

MCKENZIE
GROUP CONSULTING

TRANSMITTAL FORM

To	Pittwater Council	Project No	02806
Address	PO Box 882, Mona Vale, 1660		
Attention	Rowan Hookway	Date	30 may 2008
Project	17 Seabeach Avenue, Mona Vale		
From	Tim DeBeck		
Method of Delivery			
<input checked="" type="checkbox"/> Mail	<input type="checkbox"/> Courier	<input type="checkbox"/> By Hand	<input type="checkbox"/> Collected <input type="checkbox"/> Other
Subject	Construction Certificate No 07/1909-2		

Dear Rowan

We are pleased to provide one (1) original and one (1) copy of the Construction Certificate No 08/1909-2 with its attachment for your record

Attachments

- 1 Fire safety schedule
- 2 Application for Occupation Certificate
- 3 Installation Certificate in accordance with Portable Fire Extinguishers prepared by P E Schooley Pty Ltd t/a Touchstone Constructions dated 14 May 2008
- 4 Installation Certificate in accordance with Mechanical Ventilation prepared by Joel Lawrence Dullard t/a Aircon Mid North Coast dated 19 May 2008
- 5 Installation Certificate in accordance with Emergency Lighting & Exit Signs prepared by Simon McKay Electrical Pty Ltd dated 14 May 2008
- 6 Installation Certificate in accordance with Fire Hydrants Systems prepared by George Family Trust t/a Harbord Plumbing Services dated 6 May 2008
- 7 Installation Certificate in accordance with Fire Hose Reels prepared by George Family Trust t/a Harbord Plumbing Services dated 6 May 2008
- 8 Installation Certificate in accordance with Smoke Detection & Alarm Systems prepared by Simon McKay Electrical Pty Ltd dated 14 May 2008
- 9 Installation Certificate in accordance with Mechanical Systems prepared by Joel Lawrence Dullard t/a Aircon Mid North Coast dated 19 May 2008

Transmittal Form - Client

Issued 13 2 03

BUILDING REGULATIONS CONSULTANTS

Level 6 / 189 Kent Street Sydney New South Wales 2000
Telephone 02 8298 6800 Facsimile 02 8298 6899 email@mckenzie group com au
www mckenzie group com au

Offices in Melbourne and Brisbane



- 10 Installation Certificate in accordance with Plumbing prepared by George Family Trust t/a Harbord Plumbing Services dated 6 May 2008
- 11 Installation Certificate in accordance with Stormwater Discharge prepared by George Family Trust t/a Harbord Plumbing Services dated 6 May 2008
- 12 Installation Certificate in accordance with Electrical prepared by Simon McKay Electrical Pty Ltd dated 14 May 2008
- 13 Installation Certificate in accordance with Fire Rating of External Walls (Masonary & Plasterboard Combination) prepared by P E Schooley Pty Ltd t/a Touchstone Constructions dated 26 May 2008
- 14 Installation Certificate in accordance with Glazed Assemblies prepared by Boka Aluminium Windows Pty Ltd dated 15 May 2008
- 15 Installation Certificate in accordance with Waterproofing (bathroom Floors) prepared by P E Schooley Pty Ltd t/a Touchstone Constructions dated 26 May 2008
- 16 Installation Certificate in accordance with Waterproofing (Level 1 External Terrace & Shower Walls) prepared by Wikes Pty Ltd dated 28 May 2008
- 17 Installation Certificate in accordance with Carpark & Roadways prepared by C & C Asphalt Pty Ltd dated 21 May 2008
- 18 Final Fire Safety Certificate in accordance with Portable Fire Extinguishers Mechanical Ventilation Emergency Lighting & Exit Signs Fire Hydrant System Fire Hose Reels Smoke Dection & Alarm Systems and Mechanical Systems prepared by Universal Childcare dated 27 May 2008
- 19 Installation Certificate in accordance with Fire Rating of External Walls (Masonary & Plasterboard Combination) prepared by P E Schooley Pty Ltd t/a Touchstone Constructions dated 14 May 2008
- 20 Fire Door Certificate in accordance with AS/NZS 1530 4 and AS/NZS 1905 1 prepared by Ikon Doors Pty Ltd dated 21 May 2008
- 21 Structural Inspection Certificate prepared by Patrdge Partners dated 15 May 2008
- 22 Structural Inspection Schedule job number 2007-0141 prepared by Patrdge Partners Pty Limited
- 23 Installation Certificate in accordance with Handrails prepared by Southern Cross Pool & Garden Fencing dated 21 May 2008
- 24 Facsimile prepared by Woodpeak Australia Pty Ltd dated 23 May 2008
- 25 Test Report number 7-548068-AQ prepared by AWTA Textile Testing dated 21 September 2006
- 26 Certificate of Test report number FNR G128C dated 18 April 2004
- 27 Fire Test Results – Floor Radiant Panel & Cone Calorimeter prepared by Armstrong Worlds Industries (Australia) Pty Ltd dated 11 August 2004
- 28 Test Report number 7-456305-AQ prepared by AWTA Textile Testing
- 29 Test Report number 7-519905-AN prepared by AWTA Textile Testing dated 24 June 2003
- 30 Finalisation Report prepared by Touch Stone Constructions dated 27 May 2008
- 31 Dilapidation Report Prepared by Craigmar Consulting Services Pty Ltd dated 27 October 2007
- 32 Notification Confirmation prepared by NSW Food Authority dated 10 April 2008
- 33 Correspondence with regards to Certification and Notification of the DA prepared by Pittwater Council dated 27 May 2008
- 34 letter regarding Practical Completion Certificate in accordance with Development Approval Condition E7 prepared by Leuchars Partners dated 27 May 2008
- 35 Letter in accordance with Accessibility Occupancy Certification prepared by MGAC dated 29 May 2008
- 36 Letter with regards to Evacuation Plan prepared by Mersonn dated 7 April 2008
- 37 Letter with regards to Emergency and Evacuation plan prepared by Universal Childcare dated 26 May 2008
- 38 Fire Evacuation Plan



If you require further information please contact me on (02) 8298 6800

Regards

Tim DeBeck
Building Surveyor
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Copy To	Attention	Address





MCKENZIE
GROUP CONSULTING

OCCUPATION CERTIFICATE No 08/1909-2

issued under the Environmental Planning and Assessment Act 1979 Sections 109C (1) (c) and 109H

Owner
Name Universal Childcare
Address L3 / 339 Military Road Mosman NSW 2088

Property Details
Address 17 Seabeach Avenue Mona Vale
Lot No 8
DP No 7522
Municipality Pittwater Council

Building Details
Part Whole Building
Use Childcare Centre
BCA classification 9b

Development Consent
Certificate no DA 637/06
Date of Determination 12 October 2007

Construction Certificate
Certificate no 07/1909 1
Date of Determination 7 December 2007

Determination
Type of Certificate Final
Approved/Refused Approved
Date of Determination 30 May 2008

- Attachments**
- 1 Fire safety schedule
 - 2 Application for Occupation Certificate
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 - 4 Installation Certificate in accordance with Mechanical Ventilation prepared by Joel Lawrence Dullard t/a Aircon Mid North Coast dated 19 May 2008
 - 5 Installation Certificate in accordance with Emergency Lighting & Exit Signs prepared by Simon McKay Electrical Pty Ltd dated 14 May 2008
 - 6 Installation Certificate in accordance with Fire Hydrants Systems prepared by George Family Trust t/a Harbord Plumbing Services dated 6 May 2008

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- 7 Installation Certificate in accordance with Fire Hose Reels prepared by George Family Trust t/a Harbord Plumbing Services dated 6 May 2008
 - 8 Installation Certificate in accordance with Smoke Detection & Alarm Systems prepared by Simon McKay Electrical Pty Ltd dated 14 May 2008
 - 9 Installation Certificate in accordance with Mechanical Systems prepared by Joel Lawrence Dullard t/a Aircon Mid North Coast dated 19 May 2008
 - 10 Installation Certificate in accordance with Plumbing prepared by George Family Trust t/a Harbord Plumbing Services dated 6 May 2008
 - 11 Installation Certificate in accordance with Stormwater Discharge prepared by George Family Trust t/a Harbord Plumbing Services dated 6 May 2008
 - 12 Installation Certificate in accordance with Electrical prepared by Simon McKay Electrical Pty Ltd dated 14 May 2008
 - 13 Installation Certificate in accordance with Fire Rating of External Walls (Masonary & Plasterboard Combination) prepared by P E Schooley Pty Ltd t/a Touchstone Constructions dated 26 May 2008
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 - 15 Installation Certificate in accordance with Waterproofing (bathroom Floors) prepared by P E Schooley Pty Ltd t/a Touchstone Constructions dated 26 May 2008
 - 16 Installation Certificate in accordance with Waterproofing (Level 1 External Terrace & Shower Walls) prepared by Wikes Pty Ltd dated 28 May 2008
 - 17 Installation Certificate in accordance with Carpark & Roadways prepared by C & C Asphalt Pty Ltd dated 21 May 2008
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 - 19 Installation Certificate in accordance with Fire Rating of External Walls (Masonary & Plasterboard Combination) prepared by P E Schooley Pty Ltd t/a Touchstone Constructions dated 14 May 2008
 - 20 Fire Door Certificate in accordance with AS/NZS 1530.4 and AS/NZS 1905.1 prepared by Ikon Doors Pty Ltd dated 21 May 2008
 - 21 Structural Inspection Certificate prepared by Patridge Partners dated 15 May 2008
 - 22 Structural Inspection Schedule job number 2007-0141 prepared by Patridge Partners Pty Limited
 - 23 Installation Certificate in accordance with Handrails prepared by Southern Cross Pool & Garden Fencing dated 21 May 2008
 - 24 Facsimile prepared by Woodpeak Australia Pty Ltd dated 23 May 2008
 - 25 Test Report number 7-548068-AQ prepared by AWTATextile Testing dated 21 September 2006
 - 26 Certificate of Test report number FNR G128C dated 18 April 2004
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 - 36 Letter with regards to Evacuation Plan prepared by Mersonn dated 7 April 2008
 - 37 Letter with regards to Emergency and Evacuation plan prepared by Universal Childcare dated 26 May 2008
 - 38 Fire Evacuation Plan
-



ATTACHMENT 1
Fire Safety Schedule

(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
1	Automatic Fire Detection and Alarm System	BCA Spec E2 2a & AS 1670 – 2004
2	Emergency Lighting	BCA Clause E4 2 E4 4 & AS/NZS 2293 1 – 2005
3	Emergency Evacuation Plan	AS 3745 – 2002
4	Exit Signs	BCA Clauses E4 5 E4 6 & E4 8 and AS/NZS 2293 1 – 2005
5	Fire Blankets	AS 2444 – 2001
6	Fire Hose Reels	BCA Clause E1 4 & AS 2441 – 2005
7	Fire Hydrant System	Clause E1 3 & AS 2419 1 – 2005
8	Lightweight Construction	BCA Clause C1 8 & AS 1530 3 – 1999
9	Mechanical Air Handling System	BCA Clause E2 2 AS/NZS 1668 1 – 1998 & AS 1668 2 – 1991
10	Paths of Travel	EP&A Reg 2000 Clause 186
11	Portable Fire Extinguishers	BCA Clause E1 6 & AS 2444 – 2001





M c K E N Z I E
GROUP CONSULTING

APPLICATION FORM / APPOINTMENT OF PRINCIPAL
CERTIFYING AUTHORITY / NOTICE OF COMMENCEMENT

Environmental Planning and Assessment Act 1979 Sections 81A(b1)(i) 81A (2) 81A (4) 86(1) 86(2) and 109C (1) (b)

I/We the undersigned hereby make application to McKenzie Group Consulting (NSW) Pty Ltd for

- ☒ Construction Certificate
☐ Complying Development Certificate
☒ Occupation Certificate

To appoint Mark Cogo from McKenzie Group Consulting (NSW) Pty Ltd as
the Principal Certifying Authority for the project

Applicant	Name <u>Universal Childcare</u> Address <u>Level 3 339 Military Road Norman 2088</u> Tel <u>8968 1500</u> Fax <u>9908 5826</u>
Owner of building (if not Applicant)	Name <u>As Above.</u> Address _____ Tel _____ Fax _____
Consent of all owner(s) (Signatures)	I/We consent to this application <u>[Signature]</u>
Subject land	Address <u>17 Seabeach Ave</u> <u>Wona Vale</u> Lot/Portion <u>8</u> Section <u>H</u> DP No <u>7522</u> Municipality <u>Pittwater</u>
Description of development <input checked="" type="checkbox"/> Building work	Description <u>Renovation of existing Building</u> <u>to become a 66place Childcare centre</u>

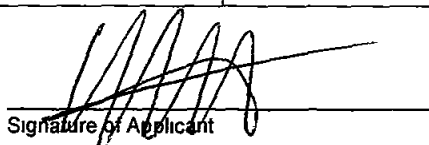
BUILDING REGULATIONS CONSULTANTS

McKenzie Group Consulting (NSW) Pty Ltd - ACN 093 211 995

Suite 601 Level 6 / 189 Kent Street Sydney New South Wales 2000

Telephone 02 8298 6800 Facsimile 02 8298 6899 www.mckenziegroup.com.au

Building Code of Australia building classification As nominated on the development consent	Part	_____
	Use	_____
	BCA Class	<u>91</u>
Development Consent	Consent No	<u>L+E 10003 of 2007</u>
	Date of determination	<u>12 October 2007</u>
Construction Certificate/ Complying Development Certificate	Certificate No	<u>07/1909-1</u>
	Date of determination	<u>7/12/07</u>
Principal Certifying Authority	Name	I <u>Mark Cogo</u> of McKenzie Group Consulting (NSW) Pty Ltd ACN 093 211 995 consent to being appointed as the Principal Certifying Authority
	Address	Level 6 189 Kent Street Sydney NSW 2000
	Tel	02 8298 6800
	Signed	Accredited Certifier Grade BPB Registration No <u>066</u>
Value of work (building)	\$	<u>1,000,000</u>
Date work is to commence	Date	<u>12 November 2007</u>
Date of receipt (to be completed by certifying authority)	Date	<u>December</u> <u>11/07</u>
Builder/owner builder (if known to be completed in the case of proposed residential building work)	Name	<u>TBA</u>
	Address	_____
	License No/Permit No	_____
Compliance with Development Consent or Complying Development Certificate	Have all conditions required to be satisfied prior to the commencement of work been satisfied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (conditions may include payment of security s 94 contributions endorsement of building work plans by water supply authority etc)	
Home Building Act 1989 Requirements (see note 1)	Principal Certifying Authority has been advised of the requirements of CI 78C of the Regulation? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
Schedule	The attached schedule is required to be completed for the purposes of providing information to the Australian Bureau of Statistics	
Right of appeal	Under s 109K where the certifying authority is a council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision	


Signature of Applicant

Rowan Hooksway
Name of Applicant

Scope of Works

WORKS

Please tick where appropriate

New building separate from any other structure

☐

Alterations and/or additions to existing building

External/Façade work

☒

Alterations to structural elements of the building

☒

Alterations to fire rated elements

☒

Alterations to plumbing/hydraulics

☒

Alterations to electrical

☒

Alterations to mechanical services (including moving vents and/or duct work)

☒

Alterations to Emergency Lighting and Exit Signs

☒

Alterations to Smoke Detection and Alarm System (including moving detectors)

☒

Alterations to Sprinkler System (including moving sprinkler heads)

☐

Alterations to EWIS

☐

Alterations to Fire Hose Reels

☒

Alterations to Fire Hydrants

☐

Stormwater works

☐

Civil works

☐

Schedule to Application

Particulars of the Proposal

What is the area of the land (m²) 929

Gross floor area of existing building (m²) 503

What are the current uses of all or parts of the building(s)/land? (If vacant state vacant)

Location New Vacant but previously a gymnasium

Location Use

Location Use

Location Use

Does the site contain a dual occupancy? ☐ Yes ☒ No

What is the gross floor area of the proposed addition or new building (m²) 503

What are the proposed uses of all parts of the building(s)/land?

