Metropolitan Building Approvals Certifiers & Consultants

RECEIVED 1 7 FEB 2009

PITTWATER COUNCIL

P 0 Box 124 Cherrybrook NSW 2126 Phone (02) 9898 3394 Fax (02) 9898 3591 camile@metroapprovals com au

16 February 2009

The General Manager Pittwater Council PO Box 882 MONA VALE NSW 1660

Dear Sır/ Madam,

Private Certifier Lodgement

CONSTRUCTION CERTIFICATE NO C08-039 SUBJECT PREMISES 1753 PITTWATER ROAD, MONA VALE DEVELOPMENT CONSENT NO N0461/08

I advice that I have been engaged as the certifier in respect of the above and enclose the Construction Certificate for the project in accordance with the provisions of clause 142(2) of the Environmental Planning and Assessment Regulation 2000

Please find enclosed the following documents

- Construction Certificate and documentations,
- Copy of the Notice To Commence Work and Appointment of PCA Form
- Cheque for \$30 00 being the registration fee for the above

I would appreciate if a receipt in this regard could be forwarded to our office as soon as possible

Please contact the undersigned for any enquiries

Yours Sincerely,

Camile J Haddad Grad Dip Build Surv & Assess MAIBS MAAC Accredited A1 Certifier

Encl

SCANNED

* AID Rechpi, 254500

Metropolitan Building Approvals is a division of Metropolitan Building Consultants Pty Ltd ACN 003783051

Metropolitan Building Approvals Certifiers & Consultants

P 0 Box 124 Cherrybrook NSW 2126 Phone (02) 9898 3394 Fax (02) 9898 3591 camile@metroapprovals com au

Construction Certificate C08-039

PREMISES

1753 Pittwater Road, Mona Vale **PROPOSAL** Internal suite fitout for Pittwater radiology centre including new lift **DA REFERENCE** N0461/08 **CC REFERENCE** C08-039 **CC DATED** 16 February 2009

Metropolitan Building Approvals is a division of Metropolitan Building Consultants Pty Ltd ABN 51 003783051

Metropolitan	Construction
Building Approvals ACN 51 003 783 051	Certificate
P O Box 124 Cherrybrook NSW 2126 Phone (02) 9898 3394 Fax (02) 9898 3591 camile@metroapprovals com au	No C08-039
 This certificate is issued by the undersigned certifyil carries out the proposed work in accordance with the work will comply with the Environmental Planning a section 81A (5) of the Environmental Planning and 1. Details of the Applicant. 	nd Assessment Regulation 2000 as referred to in
Mr X Ms Mrs Dr Other Name of Applicant (company or individual) Levitch Design Associates Pty Ltd Shop Number/ Level Street number/ s Level 2 280 Pacific Hig	
Suburb or town Lindfield Daytime telephone Fax 02 9880 9300 02 9880 9311	State Postcode NSW 2070 Mobile 0412 424 228
2. Details of the Development Consent Development Application No / Name of Consent A N0461/08 Pittwater Council	Authority Date the first consent was issued 31 10 08
3. Decision of the Certifying Authority This certificate is issued without any conditions subject to conditions of the kind referred to Planning and Assessment Regulation 200	o in clauses 187 or 188 of the Environmental
The issue of this certificate has been endorsed or the application Refer to Attachment "B" Date of this decision 16 February 2009	the plans and specifications that were lodged with
4. Details of the Land to be Developed	
Street NumberStreet Name1753Pittwater RoadSuburb or townMona ValeLot noBuilding Name1Image: Street Name	State Postcode NSW 2103
DP/MPS no Section D P 715158	No Volume/folio

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5.,	Desci	iption of the w	ork proposed			
	Buildin	g Classification		Type of Const	truction (BCA)	
	[5	a aite aire immede aitean	allen Himsellen angem bereiker (11) - 112 menner bereike	C]	
	Descri	BAR ALLA ARE ARE	g or part of the buildin	ng work	be established a filel 	
	Intern	al fitout of existir	ng building for radio	logy centre a	nd new lift	
6.	Certif	ication				
	Camıl (For a	e Haddad and on behalf of	Metropolitan Buildin	g Approvals)		certifies that
	certific	ate (with such mo pentation) will com	In accordance with do difications venfied by ply with the requirement mental Planning and A	the certifying a ents of this Re	authority as may be gulation as are refei	snown on that
	Const	ruction Certificate	No	Date of this	s certificate	
	C08-0)39		16 Februa	ary 2009	
7.	Signa	ature and a second		Heisten		
	For th Signat		valid, it must be signe	ed by the certif	ying authority	、、、、
	Name	of Certifier				
		nle Haddad				2
	L	ditation body of th	e certifier	<u> </u>	Accreditation no	of the certifier
		ing Professional			BPB 015	2
9 .		icant's Right of				
	lf the again decisi	st these condition:	y has issued a constru s to the Land and Env	iction certificat ironment Coui	e subject to condition t within 12 months f	ons, you can appeal from the date of the
9.	Attac	chments				
	\boxtimes	Attachment A	Certificate Applicatio	on details		
	\boxtimes	Attachment B	Plans and Specificat	tion that form p	part of this Certificat	e
	\boxtimes	Attachment C	Other Supporting Do	ocumentation		
	\boxtimes	Attachment D	Development Conse	ent Permit		
	\boxtimes	Attachment E	BCA Compliance De	etails		
	5.7	A 11 - 1	C			

Attachment F Fire safety schedule

Premises 1753 Pittwater Road Mona Vale



Metropolitan Building Approvals A division of Metropolitan Building Consultants Pty Ltd ACN 003783051

Metropolitan Building Approvals Certifiers & Consultants P 0 Box 124 Chenybrook NSW 2126 Phone (02) 9898 3394 Fax (02) 9898 3591 camile@metroapprovals com au	Application For Construction Certificate Under Section 109C (1) (b) 81A (2) and 81A (4) of the Environmental Planning and Assessment Act 1979 CC No CO 8-039 Date Received 12/11/08
1 Details of the applicant Mr Ms Mrs Dr Other [] First name (required) Family name Flat/street no Street name UEUEU2 Z80 PACIFIC Mr Suburb or town MNDF1ELD Fax 9980 9390 Fax 9880 9880 Fax	CHWAM State Postcode NGW 2070 Mobile
2 Identify the land Level / Flat no Street no & Street name Suburb or town IT55 WUNA VALE DP/ MPS no Lot no DP/ MPS no Building Name Item Pitter	VATER ROAD State Postcode 3103 Section Volume/ folio
 3 Service requested I/We the undersigned hereby make application to Metropolitan Build (Place a cross in the box next to the service sought) ☑ The issue of a Construction Certificate ☑ The modification (under clause 148 of the EP & A Regulation □ The issue of a Complying Development Certificate ☑ The issue of an Occupation Certificate for ☑ interim ☑ finat ☑ Occupation/ use of a new building ☑ To appoint Camile Haddad as our Principal Certifying Author 	s 2000) of previously issued Construction Certificate
4 Estimated cost of the development	334,000 including GST

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Metropolitan Building Approvals a division of Metropolitan Building Consultants Pty Ltd 43N 51003 783 051 43 Mary Parade Rydalmere NSW 2116 Page 1

ំ ស្រុះ	34	Certificate April cation Form
5	Describe the development	1
	What type of work do you propose to carry oui? Building work 🖾 Subdivision work 💭 Desembe the work	
	INTERIOR FITOUR OF DRISTING	BUILDING +NEW LIFT
6	For purposes of an occupation certificate	j
	Development Consent Number Date Consent Deter NO461/08 31/10/01	
	Construction Certificate Number Date Construction Co 8 - 039 Certificate Issued 16/02/04	Camile Haddad,
7	Signatures	
	Applicant'a Cignature	1
	Signature	
	A. J. Tuata	7-11-08
	 Every owner of the land must sign this application If the owner is a company, this form must be signed by an a If the property is a unit under strata title or a lot in a commutive scretary of the Body Corporate or the appointed mana If you are signing on the owner s behalf as the owner's lega authority and attach documentary evidence (a g. power of a As the owner(b) of the above property, t/we consent to this application staff to enter the lend to carry out inspections relating to this application. 	unity little, this form must be signed by the champerson or ging agent. I representative you must state the nature of your legal atomcy executor inistee company director, etc cation I also consent for Metropolitian Building Approvals fication.
	Owner & Signature _ Signature	Owner's Signature Signalure
		1 Charles A
	Full Name Of Person and/or Company Name & Address LINDSAT IL IFUCHES KETHEL (INVESTMENTS) FTT LTD 1792 DITTLA TER ROAD BAYVIEW IN SID 2104	Full Name OF Person and or Company Name & Address TEMAN ANN ACTIFUCTHES KETHELLANEGTMENTS) PAY CO 1792 PITTUATER ADAD CAY VIEW NSW 2104
	Telephone numbers	Telephone numbers
	BZ 9979 6404	02 9979 6404
		Date
	10 NOVERZAZOUS	IDNOVEMBER 2008
8	Privacy policy	
	The information you provide in this application will enable your a	pplication to be assessed by the certifying authority if the d. Please contact us if the information you have provided

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PROPERTY ACT, 1900 🖉 🖓

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6/10/2005 1YDC-YY-76VN

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as appear in the Second Schedule and to REGISTRAR GENERAL

1-IN DEPOSITED FLAN 71**715**158 ABEA : DEITTWATE EEN S COUNTY OF

BOX 9795 👯

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(Gross floor area of pro Gross site area (m ²) Residential build Please complete the	oposed b Ings on	buildin									
(Gross site area (m²) Residential buildi Please complete the	ings on		g (m²)				1		<u></u>	and the specific product of the	
	Residential build	-	ıly					520.50				
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	Please complete the	-	ıly									
	dumber of dwellings to	IOIIOWIN	g deta	ils on residential str	uctures			.				
٨	Number of dwellings to be constructed											
٨	Number of pre existing dwellings on site											
Ν	Number of dwellings to be demolished										****	64.20 103.000
Ŷ	Will the new dwelling(s) be attached to other new buildings? Will the new building(s) be attached to existing buildings? Does the site contain a dual occupancy? (NB dual occupancy = two dwellings on the same site)						Yes 🔲 No 🛄					
Ŷ								Yes 🔲 No 🔲				
							Yes 🗋 No 🔲					
	Materials – reside	ntial bu	uildın	gs								
	Please indicate the m Walls		to be Code	used in the construc Roof	ction of th	he new Code	building(s) Floor	1	Code	Frame		Code
	Brick (double)		11	Tiles		10	Corcrete or slate		20	Timber		40
	Brick (veneer)		12	Concrete or slate		20	Timber		40	Steel		60
	Concrete or stone		20	Fibre cement		30	Other		80	Aluminium		70
	Fibre cement		30	Steel		60	Not specified		90	Other		80
	Timber Curtaın glass		40 50	Aluminium Other		70				Not specified		90
	Steel		50 60	Not specified		80 90						
	Aluminium		70	not open au								
	Other		80									

Metropolitan Building Approvals a division of Metropolitan Building Consultants Pty Ltd ABN 51003 783 051 43 Mary Parade Rydaimere NSW 2116 Page 3 of 7

