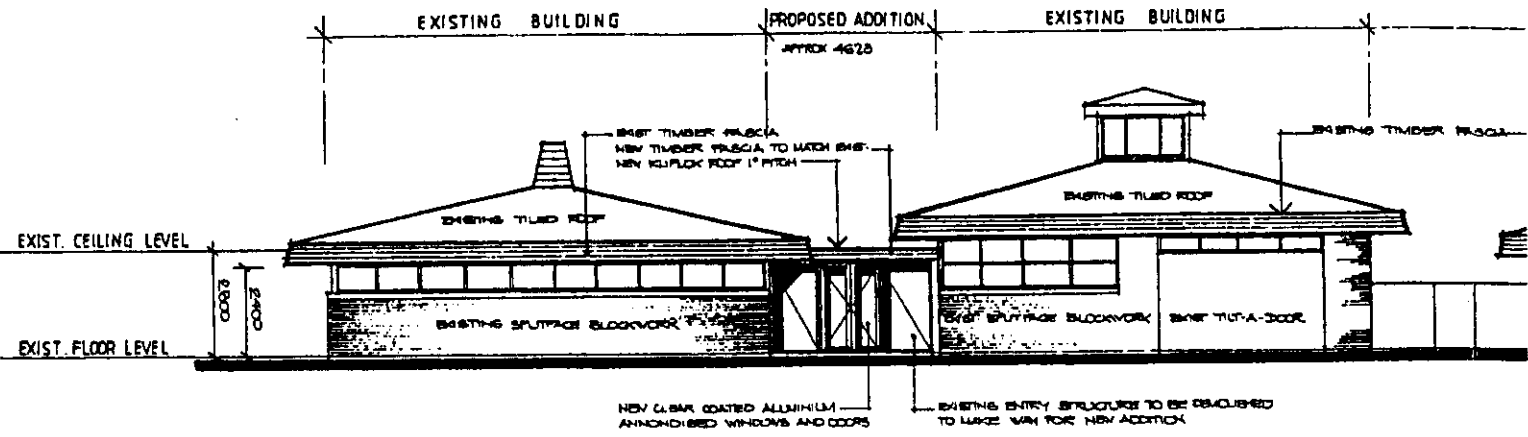
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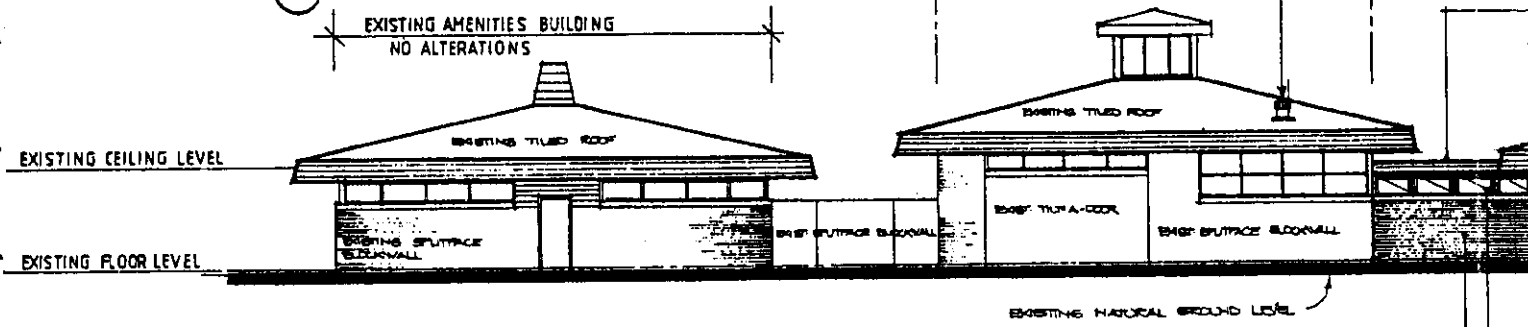
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NOTE: Council may be prepared to consider an extension of this Consent period for a further 12 months, however, the request for extension would have to be received during the initial 2 year period.

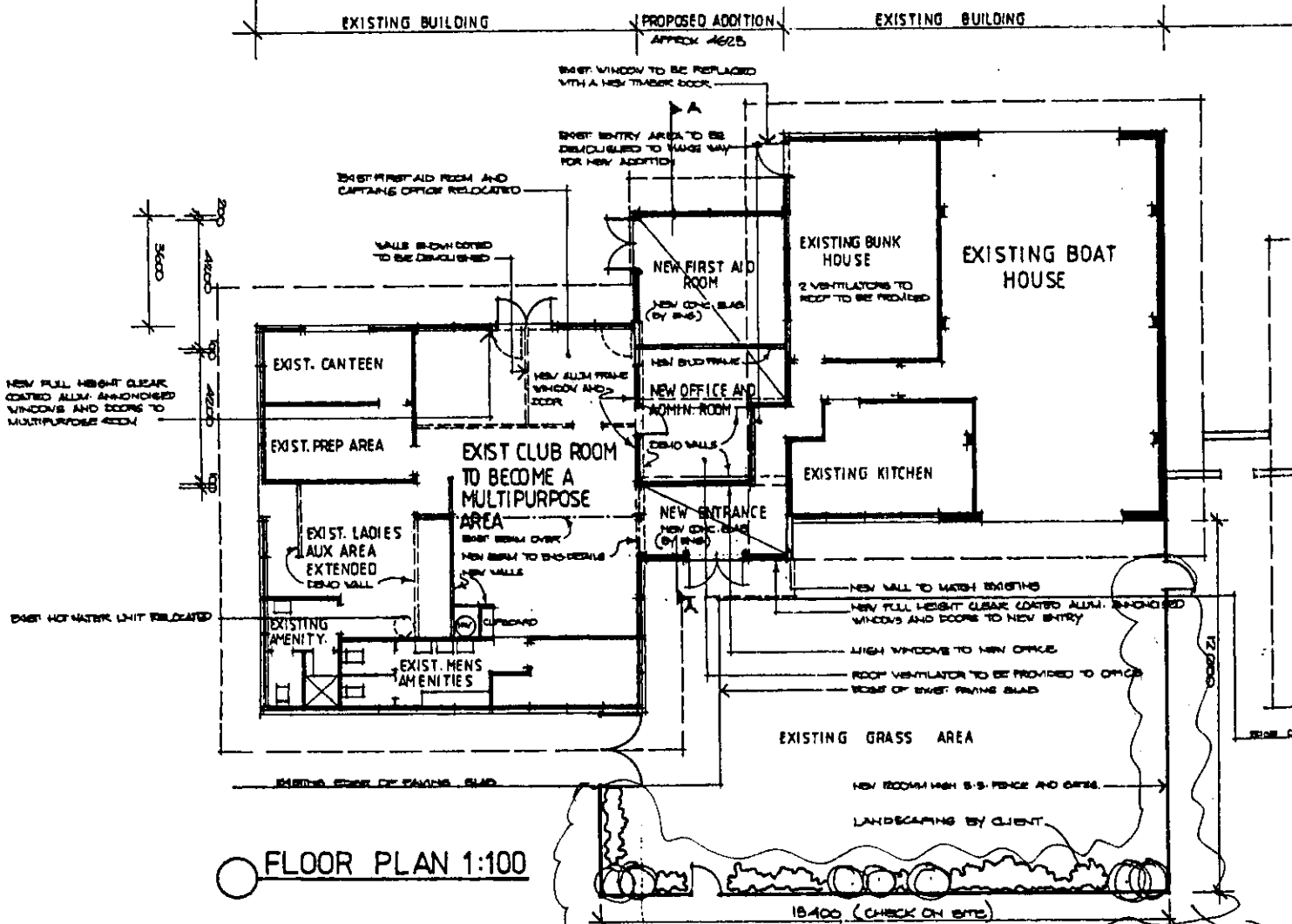
- G27. To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended).
- G28. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing together with a \$500 fee, within 28 days from the date of determination.
- G29. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 12 months of the date of endorsement of this Consent.
-



