



Pittwater Council

ABN 61 840 837 871

All Correspondence to be addressed to General Manager

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

Postal Address
P.O. Box 882
MONA VALE NSW 1660
DX 9018MONA VALE

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

Environmental Compliance
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

14 September 2004

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

COPY

Dear Sir/Madam

**Re: Construction Certificate CC0576/04
Property: GOVERNOR PHILLIP PARK 1193 BARRENJOEY ROAD PALM
BEACH NSW 2108**

Please find enclosed your approved Construction Certificate and stamped plans.

Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA). Please complete this form and return it to Council's Customer Service together with the PCA appointment fee as detailed in the form.

If appointed as the PCA, Council would carry out various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form

Council will endorse your "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out by Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully

Development Compliance Group

Per:



Pittwater Council

Construction Certificate No: CC0576/04

Site Details: **GOVERNOR PHILLIP PARK 1193 BARRENJOEY ROAD PALM BEACH NSW 2108**

Legal Description: **Lot 7005 DP 752046**

Type of Development: **Building Work**

Description: **Alterations and additions**

Associated Development Consent No: **N0978/02** Dated: **7.2.2003, as modified on 9.8. 2004**

COPY

Building Code of Australia Certification: **Class 3 & 9b**

Details of plans, documents or Certificates to which this Certificate relates:

- **Working Drawings prepared by JJ Drafting, Job No. 1201D, Drawing No. CD 1 B, dated September 2003**
- **Disability Access Report prepared by Disability Access Consultants Pty Ltd, dated 3 August 2004 (Pages No. 1 – 10)**
- **Construction Management Plan undated**
- **Fire Safety Assessment Report prepared by ArupFire, dated 23 August 2004, Pages 1 – 3, including the Schedule of Fire Safety Measures**
- **Structural Engineering Details prepared by ArupFire, Job No. 83632/68, Drawing No. S1 dated 23 August 2004**
- **Structural Design Certification and Roof Drainage Statement prepared by ArupFire, dated 23 August 2004**
- **Schedule of Finishes undated with associated statement prepared by J G Conen, dated 8 September 2004**

I hereby certify that the above plans, documents or Certificates satisfy:

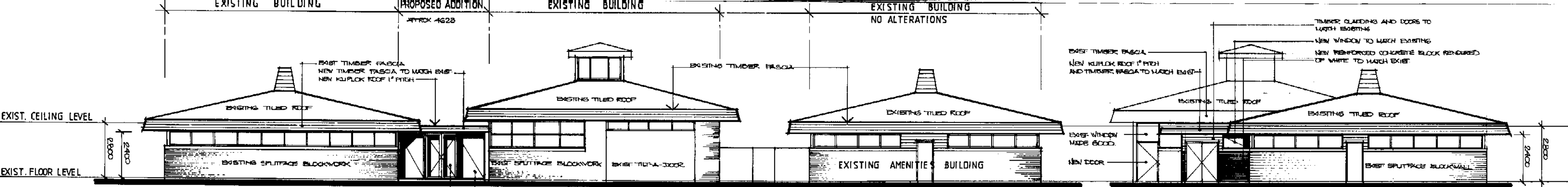
- **The relevant provisions of the Building Code of Australia.**
- **The relevant conditions of Development Consent No: N0978/02**

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(B) of the Environmental Planning and Assessment (Amendment) Act, 1997.


Darren Greenow
Development Compliance Group

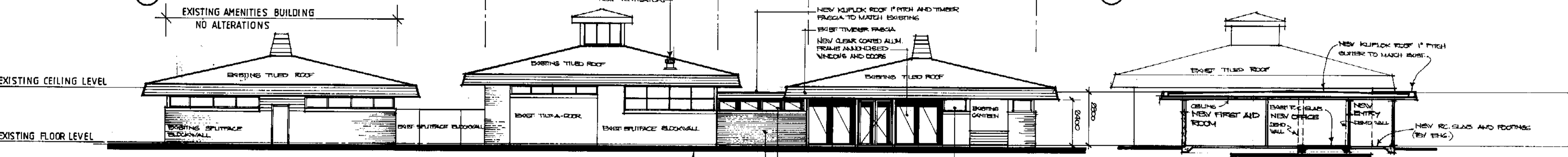
14 September 2004
Date of Endorsement

Note: You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.