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10 Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes

- If you are going to carry out building work
 - a copy of any compliance certificates on which you rely

detailed plans of the building (3 copies)

The plans 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 each elevation of the building
- show the level of the lowest floor the level of any yard or unbuilt area on that floor and the level of the ground
- Indicate the fire safety and fire resistance measures (if any) and their height design and construction

Where you propose to after add to or rebuild a building that is already on the land or modify plans that have already been approved please mark the general plan (by colour or otherwise) to show the change you propose to make

detailed specifications of the building (3 copies)

The specifications are to

- describe the construction (including the standards that will be met) the materials which will be used to construct the building and the methods of drainage sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used

Where you propose to modify specifications that have already been approved please mark the approved specifications (by colour or otherwise) to show the modification

a plan of the existing building drawn to scale where the application involves building work to alter enlarge or extend that building

This plan will assist Metropolitan Building Consultants Pty Ltd being the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed to satisfy provisions of the BCA

- a list of the performance requirements you will meet by using the alternative solution
- the details of the assessment methods you will use to meet those performance requirements
- a copy of any compliance certificates on which you rely

evidence of any accredited component process or design on which you seek to rely Components processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000

details of the fire safety measures unless you are building a single dwelling or a non habitable building or structure (such as a private garage carport shed fence antenna wall or swimming pool) These details are to include

 a list of any fire safety measures you propose to include in the building or on the landfill you propose to alter add to or rebuild a building that is already on the land a list of the fire safety measures that are currently used in the building or on the land

The lists must describe the extent capability and the basis of design of each measure

Mathematical technologies in the development of the

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and burnesses to accurately identify main areas of population growth and demand for products and services.

- a long service levy to construct a building unless
 - a long service levy has already been paid for the building.
 - The cost of construction is less than \$25,000
 - the building will be constructed for a public authority and those who will do the work are

Metropolitan Building Approvals a dr/ision of Metropolitan Building Consultants Pty Ltd ABN 51003 783 051 43 Mary Parade Rydaimere NSW 2116 Page 4 of 7

This is a contract for the

- employed by that public authority
- the building will be constructed by or for a church or non-profit organisation and will be built wholly or partly by volunteers or
- the building will be constructed by an owner builder
- If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system)
 - the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
 - the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water road electricity severage)
 - the existing ground levels and the proposed ground levels when the subdivision is completed
 - copies of any compliance certificates on which you rely
 - detailed engineering plans (3 copies) The detailed plans might include the following
 - earthworks
 - road works
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

Where you propose to modify plans that have already been approved please mark the approved plans (by colour or otherwise) to show the modification

3 If you are going to change the use of a building or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage carport shed fence antenna wall or swimming pool))



a list of any fire safety measures you propose to include in the building or on the land if you propose to alter add to or rebuild a building that is already on the land a list of the fire safety measures that are currently used in the building or on the land

details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent capability and the basis of design of each measure

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Schedule of 'Existing' Prescribed Essential Fire Safety Measures Premises 1753 PITTWATER ROAD MONTA For the Whole Building (existing)

ltem No	Measure	Is this measure installed in the building? Yes/No	If yes, enter the current standard of performance (eg_AS 2118)
1	Access Panels doors and hoppers to fire		
	resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (Other – speafy)		
6	Emergency Lighting		AS 2295 1-2005 BCA E4.4
7	Emergency lifts		
8	Emergency waring and intercommunication system		
9	Exit signs	\checkmark	AS 2293 1-2005 E4.8. E4 5BC
10	Fire Control Centre		
11	Fire Dampers		
12	Fire Doors		
13	Fire hydrant system		AS 2419 1-2005 BCA E 1-3
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		AS 2441 BLA E1.4
18	Light weight system		
19	Mechanical Ventilation system		AS1668142 2
20	Paths of travel stairways passageways or ramps		AS 1668 1 42 2 BCA F4 5, F4-11, F4-12 5
21	Perimeter vehicle access for emergency vehicles		
22	Portable extinguisher		AS 2444 BCA E1-6
23	Pressurising system		
24	Requires automatic exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat vents		
27	Smoke Control system		
<u>2</u> 8	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid Core doors		
32	Stand by Power Systems		
33	Wall wetting spnnkler and drencher system		
34	Warning and operational signs (eg stairways notices etc)		
35	Others – please specify	······································	

This is an accurate statement of all the existing fire safety schedule implemented in the whole building and the land on which it is situated

Signed

Oal

(owner/agent)

ANTHONY PORTE Name 10 11 08 Date

Metropolitan Building Approvals a division of Metropolitan Building Consultants Pty Ltd ABN 51003 783 051 43 Mary Parade Rydalmere NSW 2116 Page 6 of 7

FIRE SAFETY SCHEDU

Environmental Planning & Assessment Regulation 2000

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Schedule No 1

Olent COPY

DA No:N0427/07, CC No: 150/2008 The Fire Safety measures to be installed and maintained in relation to the premises. Property Address: 1753 Pittwater Road, Mona Vale Sv2 3

Description of Development: Replace metal roof with concrete roof

No	Fire Safety Measures	Standard	BCA Clause(s)	Existing fire safety Measures	Proposed fire safety Measures
005	Emergency lighting	AS/NZS 2293 1 - 2005	E4 4		
008	Exit signs	AS/NZS 2293 1 - 2005	E4 8, E4 5		
012	Fire hydrant systems	AS 2419 1 - 2005	E1 3		Ŋ
016	Hose reel systems	AS 2441 – 2005	E1 4		Ø
78	Mechanical air handling systems	AS 1668 1 & 2 – 1991	F4 5, F4 11, F4 12		
020	Portable fire extinguishers	AS 2444 – 2001	E1 6		
030	Fire Hazard Properties		Clause C1 10 & Spec C1 10		

Notes

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- On completion of the building work the owner must furnish Council with a Fire Safety Certificate that states that each essential fire safety measure specified in the current fire safety schedule to which the Certificate relates has been assessed by a properly qualified person and (a)
 - was found when it was assessed to be capable of performing to a standard not less than that required by the (b) current fire safety schedule for the building for which the certificate is issued
 - The assessment must have been carried out within the period of three (3) months prior to the date on which the final fire safety certificate was issued
- 3 The choice of person to carry out the assessment is up to the owner of the building
 - The person who carried out the assessment
 - must inspect and verify the performance of each fire safety measure being assessed, and (a)
 - (b) must test the operation of each new item of equipment installed in the building premises that is included in the current fire safety schedule for the building
 - As soon as practicable after a final fire safety certificate is issued the owner of the building to which it relates must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the (a) Commissioner of New South Wales Fire Brigades and
 - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building
 - Each year the owner of a building to which an essential fire safety measure is applicable must cause the Council to (a) be given an annual fire safety statement for the building
 - (b) An annual fire safety statement for a building
 - must deal with each essential fire safety measure in the building premises and (1) (2)
 - must be given
 - within twelve (12) months after the last such statement was given or (I)
 - (11) if no such statement has previously been given within twelve (12) months after a final fire safety certificate was first issued for the building
 - As soon as practicable after an annual fire safety statement is issued the owner of the building to which it relates (C) (1)must cause a copy of the statement (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades and
 - (2)must cause a further copy of the statement (together with a copy of the current fire safety schedule) to be prominently displayed in the building
 - Subclause (6)(b) ceases to apply to an annual fire safety statement only when every essential fire safety measure (d) with which it deals has become the subject of a later fire safety certificate or fire safety statement

19 May 2008 Dated

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CONCLOSING AN HEALT

Schedule of 'Proposed' Essential Fire Safety Measures 1753 PITTWATER ROAD MONA VALE Premises

ltem No	Measure	Is this measure to be installed/ modified in the building? Yes/No	If yes, enter the proposed standard of performance (eg_AS 2118)
1	Access Panels doors and hoppers to fire		
	resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (Other		
L	speafy)		Le Mart Back Frank
6	Emergency Lighting	<u> </u>	AS 2213 BCA E4.4
7	Emergency lifts		
8	Emergency waring and intercommunication system		
9	Exit signs		182293 1 BCA E48, E4.5
10	Fire Control Centre		
11	Fire Dampers		
12	Fire Doors		
13	Fire hydrant system		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight system		
19	Mechanical Ventilation system		AS 1668-1 & 2 BCA F45,
20	Paths of travel stairways passageways or ramps		AS 1668.1 & 2 BCA F4 5, F4.11, F4.12
21	Perimeter vehicle access for emergency		
	vehicles		
22	Portable extinguisher		AS 2444- BCA EIG
23	Pressurising system		
24	Required automatic exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat vents		
27	Smoke Control system		
28	Smoke dampers		
29	Smoke detectors and heat detectors	<u> </u>	
30	Smoke doors	<u> </u>	
31 32	Solid Core doors	<u> </u>	
	Stand by Power Systems Wall wetting sprinkler and drencher system		
<u>33</u> 34	Warning and operational signs (eg. stairways	<u> </u>	
34	notices, etc.)		
35	Others – please speafy		

This is an accurate statement of all the proposed fire safety schedule to be installed/modified in the whole building and the land on which it is situated Signed AJ Frank Name Awgrowg Bare

r/agent)

Date.

10 11 08

Metropolitan Building Approvals a division of Metropolitan Building Consultants Pty Ltd -BN 51003 783 051 43 Mary Parade Rydalmere NSW 2116 Page 7 of 7

Levitch Design Associates Pty Ltd ABN 34332335018 L2/280 Pacific Hwy / PO Box 216 Lindfield NSW 2070 T 02 9880 9300 F 02 9880 9311 www.ievitch com au							
EXISTING & P	ROPOSED	FIRE SAFET	YMEASURES				
PROJECT PRP RADIO	DLOGY MONA	VALE	DATE	1 Sep 08			
ADDRESS 1753 PITTWAT File Ref 01 PRP Mon Fire saf	ER RD, MONA VAI ety Sch	E NSW 2103	JOB NO	D4842			
EXISTING FIRE SE	RVICE	PROPOSED I	FIRE SERVICE	CURRENT STANDARD			
EMERGENCY LIGHTING		EMERGENCY LIGHT	ING	BCA CLAUSE E4 4 AS 2293 1			
EXIT SIGNS		EXIT SIGNS		BCA CLAUSE E4 5 E4 8 AS 2293 1			
FIRE HYDRANT SYSTEMS		FIRE HYDRANT SYS	STEMS	AS 2419 1 BCA CLAUSE E1 3			
FIRE HOSE REEL SYSTEMS		FIRE HOSE REEL SY	/STEMS	AS 2441 BCA CLAUSE E1 4			
PORTABLE FIRE EXTINGUISHERS		PORTABLE FIRE EXTINGUISHERS		BCA CLAUSE E1 6 AS 2444			
MECHANICAL AIR HANDLING SYSTEMS		MECHANICAL AIR H	ANDLING SYSTEMS	BCA CLAUSE F4 5, F4 11, F4 12 AS 1668 1 & 2			
TRE HAZARD PROPERTIES	** <u>***</u>	FIRE HAZARD PROP	ERTIES	BCA CLAUSE C1 10 & SPEC C1 1			