WEST ELEVATION 1:100



EAST ELEVATION 1:100



FLOOR PLAN 1:100

PARKING

DISABILITY ACCESS CONSULTANTS

STATEMENT OF DISABILITY ACCESS PROVISIONS IN THE ALTERATIONS TO EXISTING CLUB AREAS AT NORTH PALM BEACH SURF CLUB

3rd August 2004

REPORT
on
DISABILITY ACCESS PROVISIONS
IN THE PROPOSED ALTERATIONS
to
NORTH PALM BEACH SURF CLUB

A GENERALLY

1. This report assesses the provisions for people with a disability in the proposed project having regard to the intent of the Disability Discrimination Act 1992 [DDA].

As the DDA is essentially complaints based legislation under the auspices of the Federal Court of Australia and does not currently reference any standards or regulations, it is not possible to ensure compliance with it. For this reason the proposal is assessed against the standards referenced below.

2. The project consists of alterations to the existing surf club premises with less than 50% of the complex being added or altered.
3. The report was prepared for the North Palm Beach Club to outline the provisions of disability access and facilities for people with disabilities generally within the proposed development, all in accordance with the requirements of the Building Code of Australia, DCP 26 and the relevant Australian and other Standards including:-

AS1428 Design for access and mobility

Part 1 2001: General requirements for access - New building work.

Part 2:1992 Enhanced and additional requirements - Buildings and facilities

Part 4 Tactile Ground surface indicators for the orientation of people with vision impairment.

AS/NZS1680 Interior lighting

Part 0 Safe movement

AS/NZS 3661 Slip resistance of pedestrian surfaces

AS/NZS 4586 Slip resistance classifications of new pedestrian surface materials

4. We have attached our suggested "Conditions of Approval" without prejudice for council's possible use in 'Appendix 1'.
5. We have also attached a Company Profile of Disability Access Consultants Pty Ltd as 'Appendix 2'
6. We have also attached a 'Statement of Experience' as 'Appendix 3', for the author of this report, Mr. Trevor Beardsmore.

B THE OBJECTIVES OF THE DISABILITY DISCRIMINATION ACT 1992

B1 The objectives of the Disability Discrimination Act (1992), as amended 1999, and known as the D.D.A., are:

- (a) *To eliminate as far as possible, discrimination against persons on the ground of disability in the areas of:*
 - i) *Work, accommodation, education, access to premises, clubs and sport; and*
 - ii) *The provision of goods, facilities, services and land; and*
 - iii) *Existing laws; and*
 - iv) *The administration of Commonwealth laws and programs; and*
- (b) *To ensure as far as practical, that persons with disabilities have the same rights to equality before the law as the rest of the community; and*
- (c) *To promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.*

B2 Clause s.23.of the Act states that:

- 1) *It is unlawful for a person to discriminate against another person on the grounds of the other person's disability or a disability of any other of that person's associates:*
 - (a) *By refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled to enter or use (whether for payment or not); or*
 - (b) *In the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
 - (c) *In relation to the provision of access to such premises; or*
 - (d) *By refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*
 - (e) *In the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
 - (f) *By requiring the other person to leave such premises or cease to use such facilities.*

This section does not render it unlawful to discriminate against a person on the grounds of the person's disability in relation to the provision of access to premises if:

- (a) *The premises are so designed or constructed as to be inaccessible to a person with a disability; and*
- (b) *Any alteration to the premises to provide such access would impose unjustifiable hardship on the person who would have to provide that access.*

In the provision of minor alteration works such as this project, this unjustifiable hardship provision is not considered relevant or applicable.

- B.3 Whilst the D.D.A., makes it illegal to discriminate against people with a disability, in the provision of access to a building, this is not limited to physical disabilities, but includes sensory impairment, psychiatric disabilities, illness and even mothers with prams.

As noted previously, although the Disability Discrimination Act 1992, as revised, has now allowed for reference to disability access standards, at this time no standards have been referenced by the legislation and it remains essentially complaints based legislation under the auspices of the Federal Court of Australia.

It is not possible to determine compliance with the DDA, only the Federal Court can make this determination. Currently the Australian Building Codes Board (ABCB) issued a draft version of the proposed Disabilities Standards for public comment which has now concluded and public comments are being assessed, however there is no certainty that the draft standards will be adopted following this public consultation period.

For this reason the project have been assessed against the relevant access and related standards previously referenced in clause A.3, so as to endeavour to provide for the intent of the DDA as commonly understood, to be incorporated within the design.

This report on the provisions for disability access within the project, does not purport to be a certification of compliance with the DDA.

- B.4 It is also noted that Pittwater Council publish a document entitled "Development Control Plan No. 26 Accessibility. This document is referenced in this report where its provisions are more stringent or otherwise thought to be applicable.
- B.5 The draft "Process to Administer Building Access for People with a Disability" prepared by the Australian Building Codes Board under the direction of the Building Access Policy Committee (BAPC) to accompany the DDA Premises Standard, is known as the "Protocol".

The Draft Protocol requires that the entire building be made accessible when it is undergoing "*extensive building work*".

This is interpreted in the Protocol to be where in excess of 50% of the building is undergoing building work or where the work carried out over a 3 years period, affects more than 50% of the volume of the building.

This application affects far less than 50% of the development and therefore the Protocol does not require all of the premises to be upgraded to comply with the relevant access standards previously listed in Item A3 of this report.

All new building works however must be made accessible.

C ACCESS PROVISIONS

Access to the Premises

C1 Generally

The proposed works consist of a new first aid room, new office and administration room and a new entrance doors and sidelights at both front and rear. In addition the existing club room and existing ladies auxiliary areas are being altered to provide more usable space.

There is no provision in the alterations for any amended or additional sanitary facilities.

C2 Ramp design

Threshold ramps are indicated at all entry doors, these are to comply with Figure 10 of AS1428.1 being at 1:8 maximum gradient, 56mm maximum height and 450mm maximum width. Both ends of the threshold ramps are to have splayed returns.

There will be no more than 3mm vertical changes in levels.