Location 66 place child care centre

Location Use

Location Use

Location Use

Materials to be Used

Place a tick (✓) in the box which best describes the materials the new work will be constructed of

Walls			Roof		
		Code			Code
<input checked="" type="checkbox"/>	full brick/single brick/concrete block	11	<input type="checkbox"/>	concrete/ terracotta tiles or shingle	10
<input type="checkbox"/>	brick veneer	12	<input type="checkbox"/>	concrete/slate	20
<input type="checkbox"/>	concrete/masonry	20	<input type="checkbox"/>	fibrous cement	30
<input type="checkbox"/>	fibrous cement/hardiplank	30	<input checked="" type="checkbox"/>	steel	60
<input type="checkbox"/>	timber/weatherboard	40	<input checked="" type="checkbox"/>	aluminum	70
<input type="checkbox"/>	curtain glass	50	<input type="checkbox"/>	fibreglass/other	80
<input type="checkbox"/>	steel	60			
<input type="checkbox"/>	cladding-aluminum	70			
<input type="checkbox"/>	other	80			
<input type="checkbox"/>	unknown	90			
Floor			Frame		
		Code			Code
<input checked="" type="checkbox"/>	timber	10	<input checked="" type="checkbox"/>	timber	40
<input checked="" type="checkbox"/>	concrete	20	<input checked="" type="checkbox"/>	steel	60
<input type="checkbox"/>	other	80	<input type="checkbox"/>	other	80
<input type="checkbox"/>	unknown	90	<input type="checkbox"/>	unknown	90

Notes for completing APPLICATION FORM / APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY / NOTICE OF COMMENCEMENT

Note 1 Home Building Act 1989 requirements in case of building work that involves residential building work (within the meaning of the Home Building Act 1989) attach the following

- (a) in the case of work by a licence under that 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 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 reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition 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

The following information must accompany applications for a construction certificate for building and subdivision work

Building Work

In the case of an application for a construction certificate for **building work**

- a) copies of compliance certificates relied upon
- b) four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to

- show a plan of each floor section
- show a plan of each elevation of the building
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
- indicate the height, design, construction and provision for fire safety and fire resistance (if any)

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications, the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give particulars of any second hand and give particulars of any second hand materials to be used
- c) where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by
 - details of the performance requirements that the alternative solution is intended to meet, and
 - details of the assessment methods used to establish compliance with those performance requirements
- d) evidence of any accredited component, process or design sought to be relied upon
- e) except in the case of an application for, or in respect of, a Class 1a or Class 10 building
 - a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
 - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated

The list must describe the extent, capability and basis of design of each of the measures concerned.

Subdivision Work

In the case of an application for a construction certificate for **subdivision work**

- a) copies of compliance certificates relied upon
- b) four (4) copies of detailed engineering plans. The detailed plans may include but are not limited to the following
 - earthworks
 - roadworks
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

Where the proposed subdivision work involves a modification to previously approved plans the plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification

Note 2 Home Building Act Requirements

In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following

- a) in the case of work by a licensee under that 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 the 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 that 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

Existing Fire Safety Schedule

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Yes/No
1	Access Panels Doors and Hoppers	BCA Clause C3 13	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	Automatic Fail Safe Devices	BCA Clause D2 19 & D2 21	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	Automatic Fire Detection and Alarm System	BCA Spec E2 2a & AS 1670 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
4	Automatic Fire Suppression System	BCA Spec E1 5 & AS 2118 1 – 1999 AS 2118 4 – 1995 (Residential) AS 2118 6 – 1995 (Combined sprinkler & hydrant)	<input type="checkbox"/> Yes <input type="checkbox"/> No
5	Building Occupant Warning System activated by the Sprinkler System	BCA Spec E1 5 & AS 1670 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
6	Emergency Lifts	BCA Clause E3 4 & AS 1735 2 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
7	Emergency Lighting	BCA Clause E4 2 E4 4 & AS/NZS 2293 1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
8	EWIS	BCA Clause E4 9 & AS 1670 4 - 2004 & AS 4428 2 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
9	Emergency Evacuation Plan	AS 3745 – 2002	<input type="checkbox"/> Yes <input type="checkbox"/> No
10	Exit Signs	BCA Clauses E4 5 E4 6 & E4 8 and AS/NZS 2293 1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
11	Exit Signs (non-illuminated)	BCA Clause E4 7	<input type="checkbox"/> Yes <input type="checkbox"/> No
12	Fire Control Centres and Rooms	BCA Spec E1 8	<input type="checkbox"/> Yes <input type="checkbox"/> No
13	Fire Blankets	AS 2444 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
14	Fire Dampers	BCA Clause C3 15 AS 1668 1 – 1998 & AS 1682 1 & 2 – 1990	<input type="checkbox"/> Yes <input type="checkbox"/> No
15	Fire Doors	BCA Clause C3 2 C3 4 C3 5 C3 6 C3 7 & C3 8 and AS 1905 1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
16	Fire Hose Reels	BCA Clause E1 4 & AS 2441 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
17	Fire Hydrant System	Clause E1 3 & AS 2419 1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
18	Fire Seals	BCA Clause C3 15 & AS 1530 4 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
19	Fire Shutters	BCA Spec C3 4 & AS 1905 2 – 1989	<input type="checkbox"/> Yes <input type="checkbox"/> No
20	Fire Windows	BCA Spec C3 4	<input type="checkbox"/> Yes <input type="checkbox"/> No
21	Lightweight Construction	BCA Clause C1 8 & AS 1530 3 – 1999	<input type="checkbox"/> Yes <input type="checkbox"/> No
22	Mechanical Air Handling System	BCA Clause E2 2 AS/NZS 1668 1 – 1998 & AS 1668 2 – 1991	<input type="checkbox"/> Yes <input type="checkbox"/> No
23	Paths of Travel	EP&A Reg 2000 Clause 186	<input type="checkbox"/> Yes <input type="checkbox"/> No
24	Perimeter Vehicular Access	BCA Clause C2 4	<input type="checkbox"/> Yes <input type="checkbox"/> No
25	Portable Fire Extinguishers	BCA Clause E1 6 & AS 2444 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Yes/No
26	Pressurising Systems	BCA Clause E2 2 & AS/NZS 1668 1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No
27	Required Exit Doors (power operated)	BCA Clause D2 19(d)	<input type="checkbox"/> Yes <input type="checkbox"/> No
28	Residential Automatic Sprinkler System	AS 2118 4 – 1995	<input type="checkbox"/> Yes <input type="checkbox"/> No
29	Safety Curtains in Proscenium Openings	BCA NSW Clause H101 10 or H101 10 1 as applicable	<input type="checkbox"/> Yes <input type="checkbox"/> No
30	Self Closing Fire Hoppers	BCA Clause C3 13 & AS 1530 4 – 1997	<input type="checkbox"/> Yes <input type="checkbox"/> No
31	Smoke and Heat Vents	BCA Spec E2 2c & AS 2665 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
32	Smoke Hazard Management System	BCA Part E2 & AS/NZS 1668 1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No
33	Smoke and/or Heat Alarm System	BCA Spec E2 2a & AS 3786 – 1993	<input type="checkbox"/> Yes <input type="checkbox"/> No
34	Smoke Dampers	AS/NZS 1668 1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No
35	Smoke Doors	BCA Spec C3 4	<input type="checkbox"/> Yes <input type="checkbox"/> No
36	Solid Core Doors	BCA Clause C3 11	<input type="checkbox"/> Yes <input type="checkbox"/> No
37	Stand by Power System	BCA Clause G3 8	<input type="checkbox"/> Yes <input type="checkbox"/> No
38	Wall Wetting Sprinklers	BCA Clause C3 4 & AS 2118 2 – 1995	<input type="checkbox"/> Yes <input type="checkbox"/> No
39	Warning and Operational Signs	Section 183 of the EP & A Regulations 2000 AS 1905 1 – 1997 BCA Clause C3 6 D2 23 E3 3 & H101 8	<input type="checkbox"/> Yes <input type="checkbox"/> No

Proposed Fire Safety Schedule

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Yes/No
40	Access Panels Doors and Hoppers	BCA Clause C3 13	<input type="checkbox"/> Yes <input type="checkbox"/> No
41	Automatic Fail Safe Devices	BCA Clause D2 19 & D2 21	<input type="checkbox"/> Yes <input type="checkbox"/> No
42	Automatic Fire Detection and Alarm System	BCA Spec E2 2a & AS 1670 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
43	Automatic Fire Suppression System	BCA Spec E1 5 & AS 2118 1 – 1999 AS 2118 4 – 1995 (Residential) AS 2118 6 – 1995 (Combined sprinkler & hydrant)	<input type="checkbox"/> Yes <input type="checkbox"/> No
44	Building Occupant Warning System activated by the Sprinkler System	BCA Spec E1 5 & AS 1670 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
45	Emergency Lifts	BCA Clause E3 4 & AS 1735 2 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
46	Emergency Lighting	BCA Clause E4 2 E4 4 & AS/NZS 2293 1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
47	EWIS	BCA Clause E4 9 & AS 1670 4 - 2004 & AS 4428 2 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
48	Emergency Evacuation Plan	AS 3745 – 2002	<input type="checkbox"/> Yes <input type="checkbox"/> No
49	Exit Signs	BCA Clauses E4 5 E4 6 & E4 8 and AS/NZS 2293 1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
50	Exit Signs (non illuminated)	BCA Clause E4 7	<input type="checkbox"/> Yes <input type="checkbox"/> No
51	Fire Control Centres and Rooms	BCA Spec E1 8	<input type="checkbox"/> Yes <input type="checkbox"/> No
52	Fire Blankets	AS 2444 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
53	Fire Dampers	BCA Clause C3 15 AS 1668 1 – 1998 & AS 1682 1 & 2 – 1990	<input type="checkbox"/> Yes <input type="checkbox"/> No
54	Fire Doors	BCA Clause C3 2 C3 4 C3 5 C3 6 C3 7 & C3 8 and AS 1905 1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
55	Fire Hose Reels	BCA Clause E1 4 & AS 2441 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
56	Fire Hydrant System	Clause E1 3 & AS 2419 1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
57	Fire Seals	BCA Clause C3 15 & AS 1530 4 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
58	Fire Shutters	BCA Spec C3 4 & AS 1905 2 – 1989	<input type="checkbox"/> Yes <input type="checkbox"/> No
59	Fire Windows	BCA Spec C3 4	<input type="checkbox"/> Yes <input type="checkbox"/> No
60	Lightweight Construction	BCA Clause C1 8 & AS 1530 3 – 1999	<input type="checkbox"/> Yes <input type="checkbox"/> No
61	Mechanical Air Handling System	BCA Clause E2 2 AS/NZS 1668 1 – 1998 & AS 1668 2 – 1991	<input type="checkbox"/> Yes <input type="checkbox"/> No
62	Paths of Travel	EP&A Reg 2000 Clause 186	<input type="checkbox"/> Yes <input type="checkbox"/> No
63	Perimeter Vehicular Access	BCA Clause C2 4	<input type="checkbox"/> Yes <input type="checkbox"/> No
64	Portable Fire Extinguishers	BCA Clause E1 6 & AS 2444 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Yes/No
65	Pressurising Systems	BCA Clause E2 2 & AS/NZS 1668 1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No
66	Required Exit Doors (power operated)	BCA Clause D2 19(d)	<input type="checkbox"/> Yes <input type="checkbox"/> No
67	Residential Automatic Sprinkler System	AS 2118 4 – 1995	<input type="checkbox"/> Yes <input type="checkbox"/> No
68	Safety Curtains in Proscenium Openings	BCA NSW Clause H101 10 or H101 10 1 as applicable	<input type="checkbox"/> Yes <input type="checkbox"/> No
69	Self-Closing Fire Hoppers	BCA Clause C3 13 & AS 1530 4 – 1997	<input type="checkbox"/> Yes <input type="checkbox"/> No
70	Smoke and Heat Vents	BCA Spec E2 2c & AS 2665 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
71	Smoke Hazard Management System	BCA Part E2 & AS/NZS 1668 1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No
72	Smoke and/or Heat Alarm System	BCA Spec E2 2a & AS 3786 – 1993	<input type="checkbox"/> Yes <input type="checkbox"/> No
73	Smoke Dampers	AS/NZS 1668 1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No
74	Smoke Doors	BCA Spec C3 4	<input type="checkbox"/> Yes <input type="checkbox"/> No
75	Solid Core Doors	BCA Clause C3 11	<input type="checkbox"/> Yes <input type="checkbox"/> No
76	Stand by Power System	BCA Clause G3 8	<input type="checkbox"/> Yes <input type="checkbox"/> No
77	Wall-Wetting Sprinklers	BCA Clause C3 4 & AS 2118 2 – 1995	<input type="checkbox"/> Yes <input type="checkbox"/> No
78	Warning and Operational Signs	Section 183 of the EP & A Regulations 2000 AS 1905 1 – 1997 BCA Clause C3 6 D2 23 E3 3 & H101 8	<input type="checkbox"/> Yes <input type="checkbox"/> No

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Simon McKay, of Simon McKay Electrical Pty Ltd

Address 9 Eileen Street, North Balgowlah, NSW 2093

hereby certify

That the _____ within the building comply
with Emergency Lighting & Exit Signs

a) The relevant clauses of the Building Code of Australia

BCA 2007 Clause E4 4 E4 5 E4 6 E4 8

b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction

c) The relevant Australian Standards listed in the Building Code of Australia

d) The following Australian Standards -

AS2293 1 2005

e) Other practices or standards relied upon for this certification

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

Simon McKay

Qualifications / experience

Electrical Contractor, 20 years

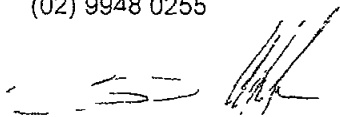
Experience

Address of Certifier

Phone (02) 9948 0255

Fax

Signature



Date

14-05-08

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, *Simon (Laptop)* of George Family Trust t/a Harbord Plumbing Services

Address 38 Ozone Street Harbord NSW 2096

hereby certify

That the *Fire Hydrant Systems* within the building comply with

- a) The relevant clauses of the Building Code of Australia
BCA2007 Clause E1.3
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards -
AS 2419.1-2005
- e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier *Simon (Laptop)*
Qualifications / experience *Plumber*

Address of Certifier *38 Ozone Street
Harbord*

Phone (0419) 396 616 Fax
Signature *Simon (Laptop)* Date *2.10.05*

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, *Simon Lap* of George Family Trust t/a Harbour Plumbing Services

Address 38 Ozone Street Harbord NSW 2096

hereby certify

That the *Fire Hose Peels* within the building comply
with

- a) The relevant clauses of the Building Code of Australia
BCA 2007 Clause E1.4
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards
AS 2441-2005
- e) Other practices or standards relied upon for this certification

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier *Simon Lap*

Qualifications / experience *Plumber*

Address of Certifier *38 Ozone Street
Harbord NSW 2096*

Phone (0419) 396 616

Fax

Signature *Simon Lap*

Date *6/1/06*

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Simon McKay of Simon McKay Electrical Pty Ltd