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Premises 1753 Pittwater Road, Mona Vale



Metropolitan Building Approvals A division of Metropolitan Building Consultants Pty Ltd ACN 003783051

ASSESSED DOCUMENTS THAT FORM PART OF THIS CERTIFICATE

Architectural Plans & Specification Prepared By Levitch Design Associates Pty Ltd

Drawing No	Revision	Drawing Title	Dated
G501	C4	Proposed Ground Floor Plan - Furniture and Fittings Layout	13 11 08
F501	C5	Proposed First Floor Plan – Furniture and Fittings Layout	27 11 08
G502	C5	Proposed Ground Floor Plan –Finishes and Partitions Layout	21 11 05
F502	C5	Proposed First Floor Plan – Finishes and Partitions Layout	21 11 08
G503	C4	Proposed Ground Floor Plan – Floor Finishes Plan	13 11 08
F503	C4	Proposed First Floor_Plan – Floor Finishes	13 11 08
G504	C4	Proposed Ground Floor Plan – Reflected Ceiling Plan	13 11 08
F504	C4	Proposed First Floor Plan – Reflected Ceiling Plan	13 11 08
G505	C4	Proposed Ground Floor Plan – Power and Data Plan	13 11 08
F505	C4	Proposed First Floor Plan – Power and Data Plan	13 11 08

Mechanical Plans & Specification Prepared By Austral Air Conditioning Services Pty Ltd

Drawing No	Revision	Drawing Title	Dated
M01	В	Ground & First Floor – Air Conditioning Layouts	05 11 08

Locality Plan Prepared By Levitch Design Associates Pty Ltd

Drawing No	Revision	Drawing Title	Dated
DA-001	P1	Location & Site Plan	26 08 08

Other Documents Relied Upon

- Sydney Water Quick Check Property No 3445182 dated 10 11 08 stamped plan No DA01, by Accredited Sydney Water Supplier
- Sydney Water Quick Check application lodgement summary, reference no 2426303 dated 10 11 08,
- Evidence of services from Reece document no 43477105 dated 10 11 08,
- Copy of Ku-ring-gai Council s receipt no 195649 dated 10 11 08 for Long Service Levy payment,
- Certificate for Mechanical Ventilation confirming compliance with AS 1668 issued by Fred Crofts of Austral Air Conditioning Services Pty Ltd dated 28 11 08,
- BCA Section J Compliance Report BSA Reference No 4748 prepared by Building Sustainability Assessments dated 09 12 08,
- Letter confirming water fixtures installed will be AA rated issued by Todd O'Donnell of Levitch Design Associates Pty Ltd dated 13 01 09,
- Access Report prepared by Mark Relf of Accessibility Solutions (NSW) Pty Ltd dated 12 02 09
- Heat Load Schedule issued by Levitch Design Associates Pty Ltd dated 26 11 08

Premises 1753 Pittwater Road Mona Vale

Construction Certificate No C08-039



Metropolitan Building Approvals A division of Metropolitan Building Consultants Pty Ltd ACN 003783051 Application Lodgement Summary

Page 1 of 1

Total



Charge

Connection Type

Application Lodgement Summary



Reference Number 2426303

Date Requested Mon November 10 2008

GST

Gravity

Product Cost

Agent	Reece St Leonards, 37 Herbert Street St Leonards
Applicant	LEVITCH DESIGN, P O BOX 216 LINDFIELD 2070
Property/Asset	1753 Pittwater Rd, Mona Vale 2103 (Kethel (investments) Pty Ltd) PNum 3445182 300 mm VC Sewer Main - (2795504)
Product	Building Plan Approval Application

Charge	Fibulci Cost	0.57	10101
Building Plan Approval Application Fee	\$25 00	\$0 00	\$25 00
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Property Special Co	nditions		
	ł		
Boundary Trap Required	No		
Sewer Surcharge area	No		
Minimum Guily Height area	No		

The above listed conditions apply to the first property identified If more than one property is identified, you will need to contact Sydney Water's Plumbing Inspection and Assurance Services on Ph 9828 8543 to clarify the property special conditions You must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards

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

https //ebusiness sydneywater com au/ras/cgi/RasProxy dll/Request?

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LLOW - CUSTOMER COPY

Ku ring gai Council

818 Pacific Highway Gordon NSW 2072 Locked Bag 1056 Pymble NSW 2073 T 02 9424 0°70 F 02 9424 0880 DX 8703 Gordon TTY 02 9424 0875 E kmc'akmc nsw gov au W www kmc nsw gov au ABN 86 108 85 5 11

TAX INVOICE

OFFICIAL RECEIPT

10/11/2008

n

Receipt No 195649

To Levitch Design Assocaites P/L

PER 1753 Pittwater Road Mona Vale

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pplic	Reference	Amount
3L Receipt	974 Long Service	\$1 169 00
To GL Rec	eipt	

Total Amount	\$1 169 00
Includes GST of	\$0 00
Amounts Tendered	
Cheque	\$1 169 00
Total	\$1 169 00
Rounding	\$0 00
Change	\$0 00

Thankyou for your Payment

Nett

Printed 10/11/2008 13 48 44

\$1 169 00



28 Nov 08

LICENCE NO 68404c

Lindsay Hughes Kethel Investments PTYItd 1792 pittwater rd Bayview NSW 2104

CERTIFICATION OF COMPLIANCE FOR AIR CONDITIONING AND MECHANICAL VENTILATION 1753 PITTWATER ROAD MONA VALE

Austral Air Conditioning Services Pty Ltd hereby certifies that the complete design and construction of the mechanical services of 1753 Pittwater Rd Mona Vale within our contract is in accordance with all Authorities and standards thus deemed to comply with local and Australian standard AS1668

I Fred Crofts, of Austral Air Conditioning Services Pty Ltd, certify that the information contained in this certificate is to the best of my knowledge and belief, true and accurate

Yours Sincerely, Fred Crofts Austral Air Conditioning Services Pty Ltd

Unit 3 54 - 56 Darley Street Mona Vale NSW 2103 • Ph (02) 9999 6644 Fax (02) 9999 6633

C08 - 079





Building SustainabilityAssessments

BY

Report on BCA Section J Compliance (J6 Artificial Lighting and Power)

Proposed Radiology Suite

1753 Pittwater Road, Mona Vale

Report from Gavin Chambers, Building Sustainability Assessments ABSA 20305 Date 9 December 2008 BSA Reference 4748

Project Description

The proposed development is for the conversion of an existing commercial building to a radiology suite. The documents being referenced are LDA. Drawing 504 for project M4842

Objective of BCA Section J

The objective of Section J of the BCA is to reduce greenhouse gas emissions by efficiently using energy

Compliance with the BCA Section J

This report assesses the proposed developm ent using the **Deemed-to-Satisfy Provisions** as a Building Solution for compliance with the Performance Requirement JP1 for J6 only Where the referenced plans and documentation do not show sufficient information for compliance this report will detail the recommended requirements

Limitations

This report is limited to Section J6 of the BCA and only addresses matters relating to Section J6 compliance

Application

Compliance with Section J6 Light and Power is applicable to all Class 5 to 9 buildings

SUMMARY OF DEEMED TO SATISFY CONDITIONS

This section is a summary only For details of BCA Specifications, where referenced, see appendix

Building Element	Section J Requirement	Recommendation for Compliance
Maximum illumination power load	Refer to the Design Illumination Power Load Calculator in appendix for calculations	Total power drawn by internal lighting to be less then 8458 Watts
Controls	Switches located in a visible position	Switches visible in each room or an adjacent room from where the lighting being switched is visible
	Switches must not operate lighting to areas > 250 m ²	No rooms larger then 250 m ² All rooms separately switched
	Time switches to be installed in accordance with Specification J6	Time switches installed to control power to lighting
	Lighting adjacent to windows to be switched separately	Lighting adjacent to windows switched separately
Signage Lighting	Light source efficacy of > 60 Lumens/Watt and time switch controlled	Fluorescent lighting and controlled by time switch

7 William Street Hamilton NSW 2303 P 02 4962 3439 F 02 4962 3470 E enquines@buildingsustainability net au House energy ratings thermal performance NatHERS and BASIX assessments BCA Section J Reporting

DETAILED REPORT

Part J6 – Artificial Lighting and Power

- J6 1 Application
 - Applies to all parts of the building
- J6 2 Interior Artificial Lighting
 - J6 2 (b) details the aggregate design illumination power calculations for the radiology suites In summary the total power drawn by the lighting system must not exceed the aggregate design illumination power load
 - Referring to the Design Illumination Power Load calculations for this development (see Appendix) the maximum aggregate design illumination power load for the proposed new lighting is
 - Total load shown on plans is

o 7877 Watts

o 8458 Watts

- As the design load is less then the maximum allowed the proposed lighting system will comply
- Loads drawn by the proposed lighting system are based on the following
 - o Actual stated load per luminaire plus,
 - 30% allowance for losses associated with ballasts transformers, etc this being "worst case" as no fittings will have losses higher then this
- The power load calculator uses a power adjustment factor (0 95) to adjust for the efficiency benefit of the manual dimming switches where indicated on the plans
- The room size adjustment factors have also been applied
- It is advised that when selecting lighting that details of the power that the lights will draw be obtained from the supplier and / or manufacturer
- J6 3 Interior Artificial Lighting and Power Control
 - Light switches must be located in visible positions in the room or space being switched or in an adjacent room from where the lighting being switched is visible. This allows for the system to be more easily deactivated by persons unfamiliar with the building.
 - Switches must not control lighting to areas > 250 m² The development has no rooms larger then this and all rooms will be separately switched
 - Power to the lighting system must be controlled by a time switch (or switches) installed in accordance with Specification J6 This initiative is to reduce the likelihood of lights operating during periods when the building is not occupied
 - Lighting adjacent to windows must be switched separately from lighting not adjacent to windows. This will allow the use of natural lighting when available.
 - Light controls do not apply to emergency lighting
- J6 4 Interior Decorative and Display Lighting
 - None proposed
- J6 5 Artificial lighting around the perimeter of the building (includes façade and signage lighting)
 - Must have a light source efficacy of > 60 Lumens/Watt Fluorescent or metal halide lighting will comply
 - To be controlled by a time switch or daylight sensor
- J6 6 Boiling Water and Chilled Water Units
 - If installed the power to these units must be controlled by time switches installed in accordance with Specification J6
 - None are indicated on the drawings

The proposed lighting installation will comply with BCA 2008 Section J6 if built in accordance with the referenced plans and the details and recommendations contained within this report. It is recommended that details not currently shown on the drawings and required for compliance be included on the project drawings. These details are summarised as follows.