C3 Doors.

All new doors are to have the operable leafs with a minimum 850mm clear opening.

Glazed doors and sidelights are required to have either a transom or a 75mm wide solid line at a height between 900mm and 1000mm, that has a 30% luminance contrast with the background against which it is viewed.

Door hardware is required to be of "D" lever or "D" pull designs.

Doors throughout should be finished such that they have a luminance contrast of 30% with their surrounds or frames, to assist people who have a vision impairment.

C4 Toilet facilities.

There is no work being undertaken in the area of the existing toilets, therefore there is no requirement under the Draft Protocol to provide a unisex accessible sanitary facility.

C5 Canteen

There is no building work being undertaken in the area of the existing canteen, therefore there is no requirement under the Draft Protocol to amend the design to make it comply with AS1428.2. It is noted that the existing counter height is reasonable.

C6 Signage.

Relevant information signage should be in a Sans Serif style such as Helvetica Medium or Arial as required by AS1428 in sentence case with a minimum luminance contrast of 30% to the background against which it is viewed.

Where ever possible pictographic representations should be used on signage.

The size of relevant information lettering will be based as a minimum on the sizes and viewing distances as noted in AS1428.2. However where possible public information signage will aim at the minimum preferred size of 15mm or 17.5mm per metre of viewing distance up to a maximum of 55mm.

Directional signage below 1600mm and above 1200mm must be raised tactile with a luminance contrast with the background of 30% and must incorporate the Braille equivalent.

Signage to facilities generally, should be raised tactile signage with symbols or lettering of a minimum 15mm high and a luminance contrast with the background of 30%, provided on or adjacent to the doors and mounted between 1200mm to 1600mm above the finished floor level. Where signage to facilities incorporates lettering, braille equivalent must be provided.

C7 Floor finishes.

All hard floor surfaces should be finished in accordance with the recommendations for slip resistance contained in AS/NZS 3661, "Slip resistance of pedestrian surfaces", and AS/NZS 4586, "Slip resistance classifications of new pedestrian surface materials."

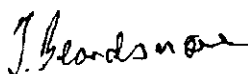
C8 Lighting.

Lighting throughout the public areas of the buildings are to be in accordance with AS/NZS1680, "Interior lighting" and AS/NZS1680 Part 0, "Safe movement" as a minimum.

Lighting along pathways around the building should have a minimum illumination level of 30 lux at ground level.

We are of the opinion that if the premises are built in accordance with drawing CD1B and this access report, the premises will comply with DCP 26, the BCA and relevant Australian Standards.

Signed
DISABILITY ACCESS CONSULTANTS PTY LTD


per
Trevor Beardsmore

'Appendix 1'**SUGGESTED CONDITIONS OF CONSENT (WITHOUT PREJUDICE).**

1. All new building works are to comply with DCP 26 and AS1428.1.
2. Threshold ramps are to be in accordance with Figure 10 of AS1428.1, being no wider than 450mm, no steeper than 1:8 and have a rise no greater than 56mm. The ends of the threshold ramps are to be returned.
3. There must be no change in level between adjoining surfaces of the new works greater than 3mm where vertical or 5mm where rounded or chamfered.
4. All hard floor surfaces to new public areas should be slip resistant and finished in accordance with the recommendations for slip resistance contained in AS/NZS 3661, "Slip resistance of pedestrian surfaces", and AS/NZS 4586, "Slip resistance classifications of new pedestrian surface materials."
5. All new doors are to be 850mm clear opening generally requiring a 920mm door leaf. The door handles are to be "D" lever type or "D" pull type at 1000mm above floor level. Doors must be capable of being unlocked and operated with one hand. Door handles are to have 30% luminance contrast with the door.
6. Light switches should be large rocker type switches, located between 900mm and 1100mm above the floor.
7. Information signage is to be in a Sans Serif style such as Helvetica Medium or Arial as required by AS1428 with a minimum luminance contrast of 30% to the background against which it is viewed.
Where ever possible pictographic representations should be used on signage.
8. Directional signage below 1600mm and above 1200mm must be raised tactile with a luminance contrast with the background of 30% and must incorporate the Braille equivalent.
9. Signage to facilities generally, should be raised tactile signage with symbols or lettering of a minimum 15mm high and a luminance contrast with the background of 30%, provided adjacent to the doors as required in AS1428.1 and mounted between 1200mm to 1600mm above the finished floor level. Where signage to facilities incorporates lettering, Braille equivalent must be provided.
10. Signage above 1600mm is to be of the minimum size of 15mm or 17.5mm per metre of viewing distance up to a maximum of 55mm high. The lettering must have a luminance contrast with the background of 30% and must incorporate the Braille equivalent.
11. All doors or door frames are to have 30% luminance contrast with the adjacent wall.
12. Lighting throughout the public areas of the buildings will be in accordance with AS/NZS1680, "Interior lighting" and AS/NZS1680 Part 0, "Safe movement" as a minimum.
13. Lighting along pathways and around the building should have a minimum illumination level of 10 lux at ground level.

'Appendix 2'

COMPANY PROFILE

Disability Access Consultants is a small Sydney based Access Consultancy and Architectural Practice specialising in accessible design and audits, possessing a range of skills and practical experience gained from working within the disability sector and the building construction and design industry for over 35 years.

The practice provides disability access consulting and resource services to architects, developers, owners, councils and other organisations requiring expert and responsive assistance with disability access advice, access audits, access action plans and other specific building access related issues. Trevor Beardsmore also often appeared as an Expert Witness in SEPP 5 related court cases. SEPP 5 has now been replaced by the "Seniors Living Policy".

The Principal of the company, Trevor Beardsmore possessed a wide range of experience in the construction industry before specialising in Disability Access issues. His original employment specialised in housing for the aged and his final year degree thesis at university was on that subject.

Trevor's depth of experience and knowledge of construction and disability requirements, enables the company to offer both innovative and practical solutions towards providing universal design concepts, which will properly cater for the needs of a variety of users including the aged and people with disabilities.

His long standing membership on the disability standards committee ME/64, responsible for the AS1428 series of standards, [Design for access and mobility], as well as numerous industry and council access committees and access working groups, ensures that we are well informed on all new developments. This knowledge is pivotal in assessing compliance with current and proposed disability access legislation and enables us to recommend appropriate, meaningful and cost effective responses to perceived access problems.

Trevor is the Vice President of the "Association of Consultants in Access Australia" and is an accredited member for all three disciplines (advice, auditing and design), he is a member of ACROD and is a member the ACROD NSW "Access and Mobility Committee."

Trevor was a member of D.U.A.P.'s steering committee on the development of a Model Code for Adaptable Housing and was a member of the Access Institute of Australia' steering committee. He was also a member of the City of Sydney Access Committee until it was disbanded.

The attached resume outlines some of Trevor's expertise and experience.

The company also draws on a wide range of associates in the disability industry for items of a specialised nature when and if required. These associates include specialists in landscape design for access, hearing augmentation design, visual impairment in regard to wayfinding and human movement with occupational therapists.