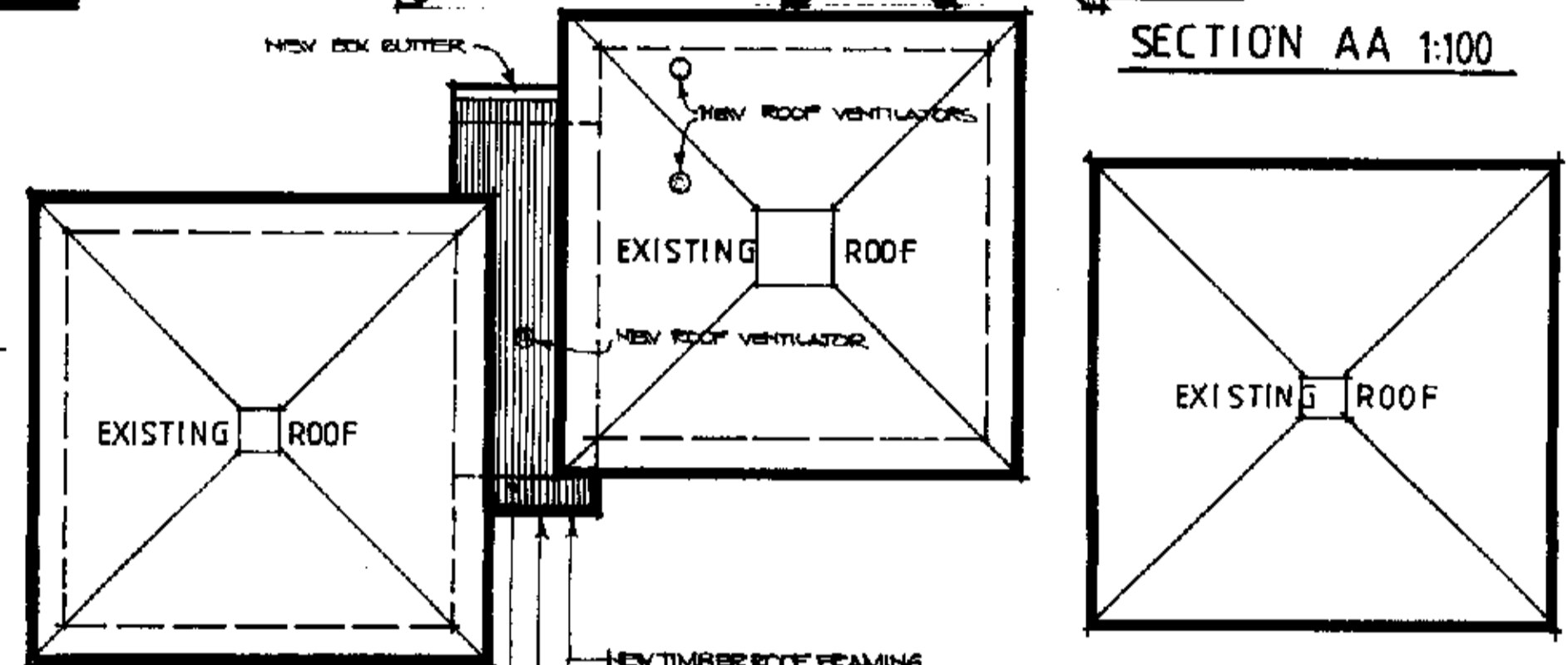


WEST ELEVATION 1:100

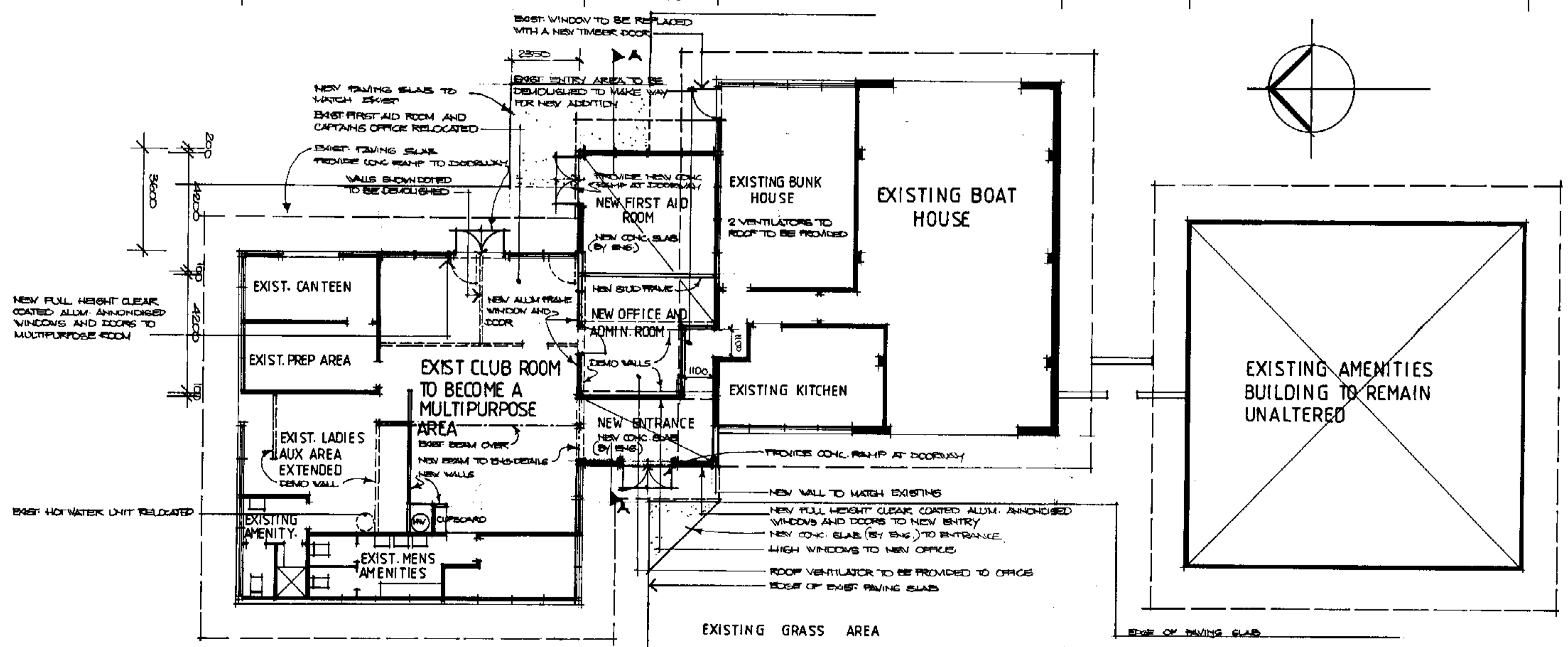
NORTH ELEVATION 1:100



EAST ELEVATION 1:100

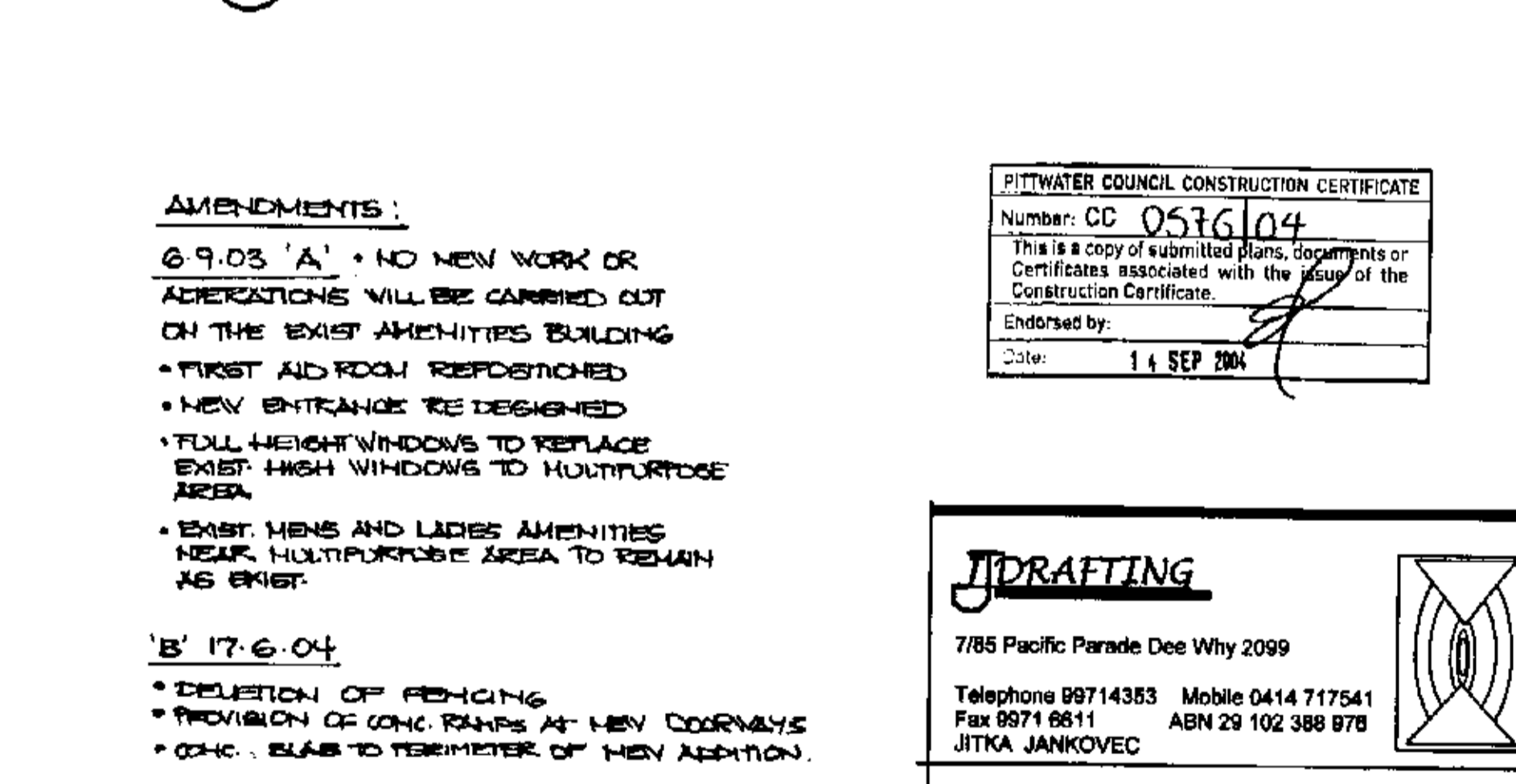


SECTION AA 1:100



FLOOR PLAN 1:100

ROOF PLAN 1:200



AMENDMENTS:

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

PITWATER COUNCIL CONSTRUCTION CERTIFICATE
 Number: CD 0516104
 This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
 Endorsed by: [Signature]
 Date: 14 SEP 2004

JTDRAFTING
 7/85 Pacific Parade Dee Why 2099
 Telephone 99714353 Mobile 0414 717541
 Fax 9971 6511 ABN 29 102 388 978
 JITKA JANKOVEC

Client:
 North Palm Beach Surf Club

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

Title:
 Plans, Elevations and Section

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

NOTES

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

- TERMITE CONTROL**
- To AS 3660.1
- TIMBER FRAMING**
- Use treated timber where required for durability