- Total power drawn by lighting system (including losses) must not exceed 8458 Watts and certification will be required by the lighting installer upon completion
- Time switches to be installed in accordance with Specification J6 to control,
 - o all interior lighting
 - o signage lighting
- Lights adjacent to glazing to be switched separately

Yours faithfully

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Clal

Gavin Chambers

Appendix (attached)

- Design Illumination Power Load Calculations
- BCA Section J Specification J6

		C			×	(
BCA Section J 6 2 - Design	n J 6 2 -	Design	Illumination	on Power	Power Load Calculator (page		tor (pag	e 1 of 2	()	
Project Mona Vale Radiology Suite			BSA Ref	4748 - Mona Vale	Vale					9 December 2008	2008
			Maximum Illumination	Maximum	Power					Adjusted Maximum	Lighting on
	Room Number	Area	Power densitv	Illumination Power Load	Density Adiustment	Ro	om Siz	ze Adju Factor	Room Size Adjustment Factor	Illumination Power Load	Plans + 30% for loces
Room Description	or Code	(aq m)	(m bs/M)	(Watts)	Factor	L-	N	Н	4	(Watts)	(Watts)
Staff	Level G	39	e	117	1 00	44	89	27	07	167	740
Lockers	Level G	თ	с	27	1 00	38	24	27	05	54	146
WC's (next to staff)	Level G	14	5	20	1 00	3 8 3 8	37	27	05	140	135
Shower (next to lockers)	Level G	5	5	25	1 00		13	27	05	50	73
Hallway (WC/shower)	Level G	5	6	30	1 00	38 38	13	27	05	60	73
Reception	Level 1	15	10	150	1 00	28	54	17	07	214	1342
Waiting / Entry Lobby	Level 1	54	15	810	1 00	50	10.8	27	07	1157	640
Admin	Level 1	39	10	390	1 00	43	91	17	60	433	640
Reporting	Level 1	თ	10	06	0 95	22	4	17	07	132	146
Disabled WC	Level 1	7	5	35	1 00	- 8	39	27	05	70	68
General X-Ray	Level 1	19	20	380	0 95	3 9 3	49	17	07	557	437
Change Rooms (across from x-ray)	Level 1	2	5	25	1 00	18	28	27	05	50	68
OPG	Level 1	7	20	140	0 95	32	22	17	07	205	146
Haliway (x-ray)	Level 1	4	6	24	1 00	12	33	27	05	48	68
Processing	Level 1	19	20	380	1 00	37	51	17	07	543	218
CT Control	Level 1	12	20	240	0 95	23	52	17	07	352	218
CT	Level 1	36	20	720	0 95	69	52	17	09	821	655
Hallway (admin to CT)	Level 1	37	9	222	1 00	17	218	27	05	444	270
BMD	Level 1	12	20	240	0 95	32	3 8 3	17	07	352	146
Change Rooms (next to BMD)	Level 1	5	5	25	1 00	13	38	27	05	50	68
Hallway / Trolley Bay	Level 1	26	9	156	1 00	35	74	27	07	223	203
Ultrasound (next to stairs)	Level 1	17	20	340	0 95	46	37	17	07	498	291
Ultrasound (next to balcony)	Level 1	12	20	240	0 95	37	32	17	07	352	146
Ultrasound (next to MAMMO)	Levei 1	13	20	260	0 95	34	38	17	0 7	381	146
MAMMO	Level 1	12	20	240	0 95	34	35	17	0 7	352	146
Change Rooms (next to ultrasound)	Level 1	9	5	30	1 00	23	26	27	05	60	68
Hallway (ultrasound)	Level 1	6		60	1 00	23	43	27	05	120	68
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BCA Section J 6 2 - Design	J62-	Design	Illuminatio	Ilumination Power Load Calculator (page	Load Ca	lićula	ator (pag	e 2 of 2)	(
Project Mona Vale Radiology Suite			BSA Ref	4748 - Mona Vale	ı Vale				Date	9 December 2008	2008
			Maximum Illumination	Maximum	Power					Adjusted	l idhting on
	Room	Årea	Power	Illumination Dower 1 and	Density		om Siz	ze Adju Factor	Room Size Adjustment Eactor	Illumination	Plans + 30%
Room Description	or Code	(m ps)	(W/sq m)	(Watts)	Factor	-	8	H	L	Watts)	TOT LOSSES (Watts)
Comms	Level 1	ω	10	80	1 00	18	44	27	05	160	146
WC's (next to comms)	Level 1	7	5	35	1 00	23	30	27	05	70	68
Haliway (MAMMO / comms)	Level 1	22	6	132	1 00	39	56	27	07	189	203
Hallway (staırs)	Level 1	13	9	78	1 00	25	52	27	05	156	101
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These specifications are an extract from the BCA and are provided here as a reference only Details should always be checked against the current BCA edition

SPECIFICATION J6 LIGHTING AND POWER CONTROL DEVICES

1 Scope

This Specification contains the requirements for lighting and power control devices including timers, time switches motion detectors and day light control devices

2 Lighting timer

A lighting timer must-

- be located within 2 m of every entry door to the space, and (a)
- have an indicator light that is illuminated when the artificial lighting is off, and (b)
- (c) not control more than
 - an area of 100 m2 with a single push button timer, and (1)
 - 95% of the lights in spaces of area more than 25 m2, and (II)
- be capable of maintaining the artificial lighting-(d)
 - for not less than 5 minutes and not more than 15 minutes unless it is (1) reset, and
 - without interruption if the timer is reset (II)

3 Time switch

A time switch must be capable of-

- switching on and off electric power to systems-(a)
 - at variable pre-programmed times and on variable pre-programmed (I) days, and
 - limiting the period the system is switched on to 2 hours beyond the (11) time for which the building is occupied, and
- being overridden by a manual switch for a period of up to 2 hours, after which (b) the time switch must resume control

4 Motion detectors

(a) In a Class 2, 3 or 9c aged care building other than within a sole-occupancy unit a motion detector must-

- be capable of sensing movement such as by infra-red, ultrasonic or (I) microwave detection or by a combination of these means, and
- (II) be capable of detecting a person before they are 1 m into the space, and
- other than within a sole-occupancy unit of a Class 3 building, not control more (111) than
 - an area of 100 m2, and (A)
 - 95% of the lights in spaces of area more than 25 m2, and (B)
- be capable of maintaining the artificial lighting when activated----(IV)
 - for not less than 5 minutes and not more than 15 minutes unless it is (A) reset, and
- without interruption if the motion detector is reset by movement (B)
- (b) In a Class 5, 6, 7, 8, 9a or 9b building, a motion detector must
 - be capable of sensing movement such as by infra-red, ultrasonic or (1) microwave detection or by a combination of these means, and (II)
 - be capable of detecting
 - a person before they have entered 1 m into the space, and (A)
 - (B) movement of 500 mm within the useable part of the space, and (m) not control more than
 - in other than a carpark, an area of 500 m2 with a single sensor or (A) group of parallel sensors, and

- (B) 75% of the lights in spaces using high intensity discharge, and
- (iv) be capable of maintaining the artificial lighting when activated—

 (A) for a minimum of 5 minutes and a maximum of 30 minutes unless it is reset, and

(B) without interruption if the motion detector is reset by movement, and
 (v) have a manual override switch which—

- (A) enables the lighting to that area, or a greater area, to be turn ed off, and
- (B) is not capable of switching the lights permanently on
- (c) When outside a building, a motion detector must-

(I) be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means, and

- (ii) be capable of detecting a person within a distance from the light equal to—
 (A) twice the mounting height, or
 - (B) 80% of the ground area covered by the light's beam, and
- (III) not control more than five lights, and
- (iv) be operated in series with a photoelectric cell or astronomical time switch so that the light will not operate in daylight hours, and
- (v) be capable of maintaining the artificial lighting when the switch is on for a minimum of 1 minute and a maximum of 10 minutes unless it is reset, and
- (vi) have a manual override switch which is reset after a maximum period of 4 hours

5 Daylight sensor and dynamic lighting control device

A daylight sensor and dynamic control device for artificial lighting must-

- (a) for switching on and off-
 - be capable of having the switching level set point adjusted between
 50 and 1000 Lux, and
 - (II) have---
 - (A) a delay of more than 2 minutes, or
 - (B) a differential of more than 50 Lux, and
- (b) for dimmed or stepped switching, be capable of reducing the power consumed by the controlled lighting in proportion to the incident daylight on the working plane either—

(I) continuously down to a power consumption that is less than 50% of full power, or

(II) In no less than 4 steps down to a power consumption that is less than 50% of full power, and

(c) have a manual override switch which enables the lighting in an area to be turned off but is not able to switch the lights permanently on or bypass the lighting controls

These specifications are an extract from the BCA and are provided here as a reference only Details should always be checked against the current BCA edition

Camile Haddad

From	Todd O'Donnell [todd@levitch com au]
Sent	Tuesday, 13 January 2009 09 03 AM
	–

To Camile Haddad

Subject PRP Mona Vale info

hı Camıle

Please find attached for PRP Mona Vale - site plan & section J report The water fixtures to be installed at this site will all be AAA rated

I'm hoping to forward the access certificate and base building certifier details asap

thanks & regards,

Todd O Donnell

Senior Interior Designer Levitch Design Associates Level 2 280 Pacific Hwy Lindfield 2070 NSW

PO Box 216 Lindfield 2070 NSW

T +612 9880 9300 **F** +612 9880 9311

http //www levitch com au

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accessibility solutions (NSW) PTY LTD

ACCESS REPORT

CONSTRUCTION CERTIFICATE

PRP DIAGNOSTIC IMAGING GROUND (PART) AND FIRST FLOOR FITOUT 1753 PITTWATER ROAD, MONA VALE



Project Name	PRP Diagnostic Imaging
Address	1753 Pittwater Road, MONA VALE
Part of Building to be certified	Ground floor entry, office partition fitout of the ground floor and first floor areas including the new low rise lift on the first floor, tactile/Braille signage and unisex accessible toilet.