We are the Access Consultant and/or Auditor to some of Australia's largest property owners and managers, dealing with both major and smaller developments providing accessible design input, audits of design drawings, DA and CC reports for councils, site inspections, building access audits and reports and action plans based on our access audits.

'Appendix 3'**STATEMENT OF EXPERIENCE.****TREVOR BEARDSMORE B.Arch., Chartered Architect, R.A.I.A. Dip. Man. ACAA.**

Trevor is an architect, consulting in accessibility of buildings, an interest he has had since prior to graduation in 1965 when he was involved in group and individual housing for the aged for the Baptist Homes Trust. His final year degree thesis was entitled "The Psychological, Sociological and Physiological Aspects of Housing for Elderly People."

Since then he has worked at a number of architectural firms including Wilshire, Hodges & Weyland for 5 years, a firm who specialised in Housing for the Aged, Kevin J Curtin & Partners for 12 years, Peddle Thorp & Walker for 10 years and Dino Burattini & Associates for 8 years. He commenced his own practice in 1997.

Trevor is an accredited member of the "Association of Consultants in Access, Australia", which is the association set up by ACROD to register and accredit Consultants in Disability Access throughout Australia. He is currently the Vice President of the Association and chairman of the Membership Committee. His accreditation extends to all three listed categories including Design Services, Advisory Services and Auditing Services.

He sits on a number of Industry, Local Government and Standards Committees including Australian Standards Committee ME/64 - responsible for the AS1428 series, entitled "Design for access and mobility"; and the NSW Government's "Building Regulations Advisory Council" (B.R.A.C.) who is under the control of the Department of Infrastructure Planning and Natural Resources (DIPNR).

He is a past chairman of the Institute of Architect's "NSW Access Working Group," and is past chair of The Property Council of Australia's "Disability Access Working Party". He is currently a member of the Property Council's National Environment & Regulatory Control Committee's Technical Sub-committee.

He has been the access consultant or auditor to a number of Sydney's major property owners and management groups including AMP, Grace Bros., David Jones, Commonwealth Bank and KFPW (Knight Frank Price Waterhouse), working on existing and proposed retail, commercial, residential, and entertainment complexes. He recently audited 35 NSW Government Offices in the Sydney CBD and country NSW.

Trevor has also been access consultant to many individual property owners and developers for accessible design in their proposed developments as well as representing both councils and developers in numerous SEPP 5 and disability access related matters in the Land & Environment Court.

He was a member of DUAP's (now DIPNR) steering committee on the development of a Model Code for Adaptable Housing and assisted in the provision of consultancy advice for the preparation of the amendments to State Environmental Planning Policy No. 5 (Housing for Older People or People with a disability).

He has recently been appointed to the Building Access Policy Committee (B.A.P.C.) and previously had represented The Property Council on the Building Access Policy Committee as an alternate member as well as the "Building Access Technical Advisory Committee" (B.A.T.A.C.) set up by the Australian Building Codes Board (A.B.C.B.) to advise it on disability access matters for inclusion in the BCA. The B.A.P.C. was set up to determine the requirements for the proposed Disability Discrimination Act's referenced Standards

Trevor has also represented the NSW "Building Regulations Advisory Council" (B.R.A.C.) at all three Adelaide Conferences to examine variations and amendments to the Building Code of Australia (BCA). The last of these was held in December 1997 and the meeting spent 2 days examining the proposed BCA provisions of "Access for the Disabled" in conjunction with representatives of all state and territory administrations, the Attorney General's department and the Human Rights and Equal Opportunity Commission, (H.R.E.O.C).

He also represented the NSW BRAC as the Industry Representative at the Australian Building Codes Board's National Technical Summits in July 2000, September 2001 and July 2003 and also in July 2004 in Darwin representing the Property Council of Australia. These Technical Summits are held to determine proposed future amendments to the BCA, including disability access provisions which are aimed at the BCA being recognised as part of the future DDA standard currently being prepared for the Attorney General.

His involvement with representatives of the peak disability organisations on the B.A.P.C. and B.A.T.A.C. as well as the Australian Standards committees has assisted in his approach to negotiations on specific projects.

He is a member of ACROD and was a member the ACROD NSW "Access and Mobility Committee." He was also a member of the City of Sydney Access Committee until it was disbanded in 2003. He is currently a member of the Warringah Council's access committee.

Trevor was one of the keynote speakers at the Property Council of Australia's Seminar on "Disability Legislation and the Australian Building Code" held at the Maritime Museum Darling Harbour Sydney in 1999, presenting a paper entitled "How accessible is your building?"

More recently Trevor presented a paper on the "Changing face of Disability Access Legislation in regard to the Disability Discrimination Act, the Building Code of Australia and the proposed Disability Standards". This paper was also presented at the Maritime Museum Darling Harbour Sydney. A similar paper was also presented to the Royal Australian Institute of Architects.

He also presented a paper to the Association of Consultants in Access Australia's Accreditation Forum, on "The competencies required by an access consultant to work with the design profession."

Trevor has run "Disability Access Requirements and Information" discussions with a number of business organisations and developers including the AMP property division, informing them of their rights, obligations and opportunities regarding disability access issues.

Trevor is also an occasional lecturer on "Disability Legislation" at the TAFE accredited Graduate Certificate course for Commercial Property Management, run by the Property Council of Australia.

CONSTRUCTION MANAGEMENT PLAN

Consent Condition B.16

Due to the very minor scale of the project, few materials are required and with the exception of concrete blocks, will be stored inside the Boat Storage Area.

Blocks, only 180 required, will be stacked on the new First Aid Room slab and laid directly from this position. This area does not intrude into the public walkway.

The fabrication of stud walls, internal doors frames etc will take place inside the existing building.

All rubbish will be placed in a metal rubbish bin, removed as required. The bin will be positioned adjacent to the NE corner of the building of the East end of the (locked off) vehicle entry.

All trade vehicles will be parked in Clubs existing car park area, more than adequate for the scale of the project.

Traffic management is not an issue.

Our ref 83632/68
Date 23 August 2004

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Jeff Conen
1 Waratah Rd
Palm Beach
NSW 2108

ARUP

Dear Sir

**North Palm Beach Surf Life Saving Club
Structural Additions & Assessment of Roof drainage**

Structure

Please refer to the attached drawing 83632/68/S1 showing details for the structural slabs associated with the proposed additions.

Roof Drainage

The existing roof drainage system performs adequately and is capable of servicing the proposed additions.

Yours sincerely



Jim Forrest

Your ref DA reference no. NO978/02
Our ref 83632/68/ds
File ref G
Date 23 August 2004

www.arup.com

BY FAX AND POST

Jeff Conen
1 Waratah Road
Palm Beach NSW 2108
Fax 4457 1030

ARUP

Dear Jeff

**Modifications to North Palm Beach Surf Life Saving Club
Fire Safety Assessment**

This letter forms the fire safety assessment undertaken for the proposed modifications to North Palm Beach Surf Life Saving Club, in accordance with Conditions B13 and B37 of the Design Approval granted for the project (reference no. NO978/02).