 - Do not use timber unsuitable for exposure to moisture in exposed location
 - All workmanship and materials shall be in accordance with AS 1684 and 1720 as applicable
 - Provide structure bracing in accordance with AS 1684
 - Provide structure tie down in accordance with AS 1684 use galvanised fixings where exposed to weather.
- CONCRETE**
- All workmanship and materials shall be in accordance with current editions of the AS 3600.
 - Footings to be in accordance with AS 1480
 - All reinforcements shall conform to AS 1302, AS 1303 and AS 1304.

- FASCIA**
- Timber fascia to match existing
- INSULATION**
- Insulation to ceilings (R2.5)
- FLOORS**
- Concrete slab
- ROOFING**
- Colorbond kilpkok roof sheeting
 - New downpipes are to be connected into the existing stormwater drainage system to the requirements of the Sydney Water
- STORMWATER**
- Minimum slope of eaves and gutters 1:200
- GUTTERS AND DOWNPIPES**
- Gutters and downpipes to match existing
- FLASHING AND CAPPINGS**
- Selection and installation of metal rainwater goods refer to AS 2180
 - Flash projections above the roof with two part flashings consisting of apron flashing and an over flashing, with at least 100mm overlap. Provide for independent movement between roof and projection

- EXTERNAL WALLS**
- Rendered concrete block walls
 - Timber cladding above openings to match existing
- DOORS AND WINDOWS**
- Timber framed doors to match existing
 - Clear coated aluminium frame anti-dusted window and doors
 - Weather strips to be provided to all external windows and doors
- WASTE MANAGEMENT**
- All waste shall be taken away by trucks to a suitable landfill or recycle depot
 - All waste shall be covered during transportation.
 - Waste generated during construction shall be placed in steel bins and taken away by an approved contractor to an approved landfill site
- SERVICES**
- All services are existing and shall be connected to the proposed new addition
- SEDIMENT CONTROL**
- A filter cloth system shall be installed to stop any sediment entering councils stormwater system