I hereby certify that

a) Construction certificate drawings as listed at Appendix B and have been reviewed and comply with the nominated Standards of Performance as listed below

Measure and/or system	Standards of Performance
Disabled access and	Access into and within the building
egress	BCA2008 Part D3, DP1, DP2, DP7 and AS1428 I
	Braille and tactile signage
	BCA2008 Clause D3 6, Specification D3 6 and AS1428 1
	Sanıtary facılıtıes
	BCA2008 Clause F2 4 and AS1428 1
	Facilities within lifts
	BCA2008 Clause E3 6, DP1, DP2, DP7 and AS1735 14
Condition 2 of the Consent	2 Certification from an Accredited Access Adviser must be submitted to the Accredited Certifier or Council confirming that the plans and specifications submitted at CC stage comply with the requirements set out in Councils Accessibility Control C2 6 The certification must be submitted with the Construction Certificate application



Accessibility Solutions (NSW) PTY LTD ABN 20 105 200 128 467 Beauchamp Road MAROUBRA NSW 2035 Tel 9661-1945 Fax 9661-1982 Mob 0417-467-007 Email markrelf@bigpond.com The review of the drawings and documentation relating to the low rise lift, accessible toilet and associated "accessibility" matters on the ground (part) and first floor is,

- ✓ Satisfactory
 ☐ Unsatisfactory
- a) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations Accredited Member of

the Association for Consultants in Access Australia (ACAA)

b) The information contained in this statement is true and accurate to the best of my knowledge



Name of Access Consultant	<u>Mark Relf</u>
Company	Accessibility Solutions (NSW) Pty Ltd
Address	467 Beauchamp Road Maroubra, NSW 2035
Phone	9661-1945 0417-467-007
Fax	<u>9661-1982</u>
Email	markrelf@bigpond com

MKel

12TH February 2009

Signature

Date



REVIEW COMMENTS



1 PROPOSED FIRST FLOOR PLAN fundur + Fiting layout

Plans relied upon for this review,

Dwg No	Issue	Tıtle	
M4842 – G501	C4	Ground Floor Furniture Plan	
M4842 - F50I	C5	First Floor Furniture Plan	
M4842	C2	Door Schedule	

L

- **Overview** With respect to access for people with disabilities the alterations and additions to the ground floor level of the subject premises shall provide
 - Restricted Use-Low rise lift adjoining the carpark and stairway entry which includes power operated auto door entry and intercom <u>although this lift is</u> <u>excluded from this Certificate review</u>.

accessibility solutions-

- Ground Floor staff room and sanitary facilities
- First Floor Reception / Waiting Area, Administration Offices
- First floor medical diagnostic testing rooms and Reporting Room
- Installation of a unisex accessible toilet on the first floor and signage
- Restricted Use-Low rise lift adjoining the upper mezzanine area of the first floor

2 Ground Floor Staff Facilities

The stairway access to the ground floor area of the development and in accordance with Part D3 3 of the BCA and Council's P21 DCP section C2 6 the stairway shall provide the following to comply with AS1428 I and AS1428 4 (See Appendix B)

- Stairway handrails on both sides with tubular section and other features as required by Figures 9 and 17 and clauses 6 and 9,
- 50-75mm width step nosings providing a 30% minimum luminance contrast
- Closed risers with no overhanging lip
- 600mm depth rows of tactile ground surface indicators on the stairway landings with at least 30% luminance contrast and setback 290-310mm from the riser
- 3 Lift to the First Floor Reception To be reviewed and certified in a separate Works Contract

The Lift shall provide appropriate access to the first floor to satisfy DP1, DP2 DP7, EP3 4 of the BCA and Council's P21 DCP section C2 6

The stairway access to the first floor area of the development and in accordance with Part D3 3 of the BCA and Council's P2! DCP section C2 6 the stairway shall provide the above listed features to comply with AS1428 I and AS1428 4

4 Reception / Waiting Area provides ample circulation space to comply with AS1428 I to satisfy Part D3 3 of the BCA and Council's P21 DCP section C2 6

Central Corridor provides ample circulation space to approach and enter doorways to comply with AS1428 I to satisfy Part D3 3 of the BCA and Council's P21 DCP section C2 6

5 Lift Installation – A low rise platform lift will be installed within the central corridor to facilitate access to the upper mezzanine level See Appendix A regarding details of the lift and compliance with AS1735 14 to satisfy EP3 4, DP1 DP2, DP7 of the BCA



accessibility solutions....

- 6 Mezzanine Circulation Spaces at the upper level provide ample circulation space to approach and enter doorways to comply with AS1428 1 to satisfy Part D3 3 of the BCA and Council's P21 DCP section C2 6
- 7 Doors to Rooms required to be accessible are indicated on the Door Schedule to provide 820mm minimum clear opening width with lever door handles 900-1100mm AFFL and level thresholds which readily comply with AS1428 1 to satisfy Part D3 3 of the BCA and Council s P21 DCP section C2 6
- 8 Internal Circulation Spaces within reception, admin, reporting diagnostic testing rooms and processing area provide adequate areas for manoeuvring to approach the doors and to exit the rooms and thereby comply with AS1428 I to satisfy Part D3 3 of the BCA and Council's P21 DCP section C2 6
- 9 Mezzanine stairway The stairway access to the first floor mezzanine area of the development shall be in accordance with Part D3 3 of the BCA and Council's P21 DCP section C2 6 the stairway shall provide the above listed features to comply with AS1428 1 and AS1428 4
- 10 **Toilet Signage** for ALL toilets and showers shall incorporate tactile and Braille information in accordance with Specification D3 6 of the BCA







Unisex Accessible Toilet - The first floor accessible toilet shall provide appropriate access to satisfy Part F2 4 of the BCA <u>subject to the installation of</u> <u>a sliding door on the external airlock</u> and other specifications for fittings and fixtures as required by AS1428 1 including WC pan grabrails, toilet paper dispenser coathook internal door with lift-off escape hinges (or similar), washbasin shelf mirror, hand drier



accessibility solutions_

APPENDIX A

ALTERNATIVE SOLUTION ACCESS REPORT AS1735 14 LIFT INSTALLATION





INTRODUCTION

The purpose of this report is to provide an access assessment of the proposed alterations to an existing commercial office development at 1753 Pittwater Road Mona Vale to install a low rise lift to facilitate access from the first floor level to an upper mezzanine section on the first floor

In particular this review considers whether the low rise lift complying with AS1735 14 will satisfy the Performance Requirements DP1 DP2 DP7 and EP34 of the BCA while also having regard to Parts D32 and D33 of the BCA pertaining to the provision of safe equitable and dignified access

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LIFT ACCESS ASSESSMENT OVERVIEW

It is evident from the review of the Lift Specification that the low rise lift will comply with AS1735 14 and can provide safe, independent and dignified access to facilitate wheelchair access from the public domain footpath level to ground floor podium level and principal entrance

However it is evident that a vertical platform lift (AS1735 14) does not comply with the **Deemed** to **Satisfy** requirements of Part E36 of the BCA (as listed below) Therefore the following information is provided to demonstrate adequate access for people who use a wheelchair and ambulant physical disabilities consistent with the BCA as an "alternative solution' rather than the "deemed-to-satisfy provisions of the BCA

E3 6 Facilities for people with disabilities

Where required by D3 3(a), every passenger lift must -

- (a) be provided with a handrail complying with the provisions for a mandatory handrail in AS173512 and
- (b) have minimum internal floor dimensions complying with AS1735 12, and
- (c) have doors with a minimum clear opening complying with AS173512 and
- (d) be fitted with a series of door opening sensory devices which will detect a 75mm diameter rod across the door opening between 50mm and 1550mm above the floor level, and
- (e) have car control buttons complying with Section 7 of AS1735 12

The reasons why a vertical platform lift complying with A\$1735 14 does not comply with Part E3 6 are that

- The gate on a vertical platform lift (AS173514) provides different types of safety features specific to this type of lift which differ slightly from those specified in AS173512
- The lift controls for a vertical platform lift (AS173514) differ slightly from those specified in AS173512 as there is no Braille/tactile signage on the controls and controls on one side only and other variations as listed below
- The floor car can vary in size up to a maximum of 1.6 square metres and be less than 1400mm X 1100mm and still comply with AS1735 14 while Part E3.6 requires a minimum of 1400mm X 1100mm

Nonetheless a vertical platform lift (AS173514) of appropriate specifications and management operation can enable independent access for people who use a wheelchair from one level to another level subject to a range of conditions

Therefore this assessment considers whether the lift can enable independent access for people who use a wheelchair from one level to another level in a manner consistent with Performance Requirements EP3 4 DP1 DP2 and DP7 of the BCA

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Page 7

BCA Performance Requirements

While the vertical platform lift does not fully comply with the Deemed to Satisfy provisions of Part E3 6 this report examines the functional and spatial aspects of the lift to determine whether the lift complies with Performance Requirements EP3 4, DP1, DP2 and DP7 as outlined below

EP34

When a passenger lift is provided in a building required to be accessible it must be suitable for use by occupants with disabilities

PERFORMANCE	REQUIREMENTS

DP1

Access must be provided to the degree necessary to enable-

- (a) safe, and
- equitable and dignified (b)

movement of people to and within a building.

SA Application to DP1

Application DP1(b), with respect to people with disabilities only requires special provisions in (a) a Class 3, 5, 6, 8 or 9 building; or (b) a Class 7 building other than a Class 7 carpark associated with a Class 2 building, or

- (c) a Class 10a building other than a Class 10a building associated with a Class 1 or 2 building or Class 4 part of a building.

DP2

So that people can move safely to and within a building it must have---

- walking surfaces with safe gradients and (8)
- any doors installed to avoid the risk of occupants-(b)
 - having their egress impeded, or $\langle 1 \rangle$
 - (n)being trapped in the building and
- any stairways and ramps with-(c)
 - slip resistant walking surfaces on-(1)
 - (A) ramps, and
 - (B) stairway treads or near the edge of the nosing and
 - suitable handrails where necessary to assist and provide stability to people using (1) the starway or ramp and
 - (111) suitable landings to avoid undue fatigue, and
 - landings where a door opens from or onto the stairway or ramp so that the door (₩) does not create an obstruction, and
 - (V) in the case of a stairway suitable safe passage in relation to the nature, volume and frequency of likely usage

DP7

(a)

Accessways must be provided as far as is reasonable to and within a building which-

- have features to enable people with disabilities to safely equitably and with dignity--
 - approach the building from the road boundary and from any carparking spaces (i) associated with the building and
- access work and public spaces accommodation and facilities for personal hygiene (11) and
- (b) are identified at appropriate locations and are easy to find and
- (c) enable a person in a wheelchair to manoeuvre

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Assessment Method

To determine whether the current design provides an alternative building solution that complies with the Performance Requirements of the BCA EP34, DPI DP2 and DP7 an assessment has been undertaken which is consistent the provisions of Part A09 of the BCA in particular (d) as outlined below,

A0 9 Assessment Methods

The following Assessment Method, or any combination of them, can be used to determine that a Building Solution complies with the Performance Requirements

- (a) Evidence to support that the use of material, form of construction or design meets the Performance Requirement or a Deemed-To-Satisfy Provision as described in A2.2
- (b) Verification Methods such as -
 - (i) the Verification Methods in the BCA or
 - (II) such other Verification Methods as the appropriate authority accepts for determining compliance with the Performance Requirements
- (c) Comparison with the Deemed-To-Satisfy Provisions
- (d) Expert Judgement

LIFT ASSESSMENT

The review considers the comparative differences between the subject lift and the requirements of Part E3.6 of the BCA and whether there is a material and adverse effect of the useability, dignity safety and independence of the user to satisfy Performance Requirements DP1, DP2 DP7 and EP3.4 of the BCA

Where expert opinion considers the provisions of AS173514 are deficient in terms user safety, dignity and independence the report provides additional conditions that should be incorporated to fully satisfy Performance Requirements DP1, DP2 DP7 and EP34 of the BCA

- I Comparison with Part E3 6 of the BCA While the subject vertical platform lift will not fully comply with all Deemed to Satisfy aspects of the BCA Part E3 6 I am satisfied that access for people with physical disabilities is achievable, subject to the following provisions and specifications
- 2 **Handrails** The vertical platform lift shall provide a handrail on both sides 900mm-920mm AFFL in accordance with Part E3 6(a) of the BCA and AS1735 12
- 3 Lift Car Size The subject lift is 1400mm X 1100mm the lift car which complies with AS173514 It is also noted that the through-lift car does not require a person to perform a 180 degree manoeuvre at entry or exit, which enables easy access for a forward-in and forward-out manoeurve to and from the lift.
- 4 Lift Car Door/Gate The lift does provide a clear door/gate opening width at the top landing of 900mm while the bottom landing which has an automatic folding flap for the 1000mm width of the lift car and an external automated door providing 800mm minimum clear opening width that will enable easy access to satisfy the intent of Part E3 6 of the BCA and AS1735 12 AS1735 14

accessibility <u>solutións</u>....