Scope

The scope of the fire safety assessment is identified below.

- Carry out a general site inspection to assess the current level of fire safety achieved in the existing building. A detailed inspection of fire safety systems has not been undertaken.
- Assess the plans for the proposed modifications (drawing CD1B, dated Sept 2003)
- Prepare a brief report in letter format to identify the fire safety measures required in the building according to the Deemed to Satisfy (DTS) Provisions of the Building Code of Australia (BCA), and to make recommendations to ensure that an acceptable level of fire safety is achieved in the building.

Building Description

Building Use:	Surf Life Saving Club with sleeping accommodation, club room and boat house.
Class of occupancy:	3 & 9b
Type of construction required:	Type C
Rise in storeys:	1
Effective Height:	Less than 25m
Total floor area:	Approximately 355m ²

Existing Fire Safety Measures

The fire safety measures currently provided in the building, as identified during a site visit on 16th August 2004, are listed below.

- A number of exits distributed around the building which lead directly to outside, meeting the requirements of the BCA.
- Hardwired smoke alarms in the sleeping accommodation, and in the corridor outside the kitchen.
- Portable fire extinguishers.
- A fire hose reel in the main entrance.

Fire Safety Measures Required under the Building Code of Australia

The fire safety measures required for this building under the DTS Provisions of the BCA are listed below.

Deemed to Satisfy Provision E1.6 – Portable Fire Extinguishers

- Portable fire extinguishers to be provided in accordance with AS2444 to cover Class A fire risks, as the building has normally occupied fire compartments less than 500m² in area that are not provided with fire hose reels.

Deemed to Satisfy Provision E2.2 – Smoke Detection and Alarm Systems

- A smoke detection system to be provided in accordance with AS1670.1, as the building has sleeping accommodation for more than 20 children.
- The smoke detection system should activate a building-wide occupant warning system in the event that a fire is detected.

Deemed to Satisfy Provision E4.2 – Emergency Lighting

- Emergency lighting to be provided in the new entrance to the building in accordance with AS2293.1, as the building has a Class 9 part and has a floor area exceeding 100m².

Deemed to Satisfy Provision E4.5 – Exit Signs

- An exit sign to be provided above the exit doors in the new entrance to the building in accordance with AS2293.3, as the door serves as a required exit in a storey that has emergency lighting.

Recommendations

In order to meet the current DTS Provisions of the BCA, the building should be provided with a smoke detection and alarm system in accordance with AS1670.1, and emergency lighting and exit signs in accordance with AS2293.

Assuming they are currently tested to AS1851.1, the existing portable fire extinguishers will meet the DTS Provisions of the BCA.

The hose reel is not required in order to comply with the DTS Provisions of the BCA. However, it could be retained to provide additional property protection. Testing would need to be to AS1851.2 to ensure it is correctly maintained.

Essential Services and Maintenance

The fire safety measures required by the BCA and identified above form the essential services in the building. These are required to be maintained in accordance with the BCA and the relevant Australian Standards.

Table 1 – Essential services and maintenance schedule

Essential Service to be inspected/tested	BCA Clause(s)	Standard	Maintenance standard
Fire extinguishers (portable)	BCA E1.6	AS2444	AS1851.1
Fire detection and alarm systems	BCA Spec E2.2a	AS1670	AS1851.8
Emergency lighting	BCA Part E4	AS2293.1	AS2293.2
Exit signs	BCA Part E4	AS2293.3	AS2293.2

Assumptions and Limitations

The assumptions and limitations that apply to the fire safety assessment of the subject property are listed below. Any alterations to the design that result in the assumptions and limitations becoming invalid should result in a new fire safety assessment being undertaken.

- The 'lookout' area in the roof space above the boat house is a non-habitable room, and is not accessible for regular use.
- No excessive amount of flammable liquids and/or dangerous goods in excess of that allowed for by the relevant Australian Standards or regulatory authorities are stored in the building.
- All fire safety systems not specifically addressed in this assessment are assumed to meet the DTS Provisions of the BCA.
- All essential services will be designed and fully maintained in accordance with this report and relevant Australian Standards.
- The fire safety assessment excludes any consideration of arson, terrorism or other malicious act, including multiple fire scenarios, because these are not addressed within the BCA.
- The fire safety assessment does not assess the level of contents and property protection and business interruption within the subject building.
- Any change in building occupancy or any deviation from the implementation of the fire safety assessment may result in outcomes not anticipated within the assessment, and hence should be reviewed.

Conclusions

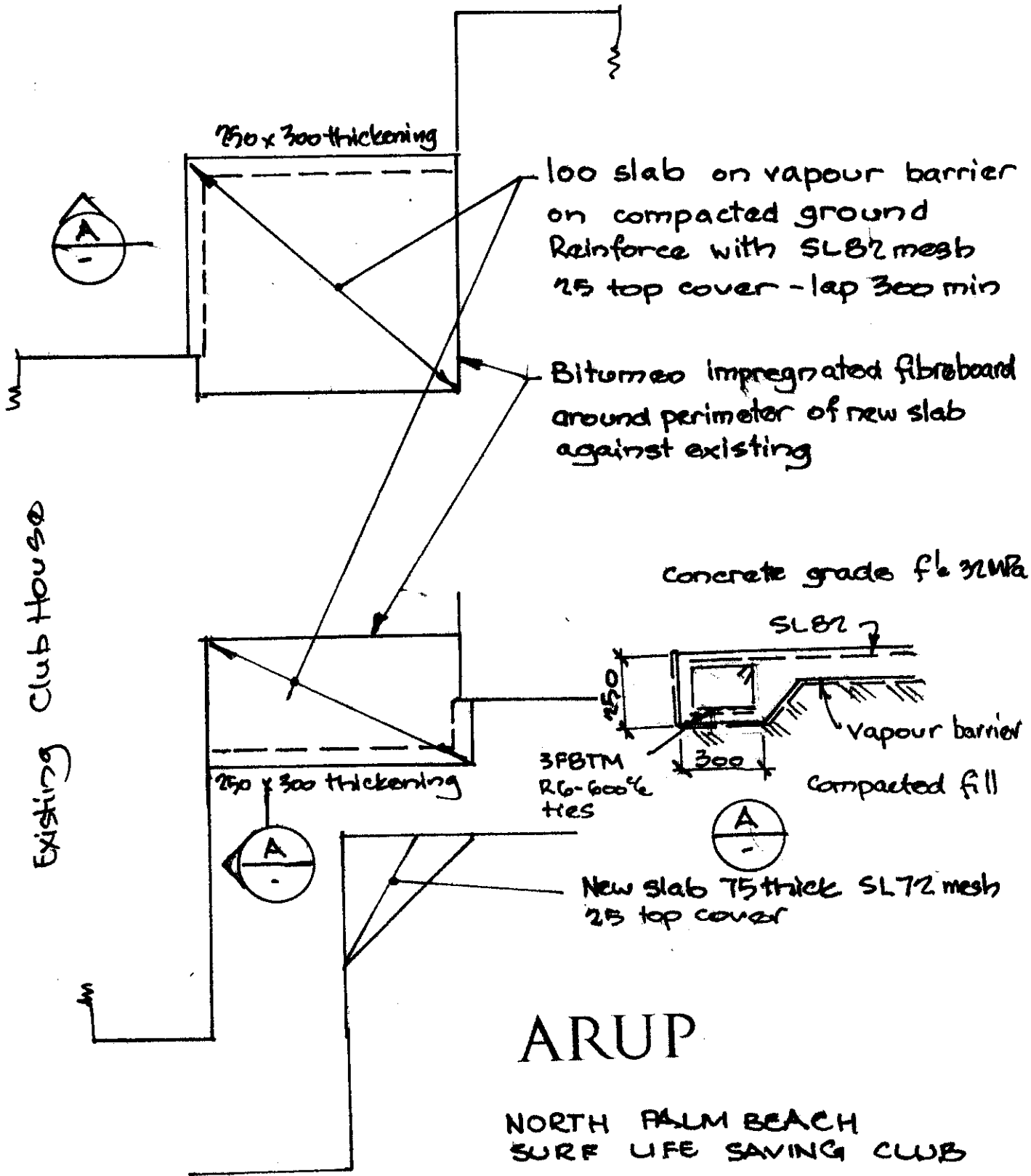
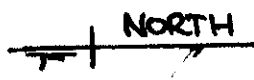
The building is to be upgraded as part of the proposed works to include the fire safety systems required by the BCA and identified in this assessment. In doing this, it is considered that the building will be brought into line with the current Deemed to Satisfy Provisions of the BCA.