Address 9 Eileen Street North Balgowlah NSW 2093

hereby certify -

That the _____ within the building comply
with - Smoke Detection & Alarm Systems

a) The relevant clauses of the Building Code of Australia

BCA 2007 Part E2

b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction

c) The relevant Australian Standards listed in the Building Code of Australia

d) The following Australian Standards -

AS 1670-2004

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

Simon McKay

Qualifications / experience

Electrical Contractor, 20 years
experience

Address of Certifier

Phone (02) 9948 0255

Fax

Signature

[Signature]

Date

14-05-08

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, *Peter Schooley* of P E Schooley Pty Ltd t/a Touchstone Construction

Address Unit 8A 3-9 Kenneth Rd Manly Vale NSW 2093

hereby certify -

That the within the building comply
with Fire rating of external Walls (Masonry & Plasterboard
Combination)

- a) The relevant clauses of the Building Code of Australia
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards -
- e) Other practices or standards relied upon for this certification -
CSRWall System CSR 724

f) Exclusions (Strike out as applicable) ~~YES~~ / NO

Full Name of Certifier *Peter Schooley*
Qualifications / experience *B Build (unsw) , Bldrs License 176448C*
18 yrs industry experience
Address of Certifier *11 Bassett St East, Mona Vale, NSW 2103*

Phone *9948 8568* Fax *9948 8624*

Signature *P. Schooley* Date *14/5/08*

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Peter Schooley of P E Schooley Pty Ltd t/a Touchstone Constructions

Address Unit 8A 3-9 Kenneth Rd Manly Vale NSW 2093

hereby certify -

That the with - Portable Fire Extinguishers within the building comply

a) The relevant clauses of the Building Code of Australia,

BCA 2007 Clause E1 6

b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction

c) The relevant Australian Standards listed in the Building Code of Australia,

d) The following Australian Standards -

AS 2444-2001

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) ~~YES~~ / NO

Full Name of Certifier Peter Edward Schooley

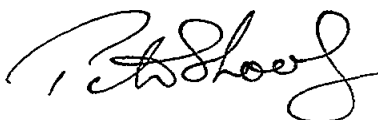
Qualifications / experience Bachelor of Building UNSW, Licensed Builder
176448C - 18 yrs industry experience

Address of Certifier 11 Bassett St East, Mona Vale
NSW 2103

Phone (02) 9948 8568

Fax (02) 9948 8624

Signature



Date

14/5/08

INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE
17 SEBEACH AVE
MONA VALE, NSW 2103

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, _____ of Joel Lawrence Dullard t/a Aircon Mid North Coast

Address, 3 Headland Drive, Hallidays Point NSW, 2430,

hereby certify -

That the _____ within the building comply
with - Mechanical Ventilation

- a) The relevant clauses of the Building Code of Australia
BCA 2007, Part E2
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction,
- c) The relevant Australian Standards listed in the Building Code of Australia,
- d) The following Australian Standards -
AS 1668 1-1998, AS1668 2-1991
- e) Other practices or standards relied upon for this certification -

- f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier Joel Dullard
Qualifications / experience 20 YEARS MECHANICAL TRADE REFRIGERATION
& AIRCONDITIONING DESIGN DIPLOMA
Address of Certifier _____

Phone (02) 6559 3856 Fax (02) 6559 3856

Signature  Date 19/5/08

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Simon McKay, of Simon McKay Electrical Pty Ltd

Address 9 Eileen Street North Balgowlah NSW, 2093,

hereby certify

That the _____ within the building comply
with - Emergency Lighting & Exit Signs

a) The relevant clauses of the Building Code of Australia

BCA 2007 Clause E4 4 E4 5 E4 6 E4 8

b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction

c) The relevant Australian Standards listed in the Building Code of Australia

d) The following Australian Standards -

AS2293 1-2005

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

Simon McKay

Qualifications / experience

Electrical Contractor, 20 years

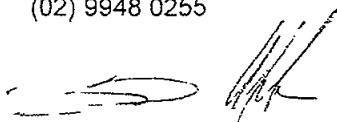
experience

Address of Certifier

Phone (02) 9948 0255

Fax

Signature



Date

14-05-08

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Simon of George Family Trust t/a Harbord Plumbing Services

Address 38 Ozone Street Harbord NSW 2096

hereby certify -

That the Fire Hydrant Systems within the building comply
with -

- a) The relevant clauses of the Building Code of Australia
BCA2007 Clause E1.3
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards
AS 2419.1-2005
- e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier Simon

Qualifications / experience Plumbing

Address of Certifier 38 Ozone St
Harbord

Phone (0419) 396 616

Fax

Signature [Signature]

Date 5.10.09

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, Simon J. Wray of George Family Trust t/a Harbour Plumbing Services

Address 38 Ozone Street Harbord NSW 2096

hereby certify

That the Fire Hose Reels within the building comply with -

- a) The relevant clauses of the Building Code of Australia
BCA 2007 Clause E1.4
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards -
AS 2441-2005
- e) Other practices or standards relied upon for this certification

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier Simon J. Wray
Qualifications / experience Licensed Plumber
Address of Certifier 38 Ozone Street Harbord NSW 2096

Phone (0419) 396 616 Fax
Signature Simon J. Wray Date 6/8/09

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Simon McKay of Simon McKay Electrical Pty Ltd

Address 9 Eileen Street North Baigowlah NSW 2093

hereby certify -

That the _____ within the building comply
with - Smoke Detection & Alarm Systems

a) The relevant clauses of the Building Code of Australia

BCA 2007 Part E2

b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction

c) The relevant Australian Standards listed in the Building Code of Australia

d) The following Australian Standards -

AS 1670-2004

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

Simon McKay

Qualifications / experience

Electrical Contractor, 20 years

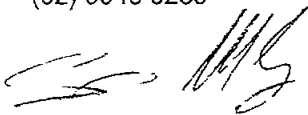
experience

Address of Certifier

Phone (02) 9948 0255

Fax

Signature



Date

14-05-08

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE****17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, Joel Lawrence Dullard of Aircon Mid North CoastAddress 3 Headland Drive Hallidays Point NSW, 2430,

hereby certify -

That the Mechanical Systems within the building comply
with -

a) The relevant clauses of the Building Code of Australia

BCA Part Jb) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction,

c) The relevant Australian Standards listed in the Building Code of Australia,

d) The following Australian Standards -

AS1668 1-1998 AS 1668 2-1991

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

JOEL DULLARD

Qualifications / experience

20 YEARS MECHANICAL TRADE REFRIGERATION
& AIRCONDITIONING, DESIGN DIPLOMA

Address of Certifier

Phone (02) 6559 3856

Fax

65593856

Signature

Date

19/5/08

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

Simon Lepp of George Family Trust t/a Harbord Plumbing Services

Address 38 Ozone Street Harbord NSW 2096

hereby certify -

That the within the building comply
with Plumbing

- a) The relevant clauses of the Building Code of Australia
BCA Part J
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards -
AS 3500
- e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

Simon Lepp

Qualifications / experience

Master Plumber

Address of Certifier

38 Ozone St Harbord

Phone (0419) 396 616

Fax

Signature

Simon Lepp

Date

6/1/06

INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE

17 SEBEACH AVE
MONA VALE, NSW 2103

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I *Simon George* of George Family Trust t/a Harbord Plumbing Services

Address 38 Ozone Street Harbord NSW 2096

hereby certify

That the within the building comply
with - Stormwater Discharge

- a) The relevant clauses of the Building Code of Australia
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards -
AS 3500 3-2003
- e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

Simon George

Qualifications / experience

Master Plumber

Address of Certifier

*38 Ozone St
Harbord*

Phone

0416 356616

Fax

Signature

[Signature]

Date

6/5/08

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Simon McKay of Simon McKay Electrical Pty Ltd

Address 9 Eileen Street North Balgowlah NSW, 2093

hereby certify -

That the _____ within the building comply
with - Electrical

- a) The relevant clauses of the Building Code of Australia
BCA Part J
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards
AS 3000
- e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO _____

Full Name of Certifier SIMON MCKAY

Qualifications / experience LICENCED ELECTRICIAN, 20 YEARS
EXPERIENCE

Address of Certifier _____

Phone (02) 9948 0255

Fax

Signature [Signature]

Date

14-05-08

INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE

17 SEBEACH AVE
MONA VALE, NSW 2103

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Peter Schooley of P E Schooley Pty Ltd t/a Touchstone Construction

Address Unit 8A, 3-9 Kenneth Rd Manly Vale NSW 2093

hereby certify -

That the _____ within the building comply with -

Fire rating of external Walls (Masonry & Plasterboard
Combination)

a) The relevant clauses of the Building Code of Australia

90 \ 90 \ 90 Fire Rating in accordance with BCA Part C4 1 Table 4

b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction,

c) The relevant Australian Standards listed in the Building Code of Australia

d) The following Australian Standards

e) Other practices or standards relied upon for this certification -

CSRWall System CSR 724

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

Peter Edward Schooley

Qualifications / experience

B Build (UNSW) Lic 42427C

20 Years Industry experience

Address of Certifier

11 Bessett St East

Mona Vale NSW 2103

Phone

0419 985 703

Fax

9948 8624

Signature



Date

26/5/08

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INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE

17 SEBEACH AVE
MONA VALE, NSW 2103

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

MARK FRANKIC of Bofa Aluminium Windows Pty Ltd

Address 3 Lyn Parade Liverpool NSW 2170

hereby certify -

That the Glazed Assemblies within the building comply

- a) The relevant clauses of the Building Code of Australia
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia
- d) The following Australian Standards
AS 2047 1999 AS1288-1994
- e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier MARK FRANKIC

Qualifications / experience MAJAGINE DIRECTOR

Address of Certifier 15 DANCK PARK RD LACLA NSW 2230

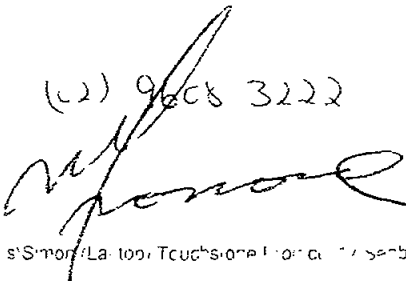
Phone

(02) 9608 3222

Fax

(02) 9608 3613

Signature



Date

15/5/2008

INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE

17 SEBEACH AVE
MONA VALE, NSW 2103

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I Peter Schooley of P E Schooley Pty Ltd t/a Touchstone Constructions

Address Unit 8A, 3-9 Kenneth Rd, Manly Vale, NSW, 2093,

hereby certify

That the Waterproofing (Bathroom Floors) within the building comp'y with

a) The relevant clauses of the Building Code of Australia,

b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction,

c) The relevant Australian Standards listed in the Building Code of Australia

d) The following Australian Standards -

As 3740 - 2004

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

Peter Edward Schooley

Qualifications / experience

B Build (NSW) Bldg License 42427C

20yrs industry experience

Address of Certifier

11 Bassett St Mona Vale

NSW 2103

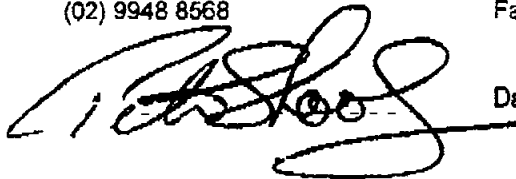
Phone

(02) 9948 8668

Fax

(02) 9948 8624

Signature



Date

26/5/08

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**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE****17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, STEPHAN KRENKEL of Wilkes Pty LtdAddress, PO Box 264 Harbord NSW 2096

hereby certify -

That the waterproofing (Level 1 External Terrace & Shower Walls) within the building comply with -

a) The relevant clauses of the Building Code of Australia

b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction

c) The relevant Australian Standards listed in the Building Code of Australia,

d) The following Australian Standards -

AS 3740-2004

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier

STEPHAN KRENKEL

Qualifications / experience

BUILDERS LICENCE NO 69326C

Address of Certifier

PO Box 264HARBORO 2096

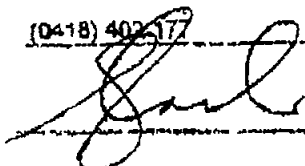
Phone

(0418) 402 177

Fax

(02) 9452 2012

Signature



Date

28 5 08

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**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE
17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, Cathy Vella of C&C Asphalt P/L

Address 170A GLENHAVEN RD, GLENHAVEN 2156

hereby certify -

That the
with - Carpark & Roadways within the building comply

a) The relevant clauses of the Building Code of Australia

b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction,

c) The relevant Australian Standards listed in the Building Code of Australia,

d) The following Australian Standards -

AS 2890 1-1993

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier CATHY VELLA

Qualifications / experience CO-DIRECTOR

Address of Certifier 170A GLENHAVEN RD
GLENHAVEN 2156

Phone 9680 3431 Fax 9680 3433

Signature [Signature] Date 21.5.08

IKON

DOORS PTY LTD

ABN 54 110 094 301

FIRE DOOR CERTIFICATE

Certificate Number 00132

Building Address 17 Seabeach Ave, Mona Vale

Part/Whole Building Rear storage cupboard
Fire rating -/120/30

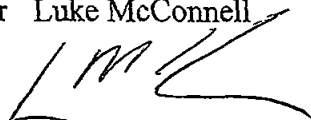
The member company nominated certifies that the fire doorsets identified on the attached Schedule have been inspected and labeled as required by the appropriate regulatory authorities in accordance with Australian/New Zealand Standard AS/NZS 1905 Part 1 in respect to the evidence of Compliance at Clause 6 3 or 6 4, as appropriate, and additionally comply in respect to supply, labeling and installation in accordance with the following Australian/New Zealand Standards and BCA codes

BCA	Clause C3 4
AS/NZS 1530 4	Methods For fire tests on building materials, components and structures. Part 4 Fire-resistance test of elements of building construction
AS/NZS 1905 1	Components for the protection of openings in fire-resistant walls, Part 1 Fire-resistant doorsets

Certified by **IKON DOORS PTY LTD**

Name of Certifier Luke McConnell

Signature



Date

21/05/08

Engineering Consultants
Level 4 1 Charles Street
Sydney NSW 2063 Australia
T 02 9498 0000 F 02 9498 0000
E partridge@partridge.com.au
www.partridge.com.au

15th May 2008

Touchstone Constructions
Unit 8a
3 Kenneth Road
MANLY VALE NSW 2093

Attention: Mr Simon Little



Partridge Partners

Vision into reality
Structural Engineers
Domestic Commercial
Forensic Forensic Engineers

STRUCTURAL INSPECTION CERTIFICATE

Project Description New Childcare Centre with alterations to existing building

Site Address 17 Seabeach Avenue, MONA VALE

We, Partridge Partners Pty Limited, being professional Structural Engineers within the meaning of the Building Code of Australia, hereby certify that inspections as noted overleaf were made of the structural elements during the construction phase in accordance with accepted engineering practice and that, at the times of the inspections, the work inspected conformed, in our opinion, with the intent of the Certified Structural Drawings

This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations

Eamonn Madden
BE MSc(Struct) MIEAust CPEng
NPER(Structural)
Director

For and on behalf of
Partridge Partners Pty Limited



PARTRIDGE PARTNERS PTY LIMITED
Consulting Structural & Forensic Engineers

STRUCTURAL INSPECTION SCHEDULE

Job 17 Seabeach Avenue, Mona Vale

Job No 2007-0141

Date of Inspection	Components Inspected	Drawing No , Date	Items Approved
Nov 07	Footings	S2,S3. and site instructions	All
Dec 07	Pier Footings	S2,S3. and site instructions	All
Jan 08	Ground Slab Reinforcement	S2,S3, S4 and site instructions	All
Mar 08	First Floor Steel framing-first phase	S2-S5 plus shop drawings	All
Mar 08	Stairs reinforcement and first floor infill slab reinforcement	S2-S5	All
Mar 08	Roof Steelwork	S3-S5 plus shop drawings	All
Apr 08	First Floor Steel framing-final phase	S2-S5 plus shop drawings and site instructions	All