and ASI428 I (for the external doorway)

- 5 Safety Features The low-rise vertical platform lift provides safety features associated with AS1735 14 which are comparable to the intent and outcome of the Part E3 6 (d) of the BCA
- 6 Emergency Communication The lift shall be required to provide an emergency telephone or communication system in addition to battery backup system which enables the lift to lower to the lower landing, which complies with AS1735 14
- 7 Lift Car Control Buttons The vertical platform lift will provide <u>a control panel on both</u> <u>sides</u> in accordance with AS173514 and to fully satisfy AS173512 within a height range of 950mm to 1150mm to satisfy clauses 721 and 731 of AS173512
- 8 The quantity of control panels, size and separation of buttons The lifts are specified to provide two control panels, one on each side, with UP and DOWN buttons <u>The size of the buttons are required to at least 19mm in diameter or 19mm X 19mm minimum and the buttons shall be project beyond the surface of the control panel with a 2mm depth recess to enable 10mm diameter rod to be contained to comply with clauses 7 2 2 and 7 4 of AS1735 12</u>
- 9 The projection of and force to activate UP, DOWN and STOP buttons are required have at least 10mm separation between buttons and require a force of 2-5 Newtons in a single pulse action (not continuous) and travel a distance of 05mm to 3mm in accordance with clauses 7412 and 744 of AS173512
- 10 The inclination of the buttons are required to be vertical or up to 15 degrees in accordance with clause 747 of AS173512
- 11 The highlight of UP, DOWN and STOP buttons are required to contrast with the background panel by continuous illumination of the buttons, or coloured 3mm minimum border around the button or on the buttons with a luminance contrast of at least 30% with the background panel in accordance with clause 748 of ASI735 12
- 12 The identification of UP, DOWN and STOP control buttons shall be required to provide contrasting and tactile characters at least 12mm in height and Braille equivalent adjacent to or on the buttons in accordance with clause 749 of AS173512
- 13 Active Operation To ensure the lift will be switched on and operable at all times during business hours to facilitate equal access it is required that the lift will be switched ON at all times as a matter of usual 'building management policy"

Summary

14 In summary it is my opinion that a vertical platform lift complying with AS1735 14 can provide access for people in a wheelchair, people with ambulant physical disabilities and people with vision impairment in a manner consistent with the Performance Requirements DP1, DP2 DP7(a)(i) and EP3 4 of the BCA

MKeff

Mark Relf Access Consultant (ACAA)

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Part 14 Wheelchair Platform Lift Specification

(The lift shall comply with the following specification)

Model	Harwel HW14
Number of hits	One
Compliance	AS1735 Part 14
Drive System	Oil hydraulic
Control System	Automatic PLC OR Constant Pressure
Load	Not more than 350 kg or 1 person in wheelchair 1 person standing
Speed	Not more than 0 15 mps
Travel	. Up to 1000mm
Levels Served	- Тио
No Car Entrances	Τωνο
Landing Gate Operation	Manual swing automatic close
Landing Gate TOP	To be provided if travel over 600mm
Landing Gate Size	Minimum 900mm high
~	n an
Car Platform Dimensions	Minimum size 800mm wide x 1300mm deep
Car Wall Height	Not less than 1050mm
Car Floor Construction	(Non slip resistant) Aluminium Propeller OR Vinyl tiles - OR floor covering by others OR floor covering by others OR floor covering by others
	· · · · · · · · · · · · · · · · · · ·
Car Walls	Stainless panels/ Glass & stainless/Handrails
Car Operating Panel	Stainless with disabled buttons
Entrance Protection	Light sensors
Levelling	Plus or minus 10mm
Pit Depth	from zero to 150mm
Power requirements	1 phase 240v 20amp OR 3 phase 415 v 15amp
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Please Note Finishes are flexible and depend on individual site conditions

(Harwel Lifts)

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NOTES

I The dimensions advantage the heights of bandrails are taken verycally from the noting of the iteral to the top of the bandrail

2 The 300 mar enterstor is not required where the hardrail is constantiate or at the in-the of an intermediate likulong

3 Where TOSIs are not required domes buttons should be used at a classice of 100 ±1011m from the cull of the handrad

4 See AS 1428.4 for gr-4anor carratallanon of ToS's

DIMENSION IN MILLIMETRES

FIGURE 17 STAIRWAY HANDRAIL LOCATION AND EXTENSIONS AT END OF STAIRWAY



C'MENS CHS HE MULLINE TES FIGURE 9 CONSTRUCTION OF HANDRAILS

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6 HANDRAILS AND GRABRAILS

cross-sectioned handrails are preferred

61 Handrails

The requirements for the design and construction of handruls are as follows (see Figure 9)

- (a) The cross-section of handrails shall be circular not less than 30 mm nor more than 50 mm diameter for not less than 270° around the uppermost surface NOT1 The class section of the lowest 90° is optional however fully circular
- (b) Exposed edges and corners of handrails shall have a radius of not less than 5 mm.
- (c) The top of handratis shall be not less than 865 mm nor more than 1000 mm above the nosing of the tread or the plane of the finished floor of the walkway or ramp
- (d) The height of the top of the handrail, measured in accordance with Item (c) shall be consistent through the ramp (or stars) and any landings
- (c) Where a balustrade is required at a height greater than the handrail, a handrail shall be provided
- (*) Handraits and balustrades shall not encroach into required circulation spaces NOTE. In certain instances a minimum clearance of more than 1000 mm may be required by the BCA.
- (g) Handrails shall be securely fixed and rigid, and their ends shall be returned away to a side wall or turned downwards through an angle of 180° (see Figures 1 and 17)
- (h) The clearance between a handrail and an adjacent will surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the hundrail by not less than 600 mm.
- (i) Handrails shall be constructed and fixed so that there is no obstruction to the passage of a hand along the rail
- (j) The fastenings and the materials and construction of handrails shall be able to withstand forces in accordance with AS 1170 1

9 STAIRWAYS

91 Stair construction

Where required, the following requirements apply to stair construction

- (a) The top or bottom tread of a flight of statts shall not encroach into required enculation spaces
- (b) Starrs shall have opaque risers NOTE Spiral starways are hazardous and should be avoided.
- (c) A strip not less than 50 mm and not greater than 75 mm, shall be provided on the tread at the nosing with a minimum luminance contrast of 30% to the background. NOTE See Appendix D for information on luminance contrast.

9.2 Stairway handrails

Handrails as specified in Clause 6.1 shall be provided on both sides of a stairway

The following requirements apply to handrails

- (a) The installation of the handrails shall be as shown in Figure 17
- (b) Handrails shall have no vertical sections and, wherever practicable shall be continuous throughout the stair flights and around landings. If the handrail cannot be continuous and there are no TGSIs a raised tactile warning in the form of a domed button with a height of between 4-5 mm and a diameter of between 10-12 mm shall be provided on the top of the handrail 150 ±10 mm from the end of the handrail NOTE Additional information is provided in AS 1428.2.
- (c) Where a handrail terminates at the bottom of a flight of stairs the handrail shall extend at least one fread width plus 300 mm from the last riser (see Figure 17)

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CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range to services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia Australian Standards 1428 HREOC Advisory Notes on Premises DDA Transport Standard, State Environment Planning Policy No 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP s

The scope of services provided by Accessibility Solutions includes

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings facilities transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including physical, vision, hearing intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are

- Accredited Member of the Association of Consultants in Access Australia and Committee of Management member
- Accredited Member of the Access Institute of NSW
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing
- Member, NSW Heritage Office s Fire, Access and Services Advisory Panel



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Levitch Design Associates Phy Ltd ABN 34332335018 L2/260 Pacific Hry / PO Box 216 Lindfield NSW 2070 T 02 9980 9300 F 02 9980 9311 www.levitch.com.au

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	HEAT LOAD SCHEDUL	E	n de la companya de l Regional de la companya de la company Regional de la companya de la company
PROJECT	PRP MONA VALE FIRST FLOOR	DATE	26 Nov 08
ADDRESS	1753 PITTWATER RD	JOB NO	M4842

MEASURE AND/OR SYSTEM	STANDARD OF PERFORMANCE
Energy Efficiency (Artificial Lighting & Power)	BCA2008 Part J6 and Specification J6 Time switch in accordance with specification J6

TOTAL WATTAGE OF INTERIOR LIGHTING				
TYPE OF LIGHT	WATTS	QUANTITY	ADJUSTMENT FACTOR	TOTAL WATTS PER TYPE
FLUORO TROFFER	56	45		2520
FLUORO DOWNLIGHT	26	57		1482
METAL HALIDE	20	9		180
LV HALOGEN	55	4		220
				0
				0
REFER DRAWING 504_P1 TOTAL WATTS			4402	

TOTAL WATTS

TENANCY FLOOR AREA (sqm)	444
TOTAL HEAT LOAD (Watts/sqm)	10

TOTAL DISPLAY WATTAGE	352
SEPARATE CONTROL TO OTHER LIGHTING? (Y/N)	N

LIGHTING CONTROL DEVICE (IN ACCORDANCE WITH BCA CLAUSE J6 3)				
TYPE OF DEVICE	ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR	TICK APPLICABLE		
TIME SWITCH (COMPLYING WITH SPECIFICATION J6)		~		

TOTAL HEAT LOAD SHOULD NOT EXCEED 25W/sqm

IF DISPLAY WATTAGE EXCEEEDS 7000W IT MUST BE CONTROLLED BY A TIME SWITCH COMPLYING WITH SPECIFICATION J6



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	HEAT LOAD SCHEDUL	E	
PROJECT	PRP MONA VALE GROUND FLOOR	DATE	26 Nov 08
ADDRESS	1753 PITTWATER RD	JOB NO	M4842

MEASURE AND/OR SYSTEM	STANDARD OF PERFORMANCE
Energy Efficiency (Artificial Lighting & Power)	BCA2008 Part J6 and Specification J6 Time switch in accordance with specification J6

TOTAL WATT	AGE OF INTERIOR LIC	GHTING		<u></u>
TYPE OF LIGHT	WATTS	QUANTITY	ADJUSTMENT FACTOR	TOTAL WATTS PER TYPE
FLUORO TROFFER	56	13		728
FLUORO DOWNLIGHT	26	4		104
				0
				0
				0
				0
REFER DRAWING 504_P1 TOTAL WATTS			832	

TENANCY FLOOR AREA (sqm)	72
TOTAL HEAT LOAD (Watts/sqm)	12

TOTAL DISPLAY WATTAGE	65
SEPARATE CONTROL TO OTHER LIGHTING? (Y/N)	N

	NTROL DEVICE TH BCA CLAUSE J6 3)	
TYPE OF DEVICE	ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR	TICK APPLICABLE
TIME SWITCH (COMPLYING WITH SPECIFICATION J6)		~