If you have any queries regarding this matter, please do not hesitate to contact me.

Yours sincerely,
David Stow
Fire Engineer



Foundations to be approved for a safe bearing capacity of 100kPa
 Refer to Architects drawings for layout dimensions



Existing Club House

PART PLAN
(1:100)

ARUP

NORTH PALM BEACH
 SURF LIFE SAVING CLUB
 MODIFICATIONS TO EXISTING
 STRUCTURE - NEW SLABS

JOB: B3632/08 DRG SI.
 DATE: 23/8/2004
 BY: JF

SCHEDULE OF FINISHES

Consent Condition B.34

With the exception of the new doors and frames to the new Entry, the Club Multi-purpose Area and the new First Aid Room. All finishes and colours will be identical to existing materials and colours as follows.

Aluminium doors and frames as described above will be of commercial quality clear anodised to match existing Boathouse door and to cope with heavy use and the marine environment.

Glass to be standard grey to reduce glare from the water and the sand during surveillance from the Clubhouse.

Timber windows to new First Aid Room to match existing adjacent timber windows, paint finish to same colour as existing.

Block walls to First Aid Room to be cement rendered with 12mm render of four parts sand, one part off-white cement and one half part lime to blend with existing off-white split face blocks.

The rendered finish is to be coated with a clear anti-graffiti solution.

Fascias to be shiplapped fibre cement sheet, painted to match existing.

Roof sheeting, Kliplok colourbond metal sheeting to match existing.

Department of Lands

Land Administration & Management
Property & Spatial Information

Sydney Metropolitan Office-Crown Lands NSW10
Valentine Street, Parramatta NSW 2124
P O Box 3935, Parramatta NSW 2124
Telephone: 9895 7657; Facsimile: 9895 6227
www.lands.nsw.gov.au

Moody & Doyle Pty Ltd
Town Planners
1st Floor, Suite 102
25-29 Berry Street
NORTH SYDNEY NSW 2060

Your Ref: LD:OB:MISC48/12
Our Ref: MN82R32
Contact Officer: S. Connolly
Telephone: (02) 9895 6214
Email: Shane.Connolly@lands.nsw.gov.au

Dear Sir,

NORTH PALM BEACH SURF CLUB - MODIFICATION TO CONSENT
PPTY: GOVERNOR PHILLIP PARK (R56217)

Reference is made to your letter and attachments of 25 May, 2004 wherein you requested the Department's concurrence to the modification of plans for alteration and additions to the surf club building.

This Department has no objections to the amendment of the plans provided that they are in accordance with the conditions and specifications stipulated in Council's determination.

I note that you indicated that a copy of Council's letter was enclosed. Unfortunately it would appear that the copy was overlooked and I would appreciate if you could forward the copy for the Department's information.

Yours sincerely



Peter Mott
Acting Manager, Community Services
Sydney Metropolitan

18 JUN 2004



*Delivered to Council
18/11/03*

SECTION 96 MODIFICATION APPLICATION

DEVELOPMENT APPLICATION NO. N0978/02

PPTY: LOT 7005 DP 752046

NORTH PALM BEACH SURF LIFE SAVING CLUB,

GOVERNOR PHILIP PARK

1193 BARRENJOEY ROAD, PALM BEACH

1.0 Introduction:

On the 7 February, 2003 Pittwater Council granted consent to Development Application No. N0978/02 for Alterations and Additions to Surf Club Building at 1193 Barrenjoey Road, Palm Beach (Lot 7005 DP 752046). This consent is in force until the 7 February, 2005.

This Section 96 Modification application in respect of Development Consent No. N0978/02 seeks the following changes to the description of the development.

The Development Consent currently reads as follows:-

"The Development Application has been determined by the granting of consent based on information provided by the Applicant in support of the application, including the Statement of Environmental Effects, and in accordance with plans numbered Job No. 1201D, drawing No. 1, dated May, 2002, prepared by J. Drafting; Statement of Effects undated, prepared by North Palm Beach Surf Life Saving Club, as amended in red (shown clouded) or as modified by any conditions of this consent".

This Section 96 Modification seeks to replace "plans numbered Job No. 1201D, drawing No. 1 dated May, 2002" with the reference "plans numbered Job No. 1201D, drawing No. CD1A dated September, 2003 prepared by J.J. Drafting".

The following submissions provide reasons in support of the requested modification to the description of the proposed development.

2.0 Substantially the Same Development:

It should firstly be noted that the proposed modified development (as amended by the replacement of the plans with Plan No. CD1A) will be substantially the same development as that previously approved by Council.

Accordingly, the current application satisfies Section 96 (2) (a) of the Environmental Planning and Assessment Act 1979.

3.0 Consultation & Notification of Application:

Section 96 (2) (b) of the Act relating to consultation with the relevant Minister, public authority or approval body is applicable and in this regard Mr J. Filicamo of the Department of Infrastructure, Planning and Natural Resources has been contacted and raises no objection to the proposal subject to the application being referred to this Department for it's concurrence.

In relation to Section 96 (2) (c) & (d), it is assumed that Council will notify adjoining owners if required, pursuant to its Notification Development Control Plan.