**INSTALLATION CERTIFICATION
UNIVERSAL CHILDCARE**

**17 SEBEACH AVE
MONA VALE, NSW 2103**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Regulation 1994

I, JAMES CAMPBELL of Southern Cross Pool & Garden Fencing

Address 5 Delwood Close, Mona Vale, NSW, 2103,

hereby certify -

That the _____ within the building comply
with - Handrails

a) The relevant clauses of the Building Code of Australia,

b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction,

c) The relevant Australian Standards listed in the Building Code of Australia,

d) The following Australian Standards -

AS 1170 1-1989

e) Other practices or standards relied upon for this certification -

f) Exclusions (Strike out as applicable) YES / NO

Full Name of Certifier JAMES CAMPBELL

Qualifications / experience Lic No 78124C

Address of Certifier 5 Delwood Cl
MONA VALE

Phone 0414187751 Fax 9940 0430

Signature [Signature] Date 21-5-08

Woodpeak Australia Pty Ltd .. Specialists in - Commercial Carpet Vinyl & Wall Fabric
ABN 20 061 350 297
Unit 4/9 Technology Drive ARUNDEL QLD 4214
Ph 07 5594 9077 Fax 07 5594 9566 Email - woodpeak@bigpond.net.au

FAX

To Simon - Touchstone
From Jane
Date 23 May 2008
No of pages 10 (including cover sheet)
Message Material Handling Data Sheets & Insurance Certificates

Technical Information

Woodpeak Pty Ltd ('The Supplier')

Attached are the raungs etc required for products we use in the ABC Centres -

- 1 ABC Corporate Wall Fabric (Test # 7-513848-BN)
- 2 Lilac Pink, Teal Light Blue & Dark Blue Floor vinyl (Armalon NG)
- 3 Accolade Safe Plus Vinyl
- 4 Armstrong Timberline Vinyl
- 5 ABC Sleep Room Carpeting and Rugs
- 6 ABC Patio Carpet

Date 23rd May 2008

We have also enclosed the following -

Insurance Certificate of Currency
WorkCover Queensland Verification of Cover

AWTA TEXTILE TESTING

Australian Wool Testing Authority Ltd - trading as AWTA Textile Testing
A B N 43 006 014 100

1st Floor 191 Racecourse Road Flemington Victoria 3031
PO Box 240 North Melbourne Victoria 3051
Phone (03) 9371 2499 Fax (03) 9371 2499

TEST REPORT

ATTN -
FRANK
IRELAND

(1/1/11) 8:00
- - - - -
- - - - -

TEX 0381

CLIENT P R FLOORS PTY LTD
PO BOX 6013
YATALA QLD 4207

TEST NUMBER 7-548068-AQ
DATE 2/09/2006

SAMPLE DESCRIPTION Clients Ref *Pop Mr Rib
Non-woven ribbed carpet
Colour Green 623
Approximate Total Thickness 3mm

Material Specification
Nominal composition 100% polypropylene
Nominal total pile mass 320g/m²
Nominal backing Water Resistant Resin

ASISO 9239 1-2003
Part 1

Reaction to Fire tests for floorings
Determination of the Burning Behaviour
using a Radiant heat source

Date of sample arrival 18 07 2006

Date tested 20 09 2006

Results

CHF (Critical Heat Flux / Critical Radiant Flux)

	Length	Width	Length	Width	Mean	Unit
> or equal	> or equal	> or equal	> or equal	> or equal	> or equal	W/m ²
to 1	to 1	to 1	to 1	to 1	to 1	W/m ²
to 1	to 1	to 1	to 1	to 1	to 1	W/m ²
Single value	Single value	Single value	Single value	Single value	Single value	W/m ²
4	4	4	4	4	4	W/m ²
4	4	4	4	4	4	W/m ²

Observations Melting
Bubbling
Penetration of flame through to substrate

Note Sample was conditioned in accordance with AS/NZS 13238-2001 at a temperature of 23-/-2degC and Relative Humidity of 50+/-5% for a minimum of 48 hours prior to testing

Each specimen was adhered to a substrate of 6mm thick fibre reinforced cement board using Roberts 95 adhesive and clamped prior to testing

54626

2

(CONTINUED NEXT PAGE)

PAGE 1

100% Polypropylene



For information only - this is not a test report. The test results are provided by the client. The test results are provided by the client. The test results are provided by the client.

The test results are provided by the client. The test results are provided by the client. The test results are provided by the client.



1/1/11

1/1/11

AWTA TEXTILE TESTING

Australian Wool Testing Authority Ltd trading as AWTA Textile Testing
 A B N 43 000 014 74

61 Floor 191 Racecourse Road Flemington Victoria 3031

P.O. Box 240 North Melbourne Victoria 3051

Phone (03) 9371 2400 Fax (03) 9371 2499

TEST REPORT

CLIENT J & P FLOORE PTY LTD
 PO BOX 513
 YATELA QLD 4201

TEST NUMBER 1-348068-AQ
 DATE 21 07 2006

The test results relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be the sole criterion for assessing the potential fire hazard of the product in use

54825

PAGE 2

AWTA
 Australian Wool Testing Authority Ltd



AWTA
 Australian Wool Testing Authority Ltd
 61 Floor 191 Racecourse Road Flemington Victoria 3031
 P.O. Box 240 North Melbourne Victoria 3051
 Phone (03) 9371 2400 Fax (03) 9371 2499



AWTA
 Australian Wool Testing Authority Ltd
 61 Floor 191 Racecourse Road Flemington Victoria 3031
 P.O. Box 240 North Melbourne Victoria 3051
 Phone (03) 9371 2400 Fax (03) 9371 2499

1/10

Certificate of Test

HF07ANR4357

FNR 0128C

Copyright CSIRO 2004 &
Copying or alteration of this report
without written authorisation from CSIRO is forbidden.

This is to certify that the specimen described below was tested by the CSIRO Division of Manufacturing and Infrastructure Technology in accordance with Australian Standard ISO 9239 Reaction to fire tests for floorings Part 1 Determination of the burning behaviour using a radiant heat source 2003 on behalf of:

Armstrong World Industries (Australia) Pty Ltd
29-39 Mills Road
BRAESIDE VIC
AUSTRALIA

A full description of the test specimen and the complete test results are detailed in the Division's sponsored investigation report numbered FNR 0128

SAMPLE IDENTIFICATION Armalon Ng

DESCRIPTION OF SAMPLE

The sponsor described the tested specimen as a homogeneous cellular PVC sheet with a polyurethane coating. The specimen was applied to a 4.5 mm thick fibre-reinforced-cement board using Armstrong SV100 Acrylic Adhesive at an application rate of 5 m²/L.

Nominal total thickness	2.0 mm
Nominal mass	3.6 kg/m ²
Colour	Coconut

SAMPLE CLASSIFICATION	Mean distance of flame travel	83.3 mm
	Average Critical Radiant Flux	>11 kW/m ²
	Average smoke obscuration	160 % min

Testing Officer Russell Collins Date of Test 6 April 2004

Issued on the 18th day of April 2004 without alterations or additions

Garry E Collins
Garry E Collins
Manager Fire Testing and Assessments



CSIRO Manufacturing & Infrastructure Technology
14 Julius Avenue, Riverside Corporate Park, North Ryde NSW 2113 AUSTRALIA
Telephone 01 2 9480 5444 Facsimile 01 2 9480 5555

TOPIC
**FIRE TEST RESULTS – FLOOR RADIANT PANEL
& CONE CALORIMETER**
Written By P J Byron
Date Written 11/03/04

FLOORING -

ISO 9239 Reaction to fire tests for floorings Part 1 Determination of the burning behaviour using a radiant heat source

RANGE NAME	TEST		RESULTS	
	Organisation	Date Issued	Ave Critical Radiant Flux (kW/m ²)	Ave Smoke Obscuration (% min)
Accolade Plus	CSIRO	20/05/04	>11	229
Accolade Safe Plus	Use Accolade Plus certificate for new walling on Safe Plus result due end Aug 2004			
Accolade Tandem	CSIRO	18/04/04	>11	202
Bravo	CSIRO	18/04/04	>11	264
Classic Corlon	CSIRO	24/04/04	10.7	154
Corlon Impressions	CSIRO	18/04/04	>11	148
Ovalon	CSIRO	08/04/04	>11	184
Amalton NG (Next Generation)	CSIRO	18/04/04	>11	160
Amaltans	CSIRO	18/04/04	10.8	211
Arcessiones (Contact Adhesive)	AWTA	05/07/04	6.6	95
CX Skirting (Contact Adhesive)				
Excelon 3mm (Impenal Desquar Morak Stonatex Accanis Footroll)	CSIRO	18/04/04	11	140

Now Slip

Coloured

FLOORING (cont.)

RANGE NAME	TEST		RESULTS	
	Organisation	Date Issued	Reference	Ave Critical Radiant Flux (kW/m ²) Ave Smoke Obscuration (% min)
Possibilities (Pent 2cm & Tapestry)				
Safeguard	CSIRO	18/04/04	FNR 0126C	10.6 30.4
Contract Interior / Timberline / Perspectives	CSIRO	18/04/04	FNR 0129C	9.8 34.5
Contract Interior Acoustic				
Scala (DLW)				
DLW Linoleum	CSIRO	08/10/03	FNR 0098C	5.6 40.9
DLW Contour PGR				

Denotes tests currently being conducted results due end Aug / early Sept 2004

WALLING

AS/NZS 3837 Method of test for heat and smoke release rates for materials and products using an oxygen consumption calorimeter

RANGE NAME	TEST			RESULTS	
	Organisation	Date Issued	Reference	Group Number	Ave specific extinction area (m ² /kg)
Accolade Plus	CSIRO	04/05/04	487	3	181.0
Wallflex (Walling)	CSIRO	17/05/04	GM11-(C) 2003-032	2	28.6
Spher Vag9 (Walling)	CSIRO	03/06/04	516	1	103.1

AWTA TEXTILE TESTING

28 Robertson Street, Kensington, Victoria 3031
P.O. Box 240 North Melbourne, Victoria 3051
Phone (03) 371 2128 Telex AA35301 Fax (03) 376 3489
Australian Wool Testing Authority Ltd - ACN 006 014 106
trading as AWTA Textile Testing

TEST REPORT*

CLIENT NORTHSTATE CARPET MILLS P/L
14 ENTERPRISE STREET
SOUTHPORT QLD 4214
TEST NUMBER 7-456305-AQ
DATE 08 06 95
ORDER NUMBER 5162

SAMPLE DESCRIPTION CLIENTS REF SERIES 10-20L + ULT III
LOOP PILE TUFTED CARPET
COLOUR GREEN/GREY WITH HIGHLIGHTS
APPROX PILE HEIGHT 4mm
NOM BACK' PRIMARY-WOVEN POLYPROPYLENE SECONDARY-SYNTHETIC

THESE RESULTS MUST BE CONSIDERED IN CONJUNCTION
WITH THE COMMENTS ON THE FOLLOWING PAGE(S)

MATERIAL SPECIFICATION PROVIDED BY CLIENT
NOMINAL PILE COMPOSITION' BCF SOLUTION DYED POLYPROPYLENE WITH SPACE
DYED HIGHLIGHTS
NOMINAL TOTAL PILE MASS. 680g/m2

AS 1530 3 1989 SIMULTANEOUS DETERMINATION OF IGNITABILITY, FLAME
AMDT NO 1 APR 92 PROPAGATION, HEAT RELEASE AND SMOKE RELEASE
RESULTS
MEAN STANDARD ERROR
IGNITION TIME 4.85 min 0.12
FLAME PROPAGATION TIME NIL
HEAT RELEASE INTEGRAL 83.0 kJ/m2 2.6
SMOKE RELEASE, LOG D -1.0667 0.0420
OPTICAL DENSITY, D 0.0890 /m

NUMBER OF SPECIMENS IGNITED 9
NUMBER OF SPECIMENS TESTED 9
REGULATORY INDICES
IGNITABILITY INDEX 15 RANGE 0-20
SPREAD OF FLAME INDEX 0 RANGE 0-10
HEAT EVOLVED INDEX 3 RANGE 0-10
SMOKE DEVELOPED INDEX 4 RANGE 0-10


2545 1 (CONTINUED NEXT PAGE) PAGE 1

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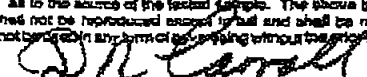
ESTING \$570 00


TOTAL \$570 00

0204/11/94

 This Laboratory is registered by the National Association of Testing Authorities, Australia, for:
Chemical Testing of Textiles & Related Products
Mechanical Testing of Textiles & Related Products
Heat & Temperature Measurement
Registration No. 983
Accreditation No. 983
Registration No. 1328

* The above tests have been performed in accordance with NATA's terms of registration. Samples and their identifying descriptions are normally submitted by the client unless otherwise stated. AWTA Textile Testing makes no warranty, implied or otherwise, as to the source of the tested sample. The above tests relate only to the sample tested. This document shall not be reproduced, copied, in full and shall be rendered void if amended or altered. This document may not be used in any form of advertising without the prior written consent of the Managing Director of AWTA Ltd.


AUTHORISED SIGNATORY


C.J. WARD B.Sc. MA.I.A.S.
MANAGING DIRECTOR

Australian Wool Testing Authority Ltd - trading as AWTA Textile Testing
A B N 43 006 014 106
26 Robertson Street Kensington Victoria 3031
PO Box 240 North Melbourne, Victoria 3051
Phone (03) 9371 2126 Fax (03) 9371 2102

TEST REPORT

CLIENT MORE CARPET TILES PTY LTD
UNIT 2 39-41 FOURTH AVENUE
BLACKTOWN NSW 2148

TEST NUMBER 7-519905-AN
DATE 24/06/2003

SAMPLE DESCRIPTION Clients, Ref Pier 28 Marine Carpet
Needle punched carpet
Colour Dark blue/black (N4 Atlantic)
Approx thickness 7mm

THESE RESULTS MUST BE CONSIDERED IN CONJUNCTION
WITH THE COMMENTS ON THE FOLLOWING PAGE(S)

Material specification provided by client
Nominal composition 100% Polypropylene
Nominal total mass 950g/m2

AS/NZS
1530.3 - 1999
RESULTS

Simultaneous Determination of Ignitability, Flame
Propagation Heat Release and Smoke Release

	Mean	Standard Error
Ignition time	5.64 min	0.21
Flame propagation time	148.5 s	8.9
Heat release integral	86.3 kJ/m2	5.7
Smoke release log d	-1.2267	0.0587
Optical density, d	0.0619 /m	
Number of specimens ignited	6	
Number of specimens tested	6	

REGULATORY
INDICES

Ignitability Index	14	Range 0-20
Spread of Flame Index	3	Range 0-10
Heat Evolved Index	3	Range 0-10
Smoke Developed Index	3	Range 0-10

Comments

These results only apply to the specimen mounted as described in this report

The results of this fire test may be used to directly assess fire hazard,
but it should be recognized that a single test method will not provide a full
assessment of fire hazard under all fire conditions

Each specimen was adhered to a substrate of 4.5mm thick fibre
reinforced cement board using Roberts 80
adhesive

127714

2

(CONTINUED NEXT PAGE)

PAGE 1

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This Laboratory is accredited by the National Association of Testing Authorities, Australia, for:
- Chemical Testing of Textiles & Related Products
- Mechanical Testing of Textiles & Related Products
- Heat & Temperature Measurement

Accreditation No. 983
Accreditation No. 985
Accreditation No. 1356

The tests reported herein have been performed in accordance with its terms of accreditation. Samples and their identifying descriptions have been provided by the client unless otherwise stated. AWTA Ltd makes no warranty implied or otherwise as to the accuracy of the test results. The above test results relate only to the sample or samples tested. This document shall not be reproduced except in full and shall be rendered void if amended or altered. This document, the names AWTA Textile Testing and AWTA Ltd may be used in advertising providing the content and format of the advertisement have been approved in advance by the Managing Director of AWTA Ltd.