8-SEP-04 WED 19:05

J. G. CONEN

FAX NO. 99744544
12660266 719+

Page 2 of 2
10:11 AM 10/11/04

Out ref 83632/68
Date 23 August 2004

Level 10, 201 Kent Street, Sydney NSW Australia
PO Box 98, Milsons Point NSW 2008
Tel +61 2 9320 9020
Fax +61 2 9320 9321
Direct Tel +61 2 9320 9351
jrn.farnett@arup.com.au

www.arup.com

Jeff Conen
1 Werstab Rd
Palm Beach
NSW 2108

ARUP

c.c. 0576/04.

Dear Sir

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

Structure

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

Roof Drainage

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

Yours sincerely

Jro Forrest
BEag MIEAust CPEng

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC 0576/04
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Endorsed by:	
Date:	14 SEP 2004

REVERSE SIDE OF NORTH PALM BEACH SURF LIFE SAVING CLUB RECONSTRUCTION LETTERS

Arup is a partner in
Registered in England Number 132463
15 Finsbury Street London EC2A 3EA

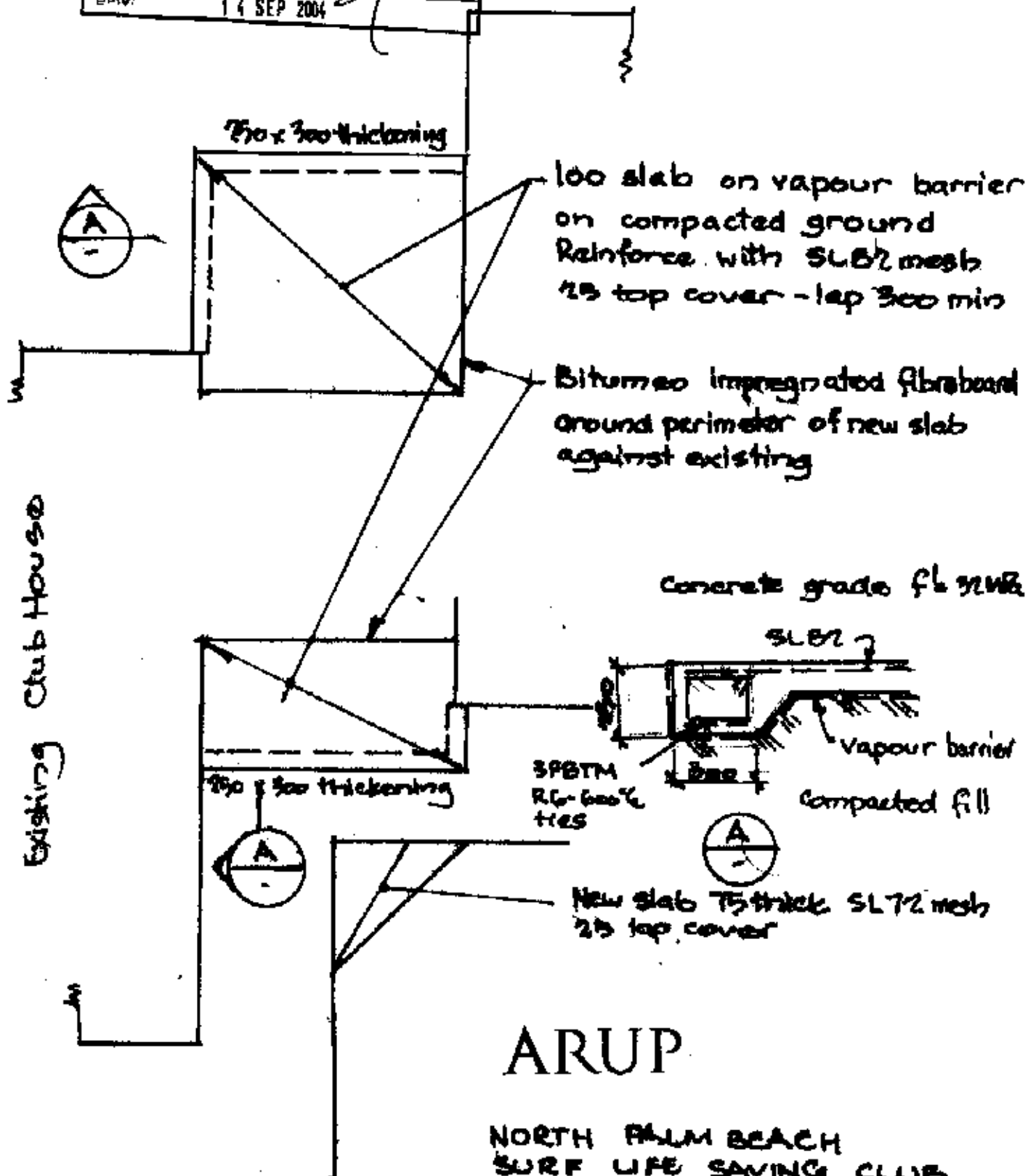
P. 01

TO 99744544

96-SEP-2004 11:07 FROM ARUP

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE
 Number: CC 0576/04
 This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
 Endorsed By: [Signature]
 Date: 14 SEP 2004

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



PART PLAN
 (1:100)

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

Job: 05032/08 Dwg: S1.
 Date: 23/8/2004
 Rev: 15

SCHEDULE OF FINISHES

Consent Condition B.34

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

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

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

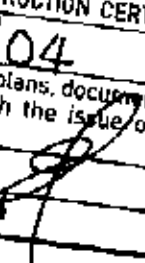
Timber windows to new First Aid Room to match existing adjacent timber windows, paint finish to same colour as existing.

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

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

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

Roof sheeting, Kliplok colourbond metal sheeting to match existing.

PITWATER COUNCIL CONSTRUCTION CERTIFICATE	
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Date:	14 SEP 2004

CONSTRUCTION MANAGEMENT PLAN

Consent Condition B.16

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


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

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

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

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

Traffic management is not an issue.

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC 0576/04
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Endorsed by:	
Date:	14 SEP 2004

ArupFire

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

Level 10, 201 Kent Street Sydney NSW Australia
PO Box 76, Millers Point NSW 2000
Tel +61 2 9320 9320
Fax +61 2 9320 9321
Direct Tel +61 2 9320 9458
david.stowe@arup.com
www.arup.com

BY FAX AND POST

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

ARUP

Dear Jeff

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

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

Scope

The scope of the fire safety assessment is identified below.

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

Building Description

Building Use: Surf Life Saving Club with sleeping accommodation, club room and boat house.

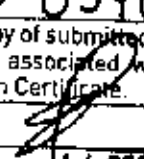
Class of occupancy: 3 & 9b

Type of construction required: Type C

Rise in storeys: 1

Effective Height: Less than 25m

Total floor area: Approximately 355m²

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Endorsed by:	
Date:	14 SEP 2004