TOTAL HEAT LOAD SHOULD NOT EXCEED 25W/sqm

IF DISPLAY WATTAGE EXCEEEDS 7000W IT MUST BE CONTROLLED BY A TIME SWITCH COMPLYING WITH SPECIFICATION J6

Premises 1753 Pittwater Road Mona Vale

Construction Certificate No C08 039



Metropolitan Building Approvals A division of Metropolitan Building Consultants Pty Ltd ACN 003783051 PITTWATER

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PO Box 882 Mona Vale NSW 1660 DX 9018 Mona Vale

DA No N0461/08

Business Hours 8 00am to 5 30pm, Monday to Thursday 8 00am to 5 00pm, Friday

31 October 2008

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LEVITCH DESIGN ASSOCIATES SUITE 13 303 PACIFIC HIGHWAY LINDFIELD NSW 2070

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Dear Sır/Madam

Development Application for Alterations and additions to the approved commercial building including new lift and change of use to radiology clinic at 1753 PITTWATER ROAD MONA VALE NSW 2103

I am pleased to advise that this application has been approved and I attach for your assistance a copy of the Development Consent, the conditions of approval and a copy of the approved plans

If building works are involved, prior to proceeding with the proposal, it will be necessary for you to lodge a Construction Certificate Application with either Council or an accredited Certifier

I take this opportunity to direct your attention to Section C of the Consent which details the matters to be satisfied prior to issue of the Construction Certificate

Additionally, for your reference, please find enclosed Information Sheets that will assist in providing information you will need to consider for the processes following on from receiving this consent

If there are any matters relating to this approval which require further explanation, please contact me prior to commencing work on the site

Enquiries relating to the Construction Certificate application should be directed to Council's Customer Service or your private certifier

Yours faithfully

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Kimberley Munn SENIOR PLANNER

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/ Inge Park 1 Park Stree Molin Whe Still Bhrrenjoey Roud Avalor Units 11/12/13 + 1615 Virko Place, Narrie vood 1 Boondhin Rond Warrier rood



ABN61 108378 02 2970 11 02 9970 150

CONSENT NO N0461/08 PO Box 882 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED), a Vale NSW 1600 NOTICE TO APPLICANT OF DETERMINATION DX 9018 Mona Vale OF A DEVELOPMENT APPLICATION

Applicants Name and Address LEVITCH DESIGN ASSOCIATES SUITE 13 303 PACIFIC HIGHWAY LINDFIELD 2070

Being the applicant in respect of Development Application No N0461/08

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No N0461/08 for

Alterations and additions to the approved commercial building including new lift and change of use to radiology clinic

At 1753 PITTWATER ROAD, MONA VALE (Lot 1 DP 715158)

Decision

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with Drawings Numbered DA-ELEV 01 Issue DA-01, DA-ELEV 02 Issue DA-01, DA-G01 Issue P1, DA-F01 Issue P1, DA-G02 issue P1, DA-F02 Issue P1 All drawings prepared by Levitch Design and dated 08 08 08 as amended in red (shown clouded) or as modified by any conditions of this consent

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

Endorsement of date of consent 31/10/2008

Mark Ferguson **GENERAL MANAGER** imbergeymun Per

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PITTWATER 1. Automatic

15967340837871 1 02 0970 7150 C C1 17 PO Box 882 Mona Vale NSW 1660 DX 9018 Mona Vale

Conditions of Approval

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

Note Persons having the benefit of development consent may appoint either a council or an accredited certifier as the principal certifying authority for the development or for the purpose of issuing certificates under Part 4A of the Environmental Planning and Assessment Act. When considering engaging an accredited certifier a person should contact the relevant accreditation body to ensure that the person is appropriately certified and authorised to act in respect of the development.

A Prescribed Conditions

- 1 All works are to be carried out in accordance with the requirements of the Building Code of Australia
- 2 In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, there is to be such a contract in force
- 3 Critical stage inspections are to be carried out in accordance with clause 162A of the Environmental Planning & Assessment Regulation 2000 To allow a Principal Certifying Authority or another certifying authority time to carry out critical stage inspections required by the Principal Certifying Authority, the principal contractor for the building site, or the owner-builder must notify the Principal Certifying Authority at least 48 hours before building work is commenced and prior to further work being undertaken
- 4 A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out

a showing the name, address and telephone number of the Principal Certifying Authority for the work, and

b showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working house, and

c stating that unauthorised entry to the work site is prohibited

I pimivater_chuncil@bit waterns vijoviau pritivaterns rijniau

ABN'5'31083 87' 02 9970 1111 02 9970 7150

Any such sign is to be maintained while the building work, subdivision work₈0r₈₈₂ demolition work is being carried out, but must be removed when the work has are NSW 1660 been completed DX 9018 Mona Vale

5 Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information

a in the case of work for which a principal contractor is required to be appointed

the name and licence number of the principal contractor, and
 the name of the insurer by which the work is insured under Part 6 of that
 Act

b in the case of work to be done by an owner-builder

1 the name of the owner-builder, and

II If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit

- 6 If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information
- 7 The hours of construction are restricted to between the hours of 7 00am and 5 00pm Monday - Friday and 7 00am to 1 00pm on Saturdays No works are to be carried out on Sundays or Public Holidays Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary

B Matters to be incorporated into the development and maintained over the life of the development

1 This approval/consent relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing buildings or structures within the property boundaries or within Council's road reserve

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Villinge Park 1 Park Street Mona Vale 59A Old Barrenicey Rhad Avalon Units 11 12-13 + 16:5 Mirko Place Warrie Mod 1 Boond th Road Warriemond

PITTWATER

NB*6 34/2 78 02 9970 111 -02 0070 7150

- 2 The Premises is to comply with the guidelines set down in the Infection PO Box 882 Control Guidelines for Oral Health Care Settings Circular 2002/80 published, Vale NSW 1660 by NSW Health DX 9018 Mona Vale
- 3 The proposal must be in accordance with the provisions of Clause 93 of the Environmental Planning and Assessment Regulation 2000
- 4 Water conservation devices with an AAA rating must be installed and maintained, including tap flow regulators, shower head roses and dual flush toilets All new hot water systems are to have a minimum rating of 3 5 stars
- 5 Roofs to all structures are to be of dark grey, brown and/or green tones only

C Matters to be satisfied prior to the issue of the Construction Certificate

Note All outstanding matters referred to in this section are to be submitted to the accredited certifier together Incomplete Construction Certificate applications / details cannot be accepted

- 1 Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority
- 2 Certification from an Accredited Access Adviser must be submitted to the Accredited Certifier or Council confirming that the plans and specifications submitted at CC stage comply with the requirements set out in Councils Accessibility Control C2 6 The certification must be submitted with the Construction Certificate application
- 3 The finished surface materials, including colours and texture of any building, shall blend with the surrounding and/or natural materials and shall be non-glare. The colours should consist of dark and earthy tones. A satisfactory specification which achieves this shall be submitted to the Accredited Certifier or Council with the Construction Certificate application in the form of a Schedule of Finishes.

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Village Park I Phril Stroph (Anna Mile Sold Oirl Barren): Road Artifon Units 11-12-13 + 16-5 Juko Place Warrie vood - 1 Bonndah Road Warrie vood

PITTWATER - 35 Cost

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D Matters to be satisfied prior to the commencement of works and maintained 882 during the works Mora Vale N

Mora Vale NSW 1660 DX 9018 Mona Vale

Note It is an offence to commence works prior to issue of a Construction Certificate

- 1 A stamped copy of the approved plans is to be kept on the site at all times, during construction
- 2 Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authoritys satisfaction
- 3 Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition
- 4 Waste materials generated through demolition, excavation and construction works are to be minimised by re-use on-site, recycling or where reuse or recycling is not practical, disposal at an appropriate authorised waste facility
- 5 The site is to be fully secured by a fence to all perimeters to the site to prevent unauthorised access both during the course of the works and after hours
- 6 No works are to be carried out in Council's Road Reserve without the written approval of the Council
- 7 A Road Opening Permit, issued by Council, must be obtained for any road openings, or excavation within Councils Road Reserve associated with the development on the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site
- 8 A site fence and silt and sediment control fence is to be erected and maintained during the course of works along any street boundary and park/reserve boundary to the site

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Village Park 1 Park Street Mon Vale 594 Uld Barrenjoey Room Aralion Units 11, 2013 Toto Juko Place Marxwood I Boondah Road Warrewood

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- A clearly legible Site Management Sign is to be erected and maintained PO Box 382 9 throughout the course of the works The sign is to be centrally located on the vale NSW 1660 main street frontage of the site and is to clearly state in legible lettering the 9018 Mona Vale following -
 - The builder's name, builder's telephone contact number both during 1 work hours and after hours
 - 2 That no works are to be carried out in Council's Road Reserve without the written approval of the Council
 - 3 That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Councils Road Reserve associated with development of the site, including stormwater drainage, water, sewer, electricity, gas and communication connections During the course of the road opening works the Road Opening Permit must be visibly displayed at the site
 - That no skip bins or materials are to be stored on Councils Road 4 Reserve
 - 5 That the contact number for Pittwater Council for permits is 9970 1111

E Matters to be satisfied prior to the issue of Occupation Certificate

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

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

1 An Occupation Certificate application stating that the development complies with the Development Consent, the requirements of the Building Code of Australia and that a Construction Certificate has been issued must be obtained before the building is occupied or on completion of the construction work approved by this Development Consent

F Matters to be satisfied prior to the issue of Subdivision Certificate

Nil

G Advice

1 Failure to comply with the relevant provisions of the Environmental Planning and Assessment Act, 1979 (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-thespot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation

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- 2 The applicant is also advised to contact the various supply and utility authorities, ie Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area
- 3 It is the Project Managers responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with the Principal Certifying Authority Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent the Principal Certifying Authority issuing an Occupation Certificate
- 4 In accordance with Section 95(2) of the Act, this consent will lapse if the development, the subject of this consent, is not commenced within 2 years after the date from which this consent operates

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

- 5 To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended)
- 6 Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979 Such request to Council must be made in writing, together with appropriate fees as advised at the time of lodgement of such request, within 1 year from the date of determination
- 7 If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 12 months of the date of endorsement of this Consent
- 8 The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Waters sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met The approved plans will be

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Allage Orde L Park Strept Mona Vile 59/ Old Barrenjoov Road Aralon Units 11:12:13 + 6rs Ruko Plan Marriel rood - Eboordah Road Warriewood

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ABNGI3108778 1 02 9970 1111 1 02 9970 7150

appropriately stamped For Quick Check agent details please refer to the Web₈₈₂ site at <u>www sydneywater com au</u> then see Building Developing and Plumbing gale NSV' 1660 then Quick Check, or telephone 13 20 92 DX 9018 Mona Vale

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Villinge Park 1 Phrk Street, Moha Vale

50A Old Barrenjoev Poart Anaion Units 11, 12, 13 – 16, 5040ko Place, Warrie wood — 1 Boond ah Road Warriewoort

Premises 1753 Pittwater Road Mona Vale



Metropolitan Building Approvals A division of Metropolitan Building Consultants Pty Ltd ACN 003783051