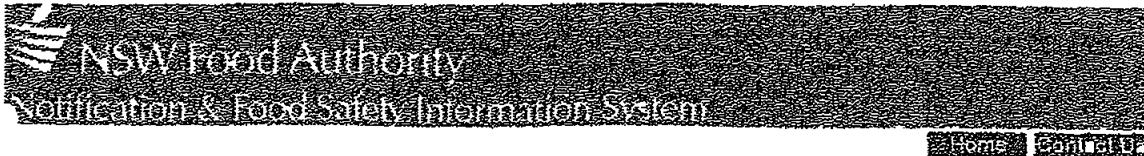


0204/9/01

[Signature]

APPROVED SIGNATORY

MANAGING DIRECTOR



Notification Confirmation

Your Notification for this Food Business has been recorded by NAFSIS

Please PRINT or keep your own record of the following details



Business Notification Reference Number	44439
Date of Notification	10 Apr 2008
Proprietor / Company Name	ABC Developmental Learning Centres P L
Trading Name	ABC Dev Learning Centre - Basin Bay
Office Address	17 Seabeach Ave

To keep a record of this notification either press Print or highlight the text area with your mouse press Ctrl-C, then paste the details into another application such as Microsoft Word or Excel

Please note your Online access code (for viewing / changing details online), xma943

The above access code is confidential and is to be used in conjunction with your Notification Reference number to view / change your notification details online. We recommend you change this access code from time to time to maintain privacy and security

Enter additional premises

Enter additional food types

Change premise details

Exit to home page

View / Edit notification details

New business notification

Touchstone

From Tom_Prsa@pittwater.nsw.gov.au
Sent Tuesday, 27 May 2008 5:36 PM
To peter@touchcon.com.au
Subject RE: Universal Childcare - Ventilation & Food Safety Certification 17 Seabeach Avenue - N0637/06 CC0138/08
Attachments 3121482_Universal_Childcare_-_Ventilation_&_Food_Safety_Certification_-_17_Seabeach_Avenue_-_N0637_06_CC0138_08.tif

To: peter@touchcon.com.au
Cc:

Peter

I have received the requested certifications and notification therefore you are in compliance with the requirements of your DA.

Regards

Tom Prsa

Tom Prsa
Environmental Health Officer
Pittwater Council

mailgate.pittwater.nsw.gov.au made the following annotations

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

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Pittwater Council

www.pittwater.nsw.gov.au

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27 May 2008
our ref 0790

Universal Childcare Pty Ltd
Level 3 339 Military Road
Mosman NSW 2088

Attention Mr R Hookway



Dear Sir

RE Practical Completion Certification

Project New Child Care Centre
Address 17 Seabeach Avenue, Mona Vale
Consent NSW Land and Environment Court (appeal No 10003 of 2007) consent conditions 12 October 2007

In accordance with Development Approval condition E7 I confirm that following an inspection of the site the landscape works have been generally installed in accordance with the Landscape working drawings and are considered complete

This landscape certification is provided for the purposes of the granting of an Occupation Certificate

This letter of certification is provided in my capacity as Landscape Architect to the project

Name Andrew Leuchars
Qualifications Bachelor of Landscape Architecture
Registered Landscape Architect

Yours sincerely

Andrew Leuchars

Suite 1, 543 Military Road
Mosman NSW 2088

T: 02 9969 0766

F: 02 9969 0788

W: www.leucharspartners.com

ABN 64 784 854 278

Leuchars Design Pty Ltd
T/A Leuchars Partners
Landscape Architecture



29th May 2008

Rowan Hookway
Universal Childcare
Mona Vale
Sydney NSW 2000

Dear Rowan,

Re Mona Vale Childcare— Accessibility Occupancy Certification

I hereby certify that the construction of the Mona Vale Childcare Centre, located at 17 Seabeach Avenue, Mona Vale is in accordance with normal disability access practice and meets the requirements of the Building Code of Australia, and relevant Australian Standards
In particular the construction/design is in accordance with the following

AS 1428 1 - General Requirements of Access
BCA part D3 - Building Code of Australia
Consent conditions C8 & E8

I am an experienced, qualified and competent person in this area and as such can certify that the building systems and layout comply with the above, pursuant to the recommendations contained within the Morris-Goding Accessibility Consulting Report dated 19th May 2008

Full Name	David Goding
Company	Morris-Goding Accessibility Consulting
Qualifications	Bachelor of Civil Engineering, ACAA
Address	Unit 6, Grd Floor, 56 Bowman Street Pyrmont NSW 2009
Phone No	02 9692 9322 Fax 02 9692 8433

Yours faithfully,

David Goding
Morris-Goding Accessibility Consulting

7 April 2006

Pittwater Council
PO Box 882
Mona Vale NSW 1660

Attention Sarah Winnicott

Dear Sarah

DA NO637/06 17 SEABEACH ROAD MONA VALE EVACUATION PLAN

We are consultant planners and act for Universal Childcare on the above matter. I refer to the Court Approval of the above development application and in particular condition D10 which required

10 A written emergency plan for fire and other emergencies (including evacuation procedures) in accordance with the relevant Australian Standard is to be submitted to and approved by Council prior to the issue of the Occupation Certificate

I attach a copy of the required plan for your approval

Yours sincerely

Andrew Darroch
Consultant Planner

S:\Mersonn\Projects\2006 Projects\26053 17 Seabeach Road Mona Vale\LPittwater\070506.doc

Universal Childcare

Daren Greenow
Pittwater Council
Council Chambers
Park Avenue
Mona Vale 2103

~~26~~ 23 May 2008

Dear Daren,

Please find enclosed an emergency and evacuation plan the proposed Childcare Centre for 17 Seabeach Avenue Mona Vale for your approval

Alternatively, we can arrange for the private certifier to sign off on this plan if you would prefer. If so, please sign in the location provided below

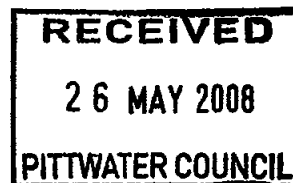
Please call to discuss if you require any further information

Thank you



Rowan Hookway
Universal Childcare

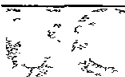
P 9960 4055 M 0417 236 086



Panela Asher
CSO - Waverleywood

Please instruct the PCA to review and approve this emergency plan

On Behalf of Pittwater Council



Evacuation Plan



1. Raise Alarm

2. Phone Fire Brigade

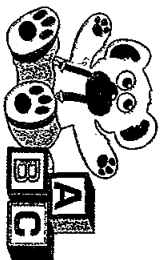
3. Evacuate all children :

- **Group Leaders should instruct children to follow direction of their outstretched arm**
- **Sign In Folder must be collected for head count**
- **Last staff member from building to check that all children have been evacuated from the building eg toilets and cot rooms**

4. Any extra staff members are to assist with the evacuation of Toddlers and Nursery children

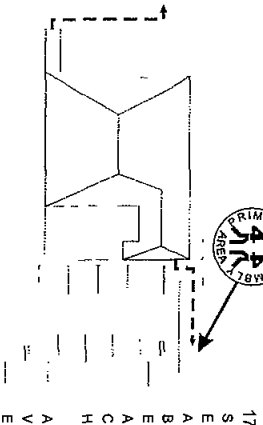
5. Apply first aid if needed

6. All staff are to be aware of the location of all fire extinguishers.



FIRE SIGNAL
“EVACUATE”

ASSEMBLY AREA



EXTERNAL ASSEMBLY



**DRY CHEMICAL POWDER
EXTINGUISHER**



FIRE HOSE REEL



FIRE BLANK



EXIT SIGN



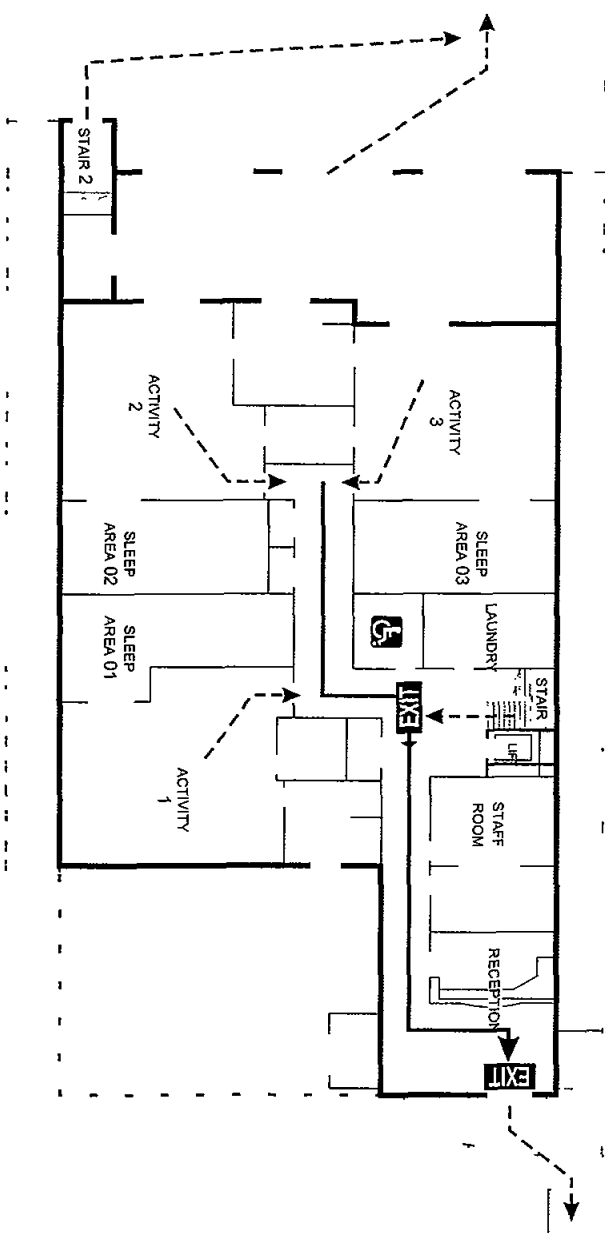
Evacs & Plans Block

contact Alwyn Stevenson

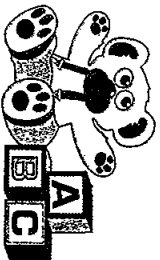
TEL 0416 067 908
m | f@ cs ublock.m con

The co l t of th f l b
 th l m ll acceved
 A y llo ll to th p n l sath
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MAY 2008 SCALE N T S



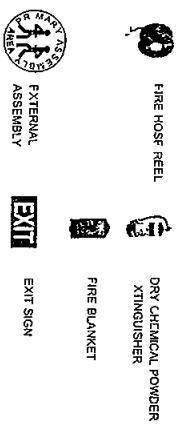
17 S E A B E A C H A V E



ON BEING WARNED BY A
FIRE SIGNAL
“EVACUATE”

ASSEMBLY AREA

The floor plan shows a large rectangular hall with a central aisle and side aisles. A circular inset on the right side of the plan shows a seating arrangement with two rows of chairs facing each other, with the text 'PRIMARY ASSEMBLY' around the perimeter. An arrow points from this inset to a specific location on the main floor plan.



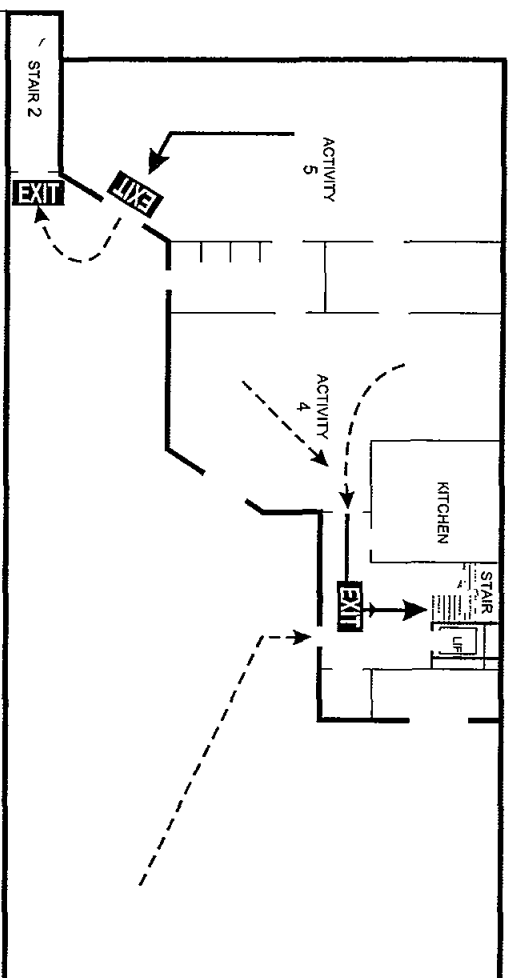
Evacs & Block Plans

contact Alwyn Stevenson
TEL 0416 067 908

1 m i n d c s n e i h o p h o n d o n a

Th c l l t t p l d e e t
B h i m l u o e s t
A y l o r t o l t h p m n
P y l o g A l l e c p o l l y t
N e o d u g A l l e c c o l l i
W m m t p r e p i c m p y
1 A s 37 d 2002

MAY 2008 SCALE N T



17 S E A B E A C H A V E

Emergency Action Plan

Policy

It is the policy of this Centre that the Director in accordance with the following requirements develops an Emergency Action Plan. This must be updated as required.

This plan must be displayed in each room and where possible by main exit doors.

Procedure

1. The Licensee and Centre Director must ensure that the primary contact staff practice emergency procedures with the children on a monthly basis.
2. The plan must contain the following:

A written plan and clear diagram that describes the layout of the centre including:

- Locations of first aid equipment, fire extinguishers, torches, etc.
- Location of telephones
- Exits and evacuation routes

Have telephone numbers readily available:

- | | |
|--------------------------------|-------------------------|
| • Police 000 | Local police station |
| • Fire 000 | Local fire station |
| • Ambulance 000 | Local ambulance station |
| • Head Office 07 3906 2000 | Your State Office |
| • Poisons Information 13 11 26 | |

Staff responsibilities: make sure each staff member is aware of the following:

- Who will call emergency numbers?
- Who will meet emergency services when they arrive?
- Who will collect rolls, sign in and out sheets, parent contact details, etc.
- Who will ensure all the children are accounted for?
- Who will get the first aid kit?

Communication

- The Centre Director will contact families after consultation with Head Office and/or the State Operations Manager.
- Under no circumstances are staff to speak to the media. Please refer any media inquiries to Head Office.

Follow-up

- Evaluate emergency action plan and debrief staff.
- Replace any equipment such as fire extinguishers if required.

Source referenced: Developed in consultation with the State Emergency Service
www.childrenshospitals.net/template.cfm

Date reviewed: 20 Aug 05

Fire/Explosion

Policy

It is the policy of this Centre to ensure that appropriate action is taken in the event of fire or explosion. An Emergency Action Plan must be posted by the telephone. In the event of a fire/explosion the priority is to ensure the safety of the children and staff not the building.

Procedure

1. If a staff member discovers a fire/explosion they will sound the alarm.
2. All staff will then follow the Emergency Action Plan.
3. Infants will be placed in a designated emergency cot. If possible a maximum of four infants per cot will be maintained.
4. A designated person can use the fire extinguisher if they feel it is safe to do so.
5. Never re-enter the building without proper approval.