4.0 Summary of Proposed Changes:

The requested modification incorporates the following works to North Palm Beach Surf Club:

- The existing club room is to become a multi-purpose area, similar to the works contained within the original consent.
- Construction of a new entrance, in the same location, but with a slightly different configuration to the works proposed in the original consent.
- New office and administration room is to be provided in conjunction with a new first aid room, (this is slightly different to the original plans as the first aid room projects approximately 3.6m further east than the approved plans).
- Two ventilators are to be provided to the existing bunkhouse. The original proposal was to replace the bunkhouse with a first aid room.
- No works are to be carried on the existing amenities building.
- The existing grass area (approximately 18.4m x 12m) is to be landscaped and fenced to enable this area to be used by children to ensure their safety as the area is in close proximity to the roadway and parking area.

5.0 Conclusion:

The proposed works contained within Drawing No. CD1A are likely to have less environmental impact than the originally approved proposal. The visible changes to the clubhouse consist of landscaping and fencing, the provision of a new entrance and first aid room as well as the enlargement of the ventilator on the roof of the central pavilion.

The proposed works are minor in both their visual and environmental impact and are unlikely to have any impact upon the landscape scenic quality of this visually sensitive location.

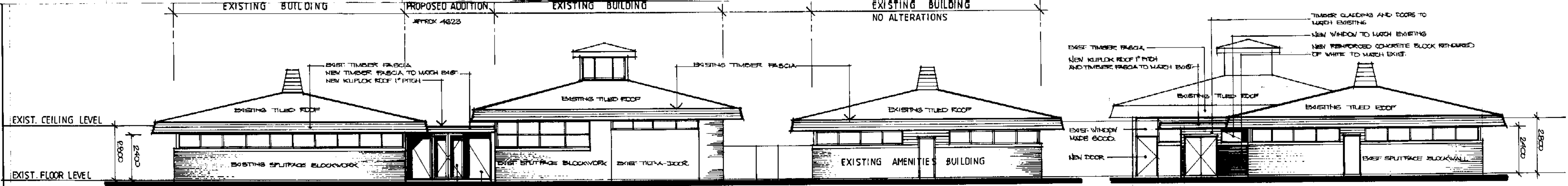
The proposed modification is reasonable and worthy of Council's support.

DATED: 17 November, 2003



LANCE DOYLE, Town Planner

M&D/MISC48-12/SECTION 96 MOD. APP.



WEST ELEVATION 1:100

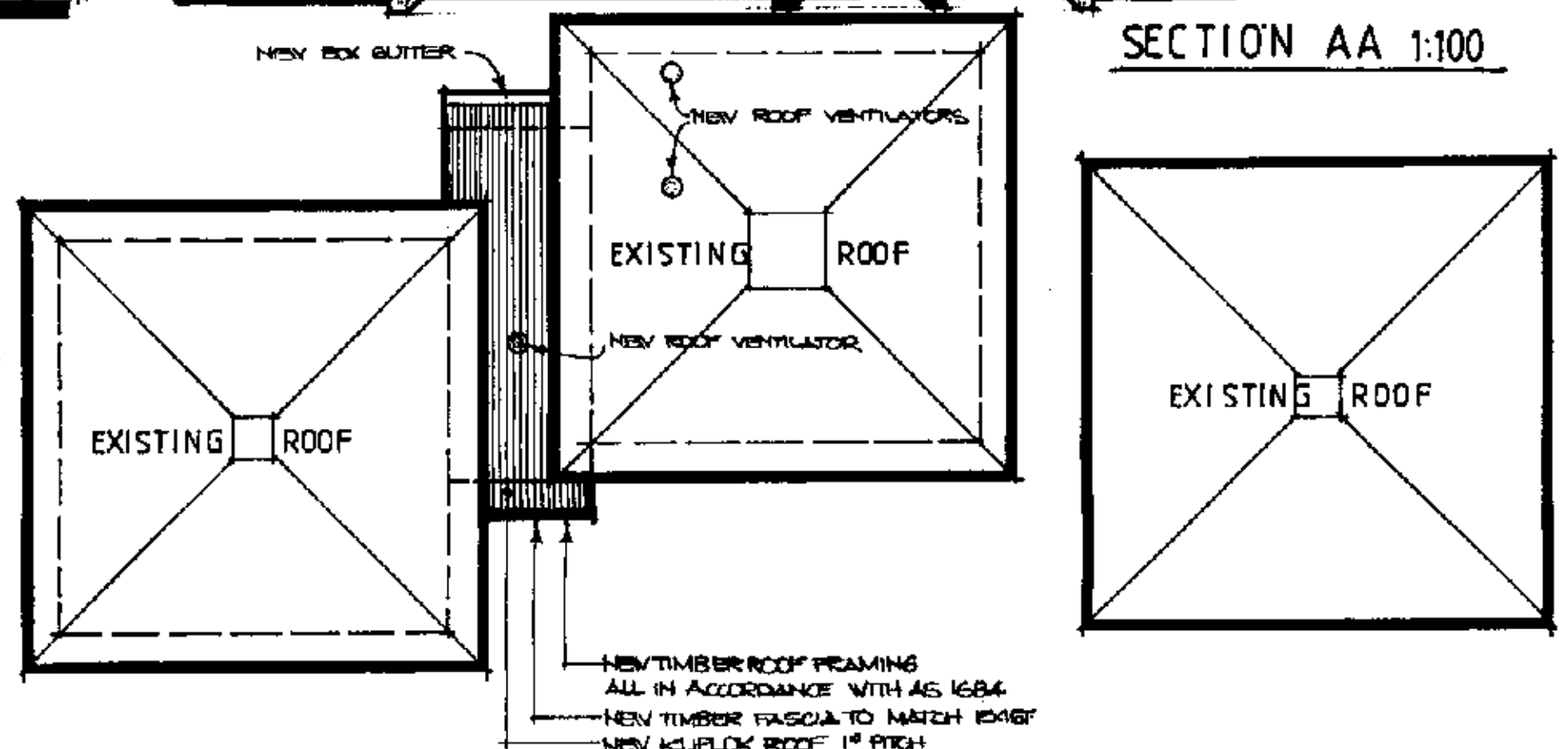
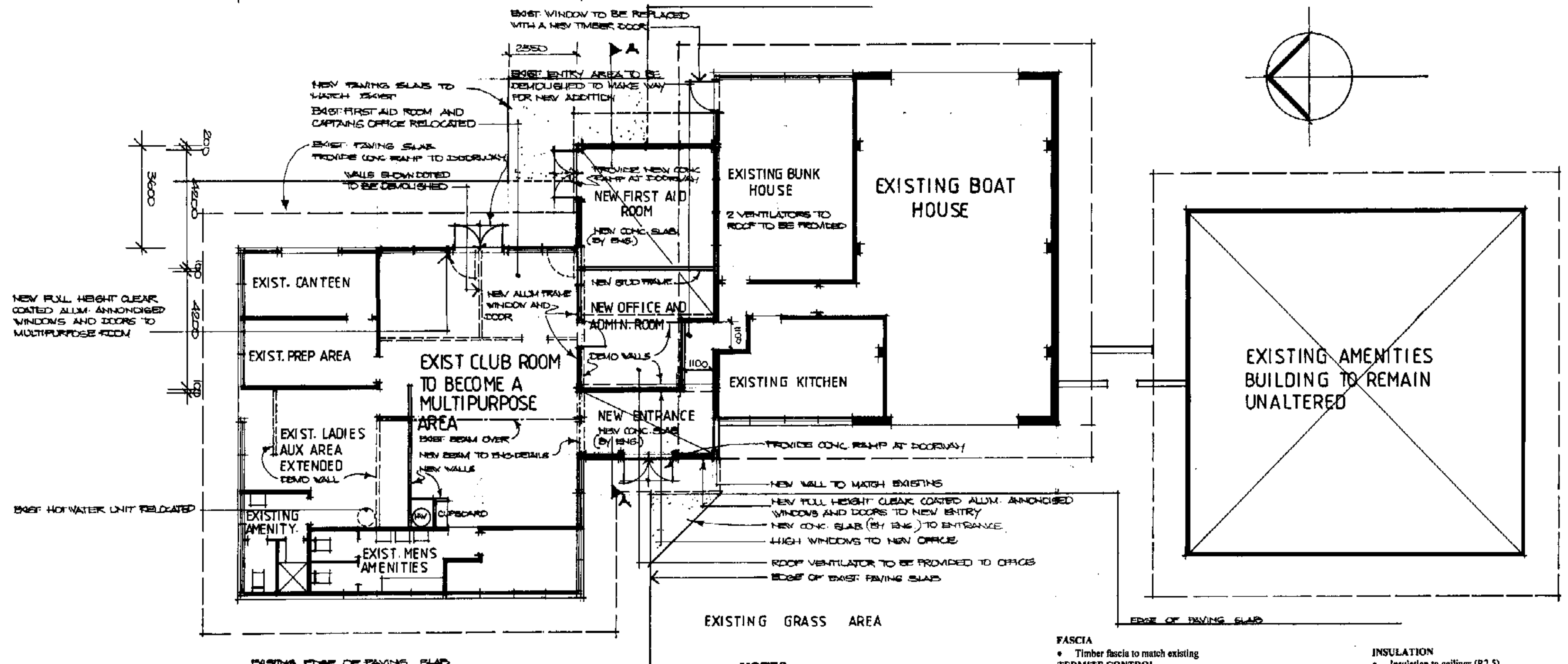
NORTH ELEVATION 1:100