Existing Fire Safety Measures

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

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

Fire Safety Measures Required under the Building Code of Australia

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

Deemed to Satisfy Provision E1.6 – Portable Fire Extinguishers

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

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

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

Deemed to Satisfy Provision E4.2 – Emergency Lighting

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

Deemed to Satisfy Provision E4.5 – Exit Signs

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

Recommendations

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

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

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

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Essential Services and Maintenance

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

Table 1 – Essential services and maintenance schedule

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

Assumptions and Limitations

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

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

Conclusions

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

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

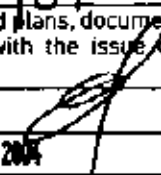
Yours sincerely,
David Stow
Fire Engineer



DISABILITY ACCESS CONSULTANTS

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

3rd August 2004

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC 0576 / 04
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Date:	14 SEP 2004

REPORT

on

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

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number: CC 0576	04
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Date: 14 SEP 2004	

A GENERALLY

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

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

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

AS1428 Design for access and mobility

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

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

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

AS/NZS1680 Interior lighting

Part 0 Safe movement

AS/NZS 3881 Slip resistance of pedestrian surfaces

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

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

B THE OBJECTIVES OF THE DISABILITY DISCRIMINATION ACT 1992

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

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

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

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

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

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

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**ADDITIONS TO NORTH PALM BEACH SURF CLUB
DISABILITY ACCESS CONSULTANTS PTY LTD**

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

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

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

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

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

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

- B.4 It is also noted that Pittwater Council publish a document entitled "Development Control Plan No. 26 Accessibility. This document is referenced in this report where its provisions are more stringent or otherwise thought to be applicable.