Source referenced: State Emergency Service
Date reviewed: 20 Aug 05



How to use Fire Equipment

Cooking Fire

- 1 Gently cover the vessel containing the fire completely with the fire blanket
- 2 Turn off the source of the heat
- 3 Leave the fire blanket in place until cool
- 4 Call the fire brigade if appropriate

Clothing Fire

- 1 Wrap the fire blanket around the victim
- 2 Roll the victim on the ground

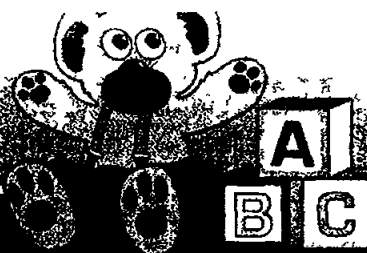
Fire Extinguishers (Dry Chemical and Carbon Dioxide)

- 1 Hold upright to operate
- 2 Pull ring
- 3 Squeeze handles
- 4 Sweep under flames

Fire Hose

- 1 Turn on stop valve to release hose
- 2 Run out hose
- 3 Turn on water at nozzle and direct stream at base of fire

Source referenced - Metropolitan Fire Service
Date reviewed 20 Aug-05



Fire Drills

Policy

It is the policy of this Centre to carry out regular fire drills

Procedure

- 1 Fire drills must be practiced a minimum of once a month
- 2 Fire drills will be held at various times and in various places in the centre
- 3 All staff members must be shown/trained in the use of fire equipment and read the How to use Fire Equipment policy
- 4 Follow the appropriate procedures in section 5 of this manual
- 5 Documentation of each fire drill held must be kept including the date and time it took to evacuate the building. All staff members need to sign to show participation in the fire drill
- 6 Centre Directors must fill in a Fire Drill Report form and assess the outcomes. This must be filed in the Workplace Health and Safety Folder for a period of two years
- 7 Rural Centres must complete a Bush Fire Evacuation Sheet

Source referenced Metropolitan Fire Service
Date reviewed 20 Aug 05



TOUCHSTONE CONSTRCTIONS
17 SEABEACH AVE, MONA VALE

FINALISATION REPORT

27 MAY 2008

PREFACE

The following report has been conducted by Touchstone Construction on the 27th May 2008 at the finalization of the construction of the childcare project located at 17 Seabeach Ave, Mona Vale

This report is intended to finalise the dilapidation report conducted by Craigmar Consulting services dilapidation report and conducted 27th October 2007

NOTES

- 1 This finalization report mirrors the dilapidation report noted above The below photos graphs have been taken from the approximate location of the photographs within the original dilapidation report and therefore mirrors the descriptions with the Craifmar Dilapidation report
- 2 The photographs were taken at the time that the building contractor was disestablishing from site Photographs taken at Teresol Crescent including various disestablishment activities which do not represent the final condition of the area located at the rear of the project



Photo 1



Photo 2



Photo 3

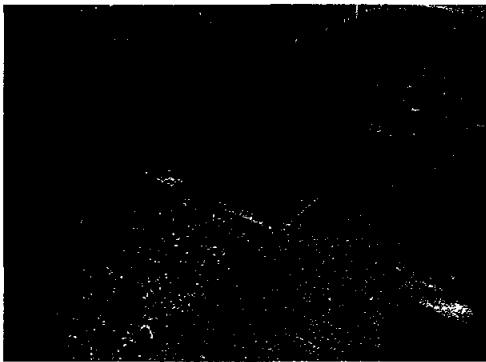


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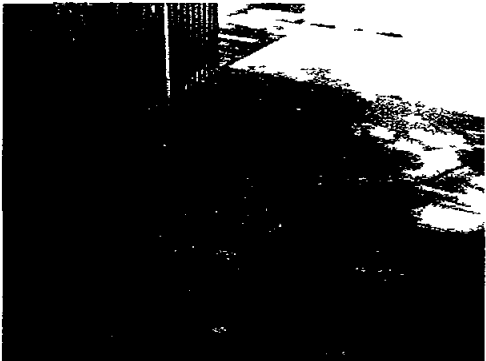


Photo 5



Photo 6

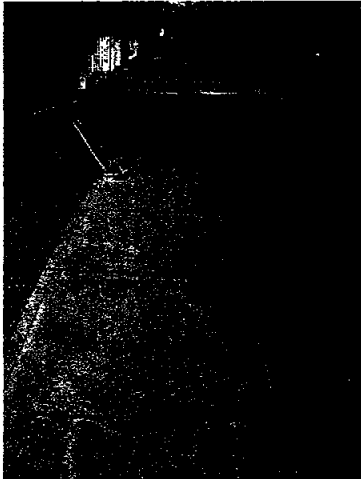


Photo 7



Photo 8



Photo 9



Photo 10

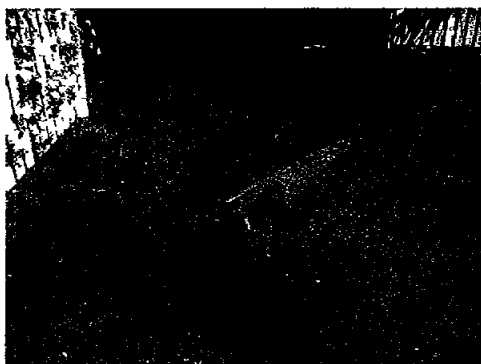


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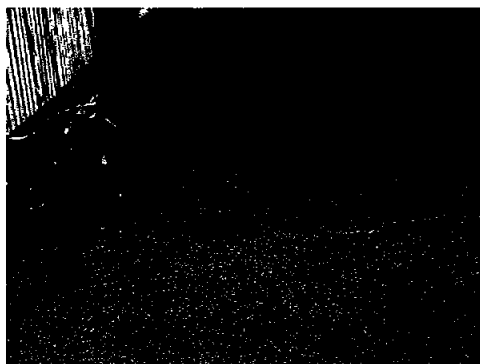


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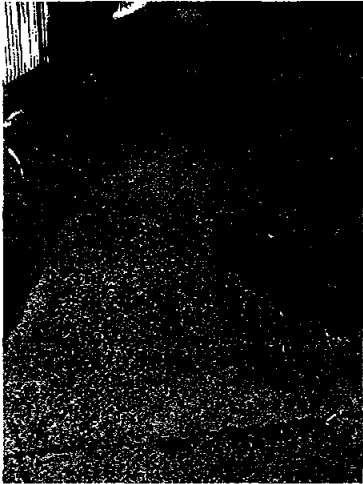


Photo 13



Photo 14



Photo 15

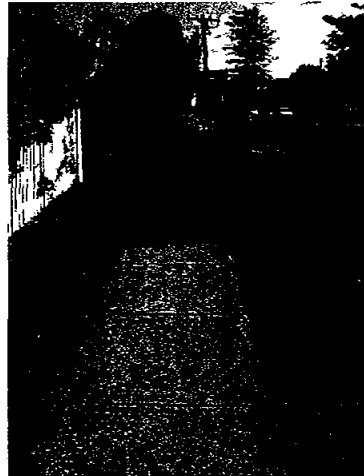


Photo 16





Photo 19



Photo 20



Photo 21



Photo 22





Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

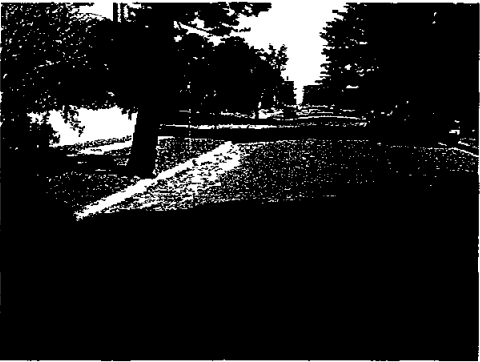


Photo 34



Photo 35



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46





Photo 49



Photo 50



Photo 51



Photo 52

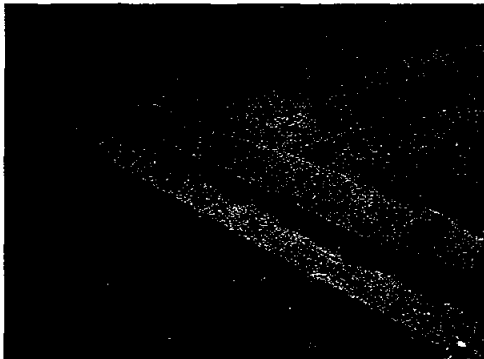




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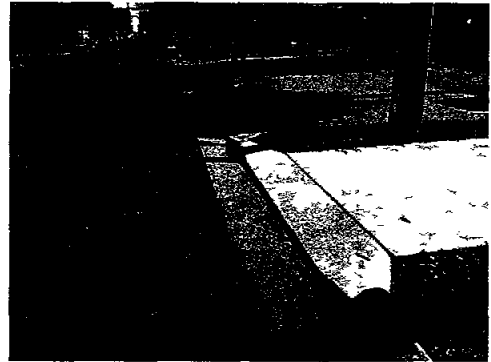


Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64





Photo 67



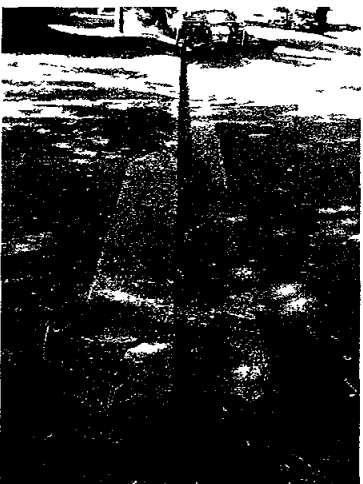
Photo 68



Photo 69



Photo 70



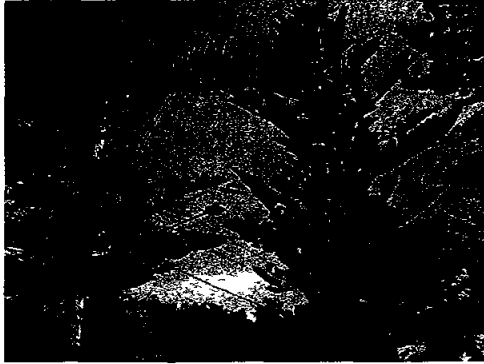


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Photo 74



Photo 75

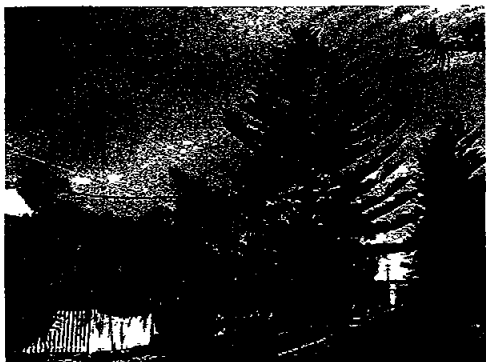


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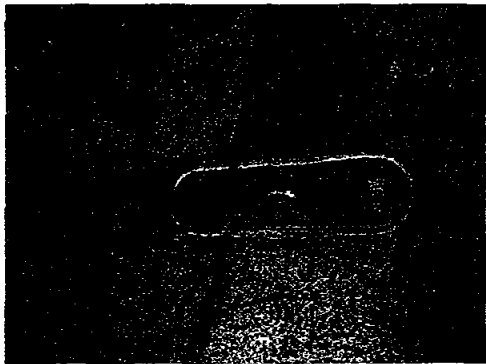




Photo 79



Photo 80



Photo 81



Photo 82



Photo 83

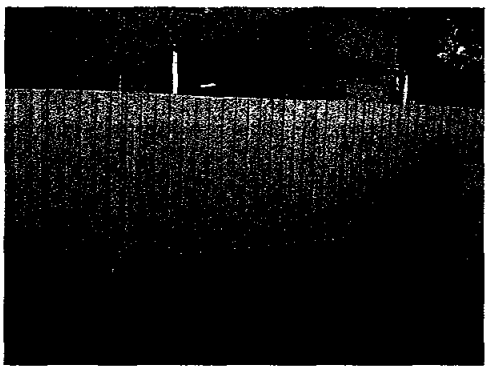


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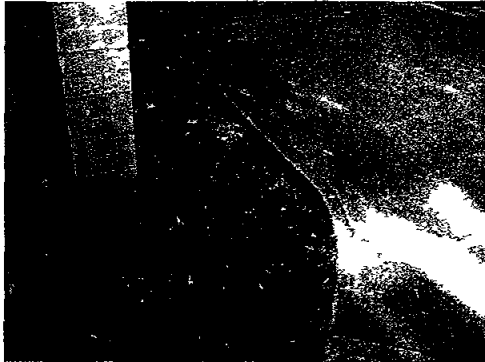


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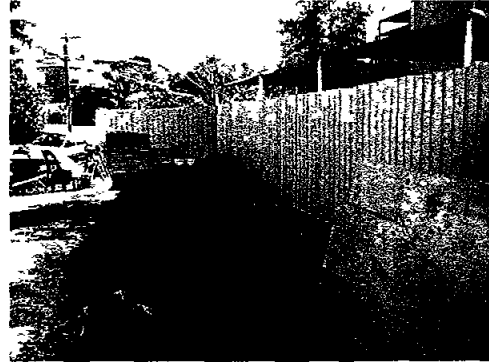


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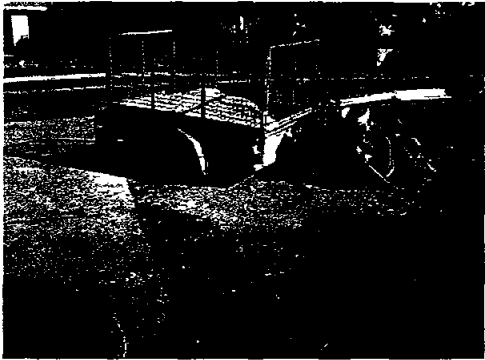


Photo 87



Photo 88



Photo 89



photo 90

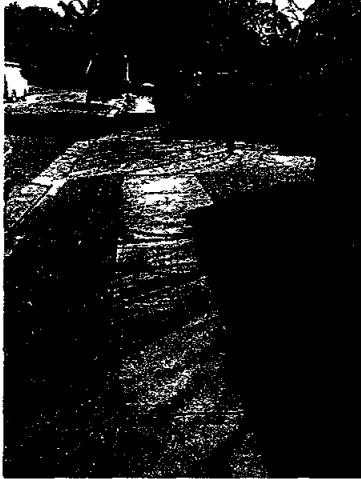


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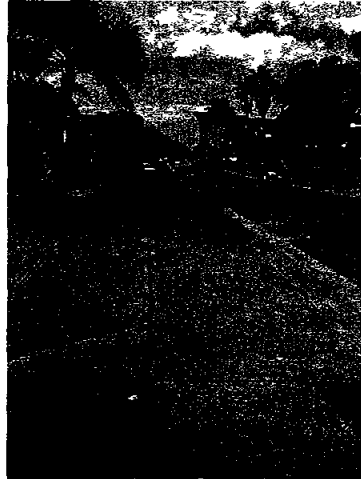


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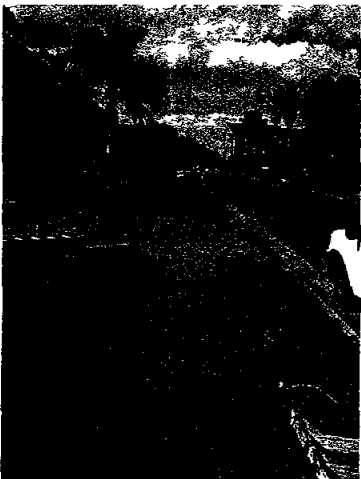