EAST ELEVATION 1:100

SECTION AA 1:100

ROOF PLAN 1:200

FLOOR PLAN 1:100



AMENDMENTS:

- 6.9.03 'A' - NO NEW WORK OR ALTERATIONS WILL BE CARRIED OUT ON THE EXIST AMENITIES BUILDING
 - FIRST AID ROOM REDESIGNED
 - NEW ENTRANCE TO BE DESIGNED
 - FULL HEIGHT WINDOWS TO REPLACE EXIST HIGH WINDOWS TO MULTIPURPOSE AREA
 - EXIST MENS AND LADIES AMENITIES HEAR MULTIPURPOSE AREA TO REMAIN AS EXIST.
- B' 17.6.04**
- DELETION OF FENCING
 - PROVISION OF CONC RAMP AT NEW COURTYARD
 - CONC SLABS TO PERIMETER OF NEW ADDITION.

EXTERNAL WALLS

- Rendered concrete block walls
- Timber cladding above openings to match existing
- DOORS AND WINDOWS
- Timber framed doors to match existing
- Clear coated aluminium frame annodised window and doors
- Weather strips to be provided to all external windows and doors

WASTE MANAGEMENT

- All waste shall be taken away by trucks to a suitable landfill or recycle depot
- All waste shall be covered during transportation.
- Waste generated during construction shall be placed in steel bins and taken away by an approved contractor to an approved landfill site

SERVICES

- All services are existing and shall be connected to the proposed new addition

SEDIMENT CONTROL

- A filter cloth system shall be installed to stop any sediment entering councils stormwater system

NOTES

- GENERAL**
- All structure including stormwater and drainage to engineers details
 - Do not obtain dimensions by scaling drawings
 - All dimensions are to be checked on site
 - These drawings are to be read in conjunction with all other consultants drawings and specifications
 - All workmanship and materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local Council requirements
 - New materials are to be used throughout unless otherwise noted
 - Structures shown dotted are to be removed
 - For concrete footings and any structural beams or other structural members are to be designed and endorsed by a practising engineer.
 - Builder to make good all new and existing works

FASCIA

- Timber fascia to match existing

TERMITE CONTROL

- To AS 3660.1

TIMBER FRAMING

- Use treated timber where required for durability
- Do not use timber unsuitable for exposure to moisture in exposed location
- All workmanship and materials shall be in accordance with AS 1684 and 1720 as applicable
- Provide structure bracing in accordance with AS 1684
- Provide structure tie down in accordance with AS 1684 use galvanised fixings where exposed to weather.

CONCRETE

- All workmanship and materials shall be in accordance with current editions of the AS 3600.
- Footings to be in accordance with AS 1480
- All reinforcements shall conform to AS 1302, AS 1303 and AS 1304.

INSULATION

- Insulation to ceilings (R2.5)

FLOORS

- Concrete slab
- Colorbond Kliplok roof sheeting

ROOFING

- New downpipes are to be connected into the existing stormwater drainage system to the requirements of the Sydney Water

GUTTERS AND DOWNPIPES

- Gutters and downpipes to match existing
- Minimum slope of eaves and gutters 1:200

FLASHING AND CAPPING

- Selection and installation of metal rainwater goods refer to AS 2180
- Flesh projections above the roof with two part flashings consisting of apron flashing and an over flashing, with at least 100mm overlap. Provide for independent movement between roof and projection

JDRAFTING

7/85 Pacific Parade Dee Why 2099
 Telephone 99714363 Mobile 0414 717641
 Fax 9971 8611 ABN 28 102 388 978
 JTKA JANKOVEC

Client:
North Palm Beach Surf Club

Project:
Proposed Alterations and Additions to North Palm Beach Surf Club Amendments to Approved D.A. Drawings

Title:
Plans, Elevations and Section

Date Sept. 2003 Job No 1201D
 Scale 1:100, 1:200
 Drawn J.J. Dwg No CD 1 B

R# 149241

Walmart Supercenter

1000 Walmart Dr

TAX INVOICE OFFICIAL RECEIPT

Invoice No: 149241

Invoice Date: 08/21/2014

1000 WALMART DR
MOUNTAIN VIEW, TX 76155

Quantity	Description	Unit Price	Total Price
1	1000 Walmart Dr	1000.00	1000.00
1	1000 Walmart Dr	1000.00	1000.00
1	1000 Walmart Dr	1000.00	1000.00
1	1000 Walmart Dr	1000.00	1000.00
1	1000 Walmart Dr	1000.00	1000.00

Total Amount: 5000.00
Sales Tax: 500.00

Amount	Description
5000.00	Total
500.00	Sales Tax
5500.00	Total Due
5500.00	Amount Paid
0.00	Balance Due

Invoice Total: 5500.00
Amount Paid: 5500.00