- B.5 The draft "Process to Administer Building Access for People with a Disability" prepared by the Australian Building Codes Board under the direction of the Building Access Policy Committee (BAPC) to accompany the DDA Premises Standard, is known as the "Protocol".

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

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

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

All new building works however must be made accessible.

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ADDITIONS TO NORTH PALM BEACH SURF CLUB
DISABILITY ACCESS CONSULTANTS PTY LTD

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5

C ACCESS PROVISIONS

Access to the Premises

C1 Generally

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

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

C2 Ramp design

Threshold ramps are indicated at all entry doors, these are to comply with Figure 10 of AS1428.1 being at 1:8 maximum gradient, 55mm maximum height and 450mm maximum width. Both ends of the threshold ramps are to have splayed returns.

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

C3 Doors.

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

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

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

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

C4 Toilet facilities.

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

C5 Canteen

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

C6 Signage.

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

Where ever possible pictographic representations should be used on signage.

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

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

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

C7 Floor finishes.

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

C8 Lighting.

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

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

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

Signed
DISABILITY ACCESS CONSULTANTS PTY LTD

T. Beardsmore
per
Trevor Beardsmore

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

1. All new building works are to comply with DCP 26 and AS1428.1.
2. Threshold ramps are to be in accordance with Figure 10 of AS1428.1, being no wider than 450mm, no steeper than 1:8 and have a rise no greater than 56mm. The ends of the threshold ramps are to be returned.
3. There must be no change in level between adjoining surfaces of the new works greater than 3mm where vertical or 5mm where rounded or chamfered.
4. All hard floor surfaces to new public areas should be slip resistant and finished in accordance with the recommendations for slip resistance contained in AS/NZS 3661, "Slip resistance of pedestrian surfaces", and AS/NZS 4588, "Slip resistance classifications of new pedestrian surface materials."
5. All new doors are to be 850mm clear opening generally requiring a 920mm door leaf. The door handles are to be "D" lever type or "D" pull type at 1000mm above floor level. Doors must be capable of being unlocked and operated with one hand. Door handles are to have 30% luminance contrast with the door.
6. Light switches should be large rocker type switches, located between 900mm and 1100mm above the floor.
7. Information signage is to be in a Sans Serif style such as Helvetica Medium or Arial as required by AS1428 with a minimum luminance contrast of 30% to the background against which it is viewed.
Where ever possible pictographic representations should be used on signage.
8. Directional signage below 1600mm and above 1200mm must be raised tactile with a luminance contrast with the background of 30% and must incorporate the Braille equivalent.
9. Signage to facilities generally, should be raised tactile signage with symbols or lettering of a minimum 15mm high and a luminance contrast with the background of 30%, provided adjacent to the doors as required in AS1428.1 and mounted between 1200mm to 1600mm above the finished floor level. Where signage to facilities incorporate lettering, Braille equivalent must be provided.
10. Signage above 1600mm is to be of the minimum size of 15mm or 17.5mm per metre of viewing distance up to a maximum of 55mm high. The lettering must have a luminance contrast with the background of 30% and must incorporate the Braille equivalent.
11. All doors or door frames are to have 30% luminance contrast with the adjacent wall.
12. Lighting throughout the public areas of the buildings will be in accordance with AS/NZS1680, "Interior lighting" and AS/NZS1680 Part 0, "Safe movement" as a minimum.
13. Lighting along pathways and around the building should have a minimum illumination level of 10 lux at ground level.

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8

'Appendix 2'**COMPANY PROFILE**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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J. G. Conen

✓ Warrant Road
Palm Beach, 2160
38 Macquarie Street
Mosman, 2160

Pittwater Council
att. Carl Georgeason. FAX: 9976 7150.

RECEIVED
08 SEP 2004

N. P. B. S. L. S. Club:
C. Cert: 0576/04.

As requested please find letter giving Engineers qualifications. With respect to colour the only colours to be used are: -

fascias: Dulux. "AFLOAT."

Windows: " " "SUMMER. LOFT."

Due to fading the new paint work will be exactly colour matched to the existing respective elements.

We Trust the above is satisfactory.

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Endorsed by:	<i>[Signature]</i>
Date:	14 SEP 2004

[Signature]
J. G. Conen
14 Sept. 2004.

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