Photo 93



photo 94

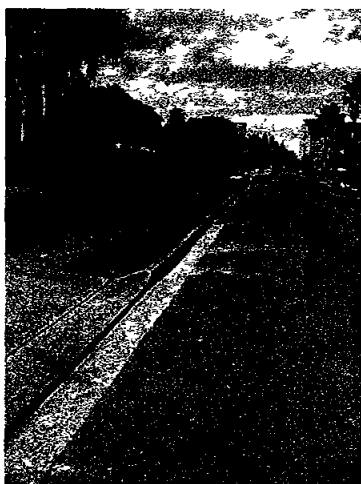




Photo 97



Photo 98



Photo 99



photo 100

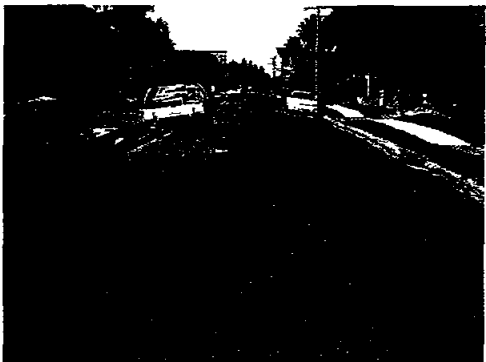


Photo 101



Photo 102



Photo 103



Photo 104

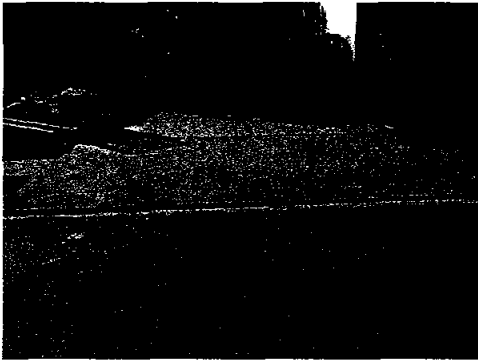
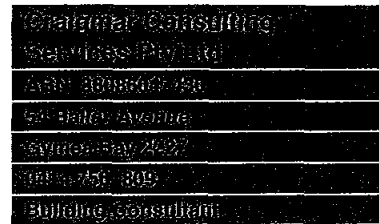


Photo 105



Dilapidation Report

PROPERTY

**17 Seabeach Avenue,
Mona Vale**

Commissioned By
UNIVERSAL CHILDCARE

Report Prepared By
CRAIG SINGE
CRAIGMAR CONSULTING SERVICES PTY LTD

Inspection Date
27 OCTOBER 2007

Original Contracting
Services Pty Ltd
ABN 686867430
50 Balaclava Road
Cynegit Bay NSW
2421 750 810
Building Consultant

PROPERTY

17 Seabeach Avenue,
Mona Vale



1 0 **PREFACE**

1 1 CRAIG SINGE has participated in the building construction and building consulting industries for 34 years and has reported the condition of over 6,500 completed properties or buildings under construction and undertaken over 1,500 dilapidation surveys. His experience qualifies him to comment on the issues raised in the following instructions. His curriculum vitae is appended to this report.

2 0 **INSTRUCTIONS**

2 1 We confirm your instructions to inspect the roads, footpaths, council assets and trees adjoining building at the above address.

2 2 **Existing condition of inspected areas**

2 2 1 Photographic record – See Annexure. An additional photographic record of the property is available if required.

3 0 **ACCESS RESTRICTIONS**

3 1 Access restricted by parked vehicles and vegetation.

4 0 OBSERVATIONS

For the purposes of this report, the street runs in a west to east direction

4 1 Streetscape

- 4 1 1 **Footpath to Southern Side of Seabeach Avenue (starting at eastern end at telegraph pole in front of Unit Block 21 towards next intersection)** – Series of photographs showing typical condition of footpath (refer photograph nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17)
- 4 1 2 **Fences to Southern Side of Seabeach Avenue (starting at western end of intersection)** – Series of photographs showing typical condition of fences (refer photograph nos 18, 19, 20, 21, 22, 23, 24 & 25)
- 4 1 3 **Road Surface to Southern side of centre line of Seabeach Avenue (starting at eastern end opposite telegraph pole to Unit Block 21 finishing at western intersection)** – Series of photographs showing typical condition of road surface (refer photograph nos 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 & 39)
- 4 1 4 Please Note Areas of road obstructed by parked vehicles
- 4 1 5 **Kerb and Gutter to Southern side of Seabeach Avenue (starting at western intersection finishing opposite telegraph pole to Unit Block 21)** – Series of photographs showing typical condition (refer photograph nos 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 & 50)
- 4 1 6 Please Note Parked vehicles obstruct gutters in places
- 4 1 7 **Road Surface to Northern side of centre line of Seabeach Avenue (starting at eastern end finishing at western intersection)** – Series of photographs showing typical condition (refer photograph nos 51, 52, 53, 54, 55, 56, 57, 58, 59 & 60)
- 4 1 8 Please Note Parked vehicle obstruct section of road
- 4 1 9 **Kerb and Gutter to Northern side of SeaBeach Avenue (starting at western end opposite intersection finishing at eastern end opposite telegraph pole to Unit Block 21)** – Series of photographs showing typical condition (refer photograph nos 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 & 72)
- 4 1 10 **Trees and Vegetation to Street** – Series of photographs showing typical vegetation (refer photograph nos 73, 74, 75 & 76)
- 4 1 11 **Council Assets** – Graffiti to seat on eastern side of driveway leading to property No 17 (refer photograph no 77)
- 4 1 12 Damage to PMG lid on eastern side of driveway leading to No 15 (refer photograph no 78)
- 4 1 13 **Southern Side of property No 17 within Terrol Crescent** – Series of photographs showing typical condition of grassed area, fences and

gardens at rear of number 17 (refer photograph nos 80, 81, 82, 83, 84, 85, 86, 87, 88, 89 & 90)

4 1 14 **Footpath behind property No 17 (starting at western end to driveway leading to property No 15 finishing at driveway to No 21)** – Series of photographs showing typical condition (refer photograph nos 91, 92, 93 & 94)

4 1 15 **Kerb and Gutter on Southern side of Footpath behind property No 17** – Series of photographs showing typical condition (refer photograph nos 95, 96, 97, 98 & 99)

4 1 16 Please Note Vehicles obstruct sections of guttering

4 1 17 **Road Behind property No 17 (starting at western end opposite driveway to property No 15 finishing at eastern side of property No 21)** – Series of photographs showing typical condition (refer photograph nos 100, 101 102, 103, 104 & 105)

5 0 CURRICULUM VITAE**CRAIG SINGE****Qualifications**

2005	Height Safety Awareness Certificate
2000	Occupational Health & Safety Induction Training for Construction Work
1996	Lead Paint Management Program – Macquarie University
1995	Pest Certificate – TAFE Western Sydney
1980	Builder's License
1979	Builder's Business Course (Statement)
1978	Building Foreman and Clerk of Works Certificate
1975	Carpentry and Joinery Trade Certificate

Professional Membership

Current	Building Services Corporation Gold License 54803C
Current	Building Consultancy Licence BC248
Current	Member of Institute of Building Consultants

Professional Experience

1992-present Senior Building Consultant - Tyrrells Property Inspections NSW
Inspected and reported on the condition of over 5500 properties or buildings under construction

Expert in carrying out Home Owners Warranty Inspections for insurance purposes

Regular presenter to Real Estate Seminars on pest issues specialising in termite protection, prevention and maintenance of properties

2000 - organised and liaised with "The National Parks & Wildlife" Management to carry out property, pest, maintenance, safety and electrical inspections state wide

Develop system for reporting on defects in conjunction with NPWS

Inspected and reported on condition of "Water Board" properties within the Sutherland and St George areas including depots and office blocks

Specialises in Dilapidation Reports which includes whole city blocks, many kilometres of roads and footpaths Used by large builders including Grocon, St Hilliers, Barclay Mowlem and by Sydney Water

Other reports including Technical Inspections, Maintenance Reports, Final Stage and Progress Inspections

Licensed builder Supervised and Managed large projects for the Public Works Department including Central Courthouse and Central Police Station

With my own building company I have carried out a number of refurbishments on heritage buildings within The Rocks area including Campbells Warehouse and The Rocks Push This work was carried out under The Sydney Cove Redevelopment Authority and The Heritage Council

Self employed from 1982 31 years experience in the building and building consulting industry with hands on experience in most building trades

I have been involved in the design, construction and management of numerous domestic and commercial building projects

Publications

1998 The Property Maintenance Handbook – (Tyrrells Property Inspections NSW) – Liased with Mr Jerry Tyrrell and Mr Tony Ransley

2000 – 2004 Ask The Experts (Century 21 Real Estate)

6 0 PHOTOGRAPHIC RECORD

6 1 Annexed

7 0 CONDITIONS OF REPORT

7 1 This Report does not apply to inaccessible areas or work carried out after the date of this inspection

7 2 This Report is limited to the areas and issues set out in our Instructions

8 0 IMPORTANT INFORMATION

8 1 Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report

8 2 This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

8 3 **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

8 4 This Report does not and cannot make comment upon defects that may have been concealed, the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions, whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak), the presence or absence of timber pests, gas-fittings, common property areas, environmental concerns, the proximity of the property to flight paths, railways, or busy traffic, noise levels, health and safety issues, heritage concerns, security concerns, fire protection, site drainage (apart

from surface water drainage), swimming pools and spas (non-structural), detection and identification of illegal building work, detection and identification of illegal plumbing work, durability of exposed finishes, neighbourhood problems, document analysis, electrical installation, any matters that are solely regulated by statute, any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report)

- 8 5 **CONSUMER COMPLAINTS PROCEDURE** — In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
- 8 6 **DISCLAIMER OF LIABILITY TO THIRD PARTIES** — This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.
- 8 7 **DISCLAIMER OF LIABILITY** — No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).
- 8 8 **CONTACT THE INSPECTOR** — Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

17 SEABEACH AVENUE, MONA VALE



Photo 1



Photo 2



Photo 3

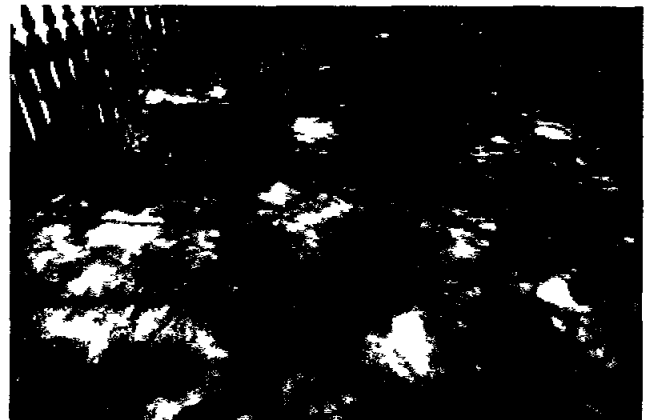


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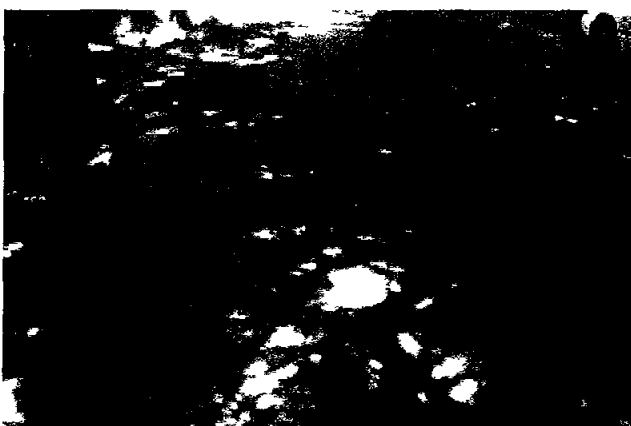


Photo 5



Photo 6

17 SEABEACH AVENUE, MONA VALE



Photo 7



Photo 8

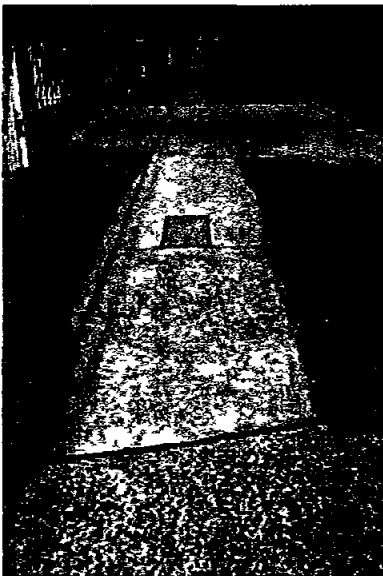


Photo 9



Photo 10

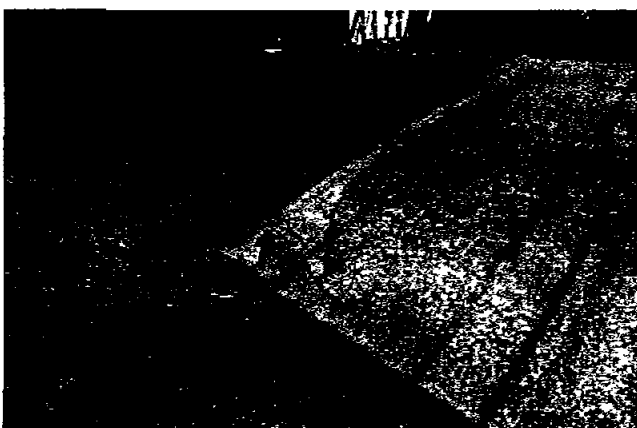


Photo 11



Photo 12

17 SEABEACH AVENUE, MONA VALE



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

17 SEABEACH AVENUE, MONA VALE



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

17 SEABEACH AVENUE, MONA VALE



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

17 SEABEACH AVENUE, MONA VALE



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

17 SEABEACH AVENUE, MONA VALE



Photo 37



Photo 38

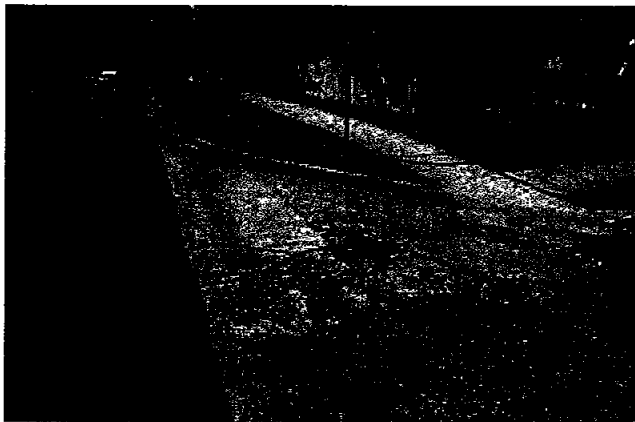


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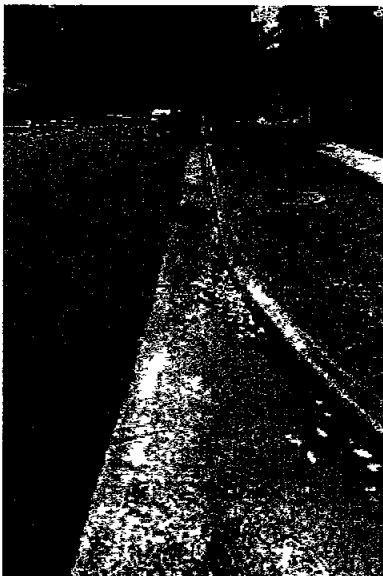


Photo 40



Photo 41



Photo 42

17 SEABEACH AVENUE, MONA VALE



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

17 SEABEACH AVENUE, MONA VALE



Photo 49



Photo 50



Photo 51



Photo 52

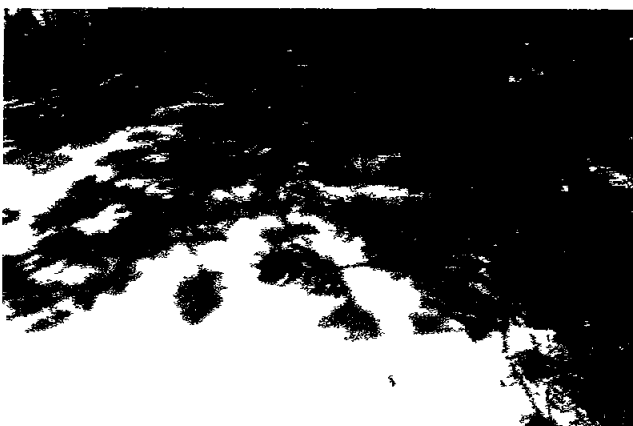


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Photo 54

17 SEABEACH AVENUE, MONA VALE

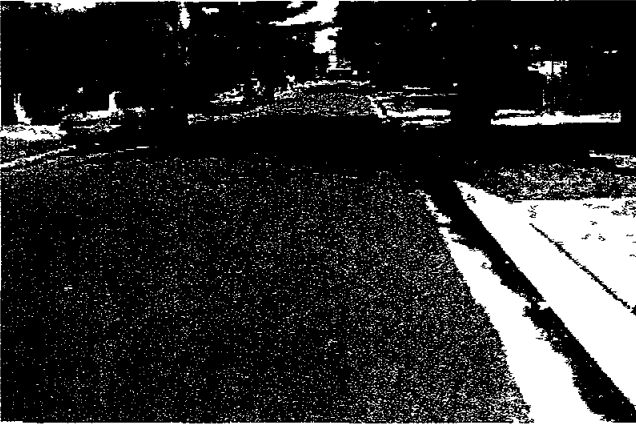


Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60

17 SEABEACH AVENUE, MONA VALE



Photo 61



Photo 62



Photo 63



Photo 64

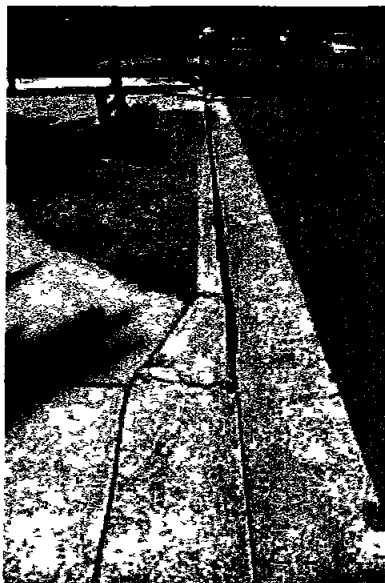


Photo 65



Photo 66

17 SEABEACH AVENUE, MONA VALE



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72

17 SEABEACH AVENUE, MONA VALE



Photo 73



Photo 74



Photo 75



Photo 76

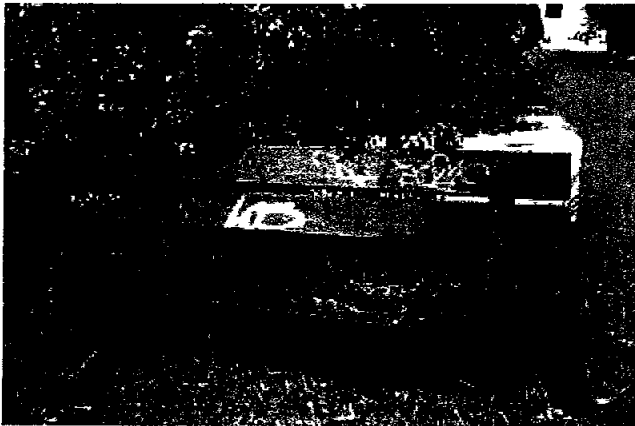


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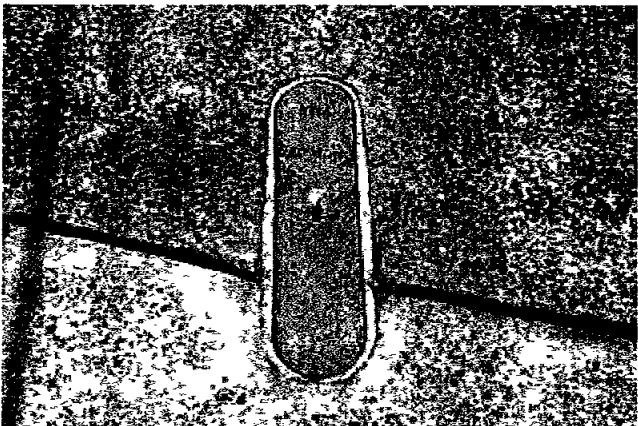


Photo 78

17 SEABEACH AVENUE, MONA VALE



Photo 79

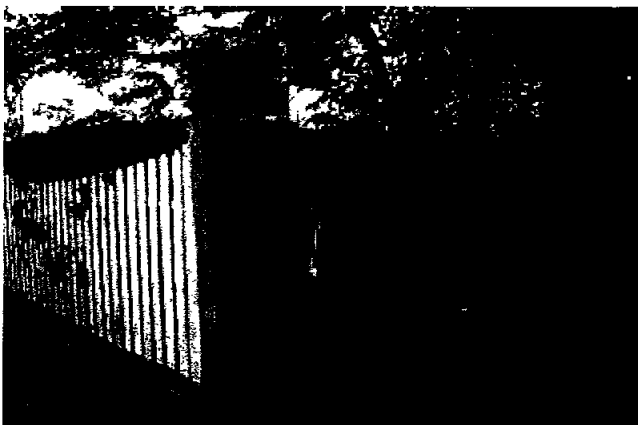


Photo 80



Photo 81

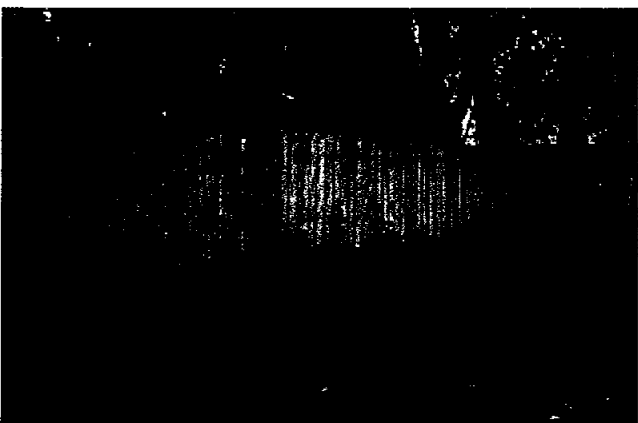


Photo 82



Photo 83

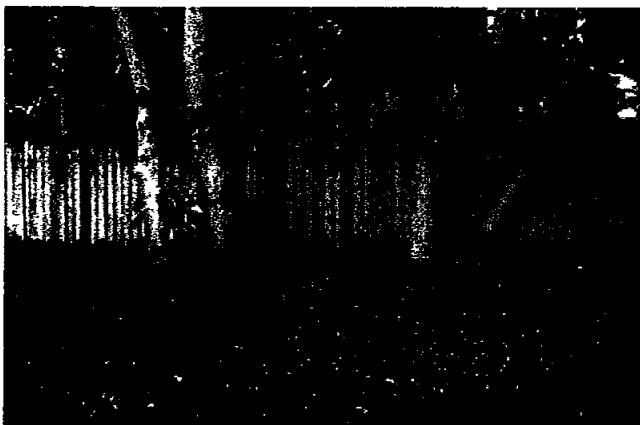


Photo 84

17 SEABEACH AVENUE, MONA VALE

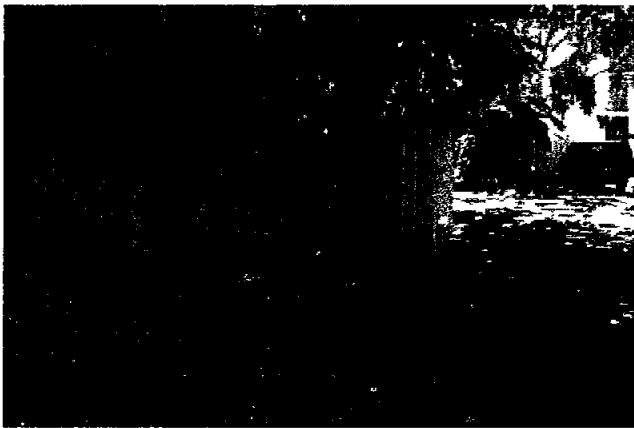


Photo 85

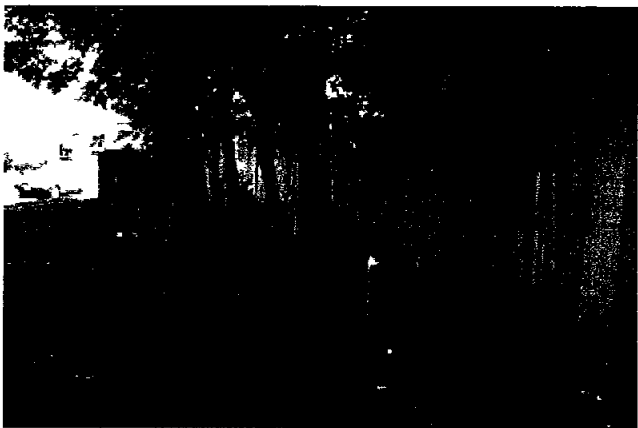


Photo 86



Photo 87



Photo 88

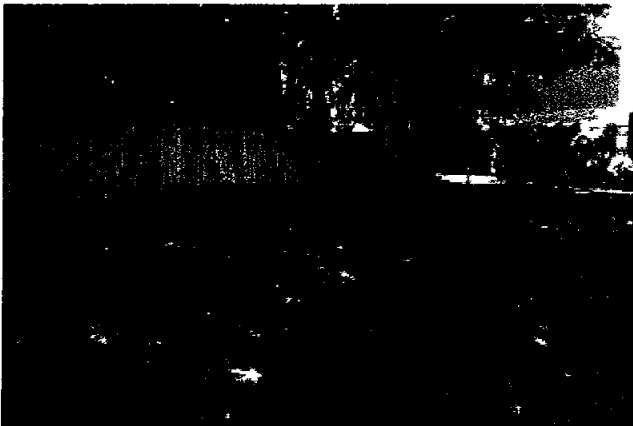


Photo 89

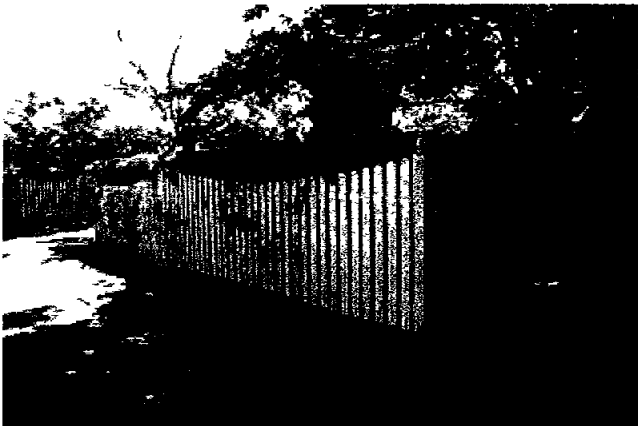


Photo 90

17 SEABEACH AVENUE, MONA VALE



Photo 91



Photo 92

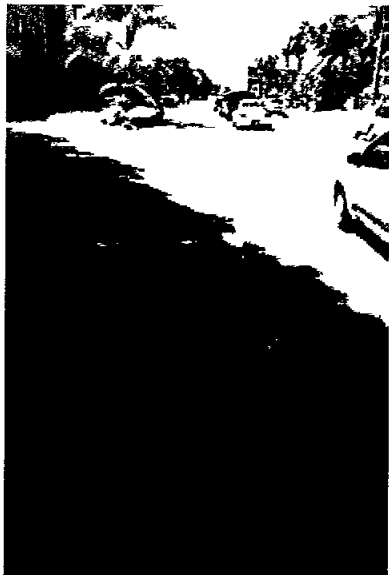


Photo 93

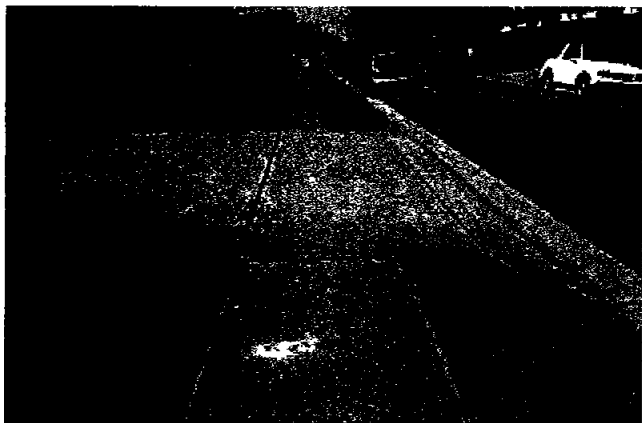


Photo 94

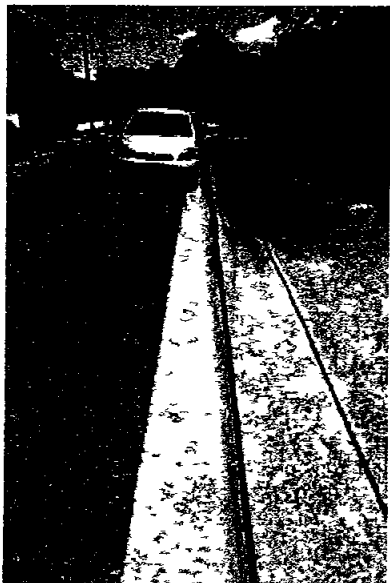


Photo 95



Photo 96

17 SEABEACH AVENUE, MONA VALE



Photo 97

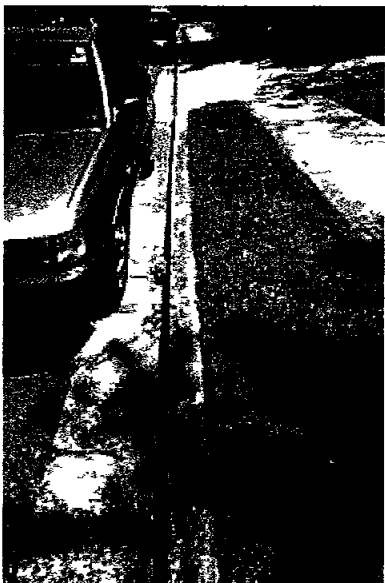


Photo 98



Photo 99



Photo 100



Photo 101



Photo 102

17 SEABEACH AVENUE, MONA VALE

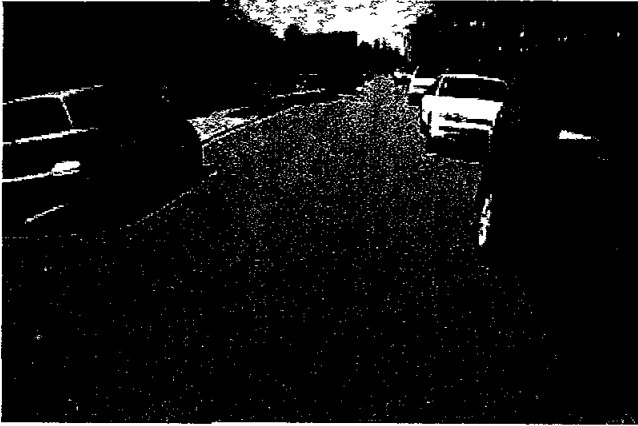


Photo 103



Photo 104



Photo 105