Building Code of Australia – Compliance Details

(Building Code of Australia 2008 incorporating NSW Provisions)

Classification	5
Floor area of shop	Within limits set by table C2 2 of BCA
Volume of shop	Within limits set by table C2 2 of BCA
Rise in Storeys	2
Type of Construction	С
Building Design Basis	Deemed-to-satisfy
Effective Height	less than 25m
Section C Fire Resistance'	Compliance achieved No proposed modification
Section D 'Access and Egress'	Compliance achieved
Section E 'Services and Equipment	Existing fire safety measures to remain in good maintenance order
Section F Health and Amenity'	Compliance achieved
Section J Energy Efficiency'	Deemed to Satisfy

Premises 1753 Pittwater Road Mona Vale

Construction Certificate No C08 039



Metropolitan Building Approvals A division of Metropolitan Building Consultants Pty Ltd ACN 003783051 Premises 1753 Pittwater Road Mona Vale

Construction Certificate No C08 039

ITEM NO	FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE INSTALLED IN THE BUILDING	PROPOSED FIRE SAFETY MEASURE TO BE INSTALLED/ MODIFIED IN THE BUILDING
1	Emergency lighting	BCA Clause E4 4, AS 2293 1	BCA Clause E4 4, AS 2293 1
2	Exit signs	BCA Clause E4 5, E4 8 & AS 2293 1	BCA Clause E4 5, E4 8 & AS 2293 1
3	Fire hydrant systems	AS 2419 1 BCA Clause E1 3	AS 2419 1 BCA Clause E1 3
4	Fire hose reel systems	AS 2441 BCA Clause E1 4	AS 2441 BCA Clause E1 4
5	Portable fire extinguishers	BCA Clause E1 6 AS 2444	BCA Clause E1 6 AS 2444
6	Mechanical air handling systems	BCA Clause F4 5, F4 11, F4 12 & AS 1668 1 & 2	BCA Clause F4 5, F4 11 F4 12 & AS 1668 1 & 2
7	Fire hazard properties	BCA Clause C1 10 & Spec C1 10	BCA Clause C1 10 & Spec C1 10

PROPOSED FIRE SAFETY SCHEDULE

Metropolitan Building Approvals A division of Metropolitan Building Consultants Pty Ltd ACN 003783051



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Utilitie



LEGEND (Walls & Partitions) :



4







LEGEND (Walls & Partitions) :



Existing perimeter masonry walls.

New general partitions, from finished floor level to ceiling, constructed from 64mm steel studs at 600 cts with 13mm plasterboard to each face. Cavity to be filled with acoustic insulation batts. All joints and corners to be taped and set for selected paint finish. Provide 100H natural anodised aluminium skirting trim to base and 20mm flat strip to top.

3 CATATATA AND 4

(OPG Rooms) New Radiation control partitions from FFL to suspended ceiling level, constructed as per type 1, with up to 15kg per sqm lead lining from floor to 2100mmH AFFL. Refer RSA report.

(Mammography & BMD Rooms)

New Radiation control partitions from FFL to suspended ceiling level, constructed as per type 1, with up to 10kg per sqm lead lining from floor to 2100mmH AFFL. Refer RSA report.

7150



1800 5086



PROPOSED FIRST FLOOR PLAN Finishes + Partitions layout



2100mmH partition

(D24)



FLOOR FINISHES LEGEND:



Selected seamless vinyl to clinical areas. Cove to walls and joinery skirting. Provide armstrong wall capping strip col: standard beige to wall junctions. Ph 1800 632 624. Refer finishes schedule.



Direction plank. Selected timber plank vinyl flooring, refer to finishes schedule. (70 sqm)



Selected carpet tiles - refer finished schedule.







NOTES:

Refer Finishes Schedule for further information on floor finishes. All joints in vinyl to clinical areas to be heat welded. All vinyl in treatment areas to be coved & finished with wall capping strip. (refer to Finishes schedule) Existing Floor tiles in Staff WC and Public WC to remain. New floor and wall tiles in Shower area. Transition strips to all changes in finish.

				C4: 13.11.08 issue for Construction	ISSUE: DATE : AMENDMENT	
	C3 :05.11.08 issue for Construction	C2 20-10-08 Issued for AC design	C1 [17-10-08] Issue for CC	T1 :12.09.08 Preliminary Issue for Costing	ISSUE : DATE : AMENDMENT	
			Levitch Desion Associates Piv Ltd APN 3433256018	L2280 Pacific Hwy / PO Box 216 Lindfield NSW 2070 T 02 9880 9300 F 02 9880 9311 www.levitch.com.au		
	PROJE DATE DRAWI BY			8) 42 08 JK	
			1. Foured dimensions to be taken in preference to scale 2. All dimensions are			
)N	DWG NO		G	50	3	

Pertifier: Camile Haddad - Accred tation No. BPB0152
Signed:
Data VAN 2009

CONSTRUCTION

FLOOR FINISHES LEGEND:



Selected seamless vinyl to clinical areas. Cove to walls and joinery skirting. Provide armstrong wall capping strip col: 'mid stone standard' to wall junctions. Ph 1800 632 624. Refer finishes schedule. (100.8 sqm)



Direction plank. Selected timber plank vinyl flooring, refer to finishes schedule. (216.7 sqm)



Selected carpet tiles - refer finished schedule. (123.5 sqm)





PROPOSED FIRST FLOOR PLAN Floor Finishes Plan

NOTES:

Refer Finishes Schedule for further information on floor finishes. All joints in vinyl to clinical areas to be heat welded. All vinyl in treatment areas to be coved & finished with wall capping strip. (refer to Finishes schedule) Existing Floor tiles in Staff WC and Public WC to remain. New floor and wall tiles in Shower area. Transition strips to all changes in finish.



LEGEND (Lighting & Services) :

Opri	General Lighting: 1 x 26w compact fluroescent downlight with white trim similar or equal to: Fagerhult Pleiad 205 G2 From Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	–––– – – – – – – – – – – – – – – – – –
∱012	Feature Lighting - Walls: 20 w Metal halide downlight with white trim. Similar or equal to: Fagerhult Pleiad G2 MTM 20 w metal halide downlight with 60 degree tilt and rotate From Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	X <u>−</u> X ² W
фогз	Feature Lighting - Bulkheads: 55w Low voltage downlight - circular with silver trim similar or equal to: Masson BAF From Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	×-
O ^{DL4}	General Lighting: As per type DL1 with Ballast & Switch dimming from Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	SP
5L1 O	Shelf Light: 20w recessed shelf light similar or equal to: Masson 'Show Case' 20w 65mm dia 35mm deep G400 satin chrome. From Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	® Z R
	Pendant light: TBA From Satelight (03) 9399 5805 attn: Marnie Ward.	





- 1. Mounting height for light switches to
- 4. Refer all joinery details for co-ordinati Numbers & locations of all mechanical consultants prior to installation & ration
- 5. Refer to all Joinery Drawings 600- 61
- Exit signs to be installed and certif requirements (BCA clause E4.5, NS
- Mechanical Contractor to design & co suit tenancy and all codes requirement

K STAIR 1 CARPET 8



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ight switches to be 1200 AFL unless otherwise specified. tandard white plastic plates unless otherwise specified. a locally switched with dimmers at individual locations as indicated on the uro's to be switched with individual room lighting. Provide master switch d to control full tenancy. hils for co-ordination of electrical and lighting to ceiling works. s of all mechanical, fire & emergency services TBC with building installation & rationalised if possible. Drawings of proposed fitting locations lesigners approval prior to installation. Drawings 600- 613 for more details on location & numbers of fluro. light g to be installed and certified by electrcal contractor in accordance ents (BCA clause E4.2, E4.4 and AS 2293.1). talled and certified by electrical contractor in accordance with BCA a clause E4.5, NSW E4.6, E4.7 and AS 2293.1).				C4 13.11.08 Issue for Construction	ISSUE: DATE : AMENDMENT
tor to design & construct modifications to existing base building system to codes requirements. Layout to be submitted to LDA architects for approval	C3 :05.11.08 issue for Construction	C2 20-10-08 Issued for AC design	C1 ;17-10-08 ; Issue for CC	T1 12.09.08 Preliminary Issue for Costing	ISSUE : DATE : AMENDMENT
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CONSTRUCTION	SCA A2 ISSU DWC			(100 C4 604

LEGEND (Lighting & Services) :

O ^{DL1}	General Lighting: 1 x 26w compact fluroescent downlight with white trim similar or equal to: Fagerhult Pleiad 205 G2 From Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	
€0L2	Feature Lighting - Walls: 20 w Metal halide downlight with white trim. Similar or equal to: Fagerhult Pleiad G2 MTM 20 w metal halide downlight with 60 degree tilt and rotate From Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	× ^{_D} ײ₩
⊕DL3	Feature Lighting - Bulkheads: 55w Low voltage downlight - circular with silver trim similar or equal to: Masson BAF From Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	×-
O ^{DL4}	General Lighting: As per type DL1 with Ballast & Switch dimming from Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	SP ()
SL1 O	Shelf Light: 20w recessed shelf light similar or equal to: Masson 'Show Case' 20w 65mm dia 35mm deep G400 satin chrome. From Eagle Lighting. Ph (02) 9420 5799 attn: Ross Clarke.	R
	Pendant light: TBA From Satelight (03) 9399 5805 attn: Marnie Ward.	9





PROPOSED FIRST FLOOR PLAN Reflected Ceiling Plan

- Lighting groups to be locally switche drawings. Pelmet fluro's to be switch plate where indicated to control full to
- Refer all joinery details for co-ordinat Numbers & locations of all mechanic consultants prior to installation & ratio to be submitted for designers approv
- 5. Refer to all Joinery Drawings 600- 6 fittings
- 6. Emergency lighting to be installed with BCA requirements (BCA clau Exit signs to be installed and certi requirements (BCA clause E4.5, N
- Mechanical Contractor to design & c suit tenancy and all codes requireme prior to construction.

New suspended grid and lay-in tile ceiling at 2700 AFL to match - ---- Concealed Led Strip Lighting (2700) existing. 13w Concealed Fluro Batten Lighting ____ Master switch plate for tenancy. Refer notes. _____ Light switch with dimmer New set plaster bulkhead at nominated height over reception **2400** desk. Paint finish as indicated. Refer to joinery details. 2-way light switch _____ Light switch Edge Lite EXIT signs - Electrical Contractor to provide EXIT signs as necessary to meet code/authority requirements. Layout to be submitted to LDA architects for approval prior to Existing Fluorescent Light to be retained. construction. New ceiling mounted speakers connected to stereo in IT room. Refer to electrical specification. Relocated Existing Fluorescent Light. R New Fluorescent Troffer Light: Similar or equal to: Eagle Ean 1150. 2 x 28w T5 special low brightness fitting with specular aluminum louvres suitable for a 1200 x 300 lay-in T- Bar. New exhaust fan New flush mounted ceiling access panels - as required to suit mechanical services. Layout to To be dimmable where indicated. be submitted to LDA architects for approval prior to construction. Removed Fluorescent Light to be relocated.

Radiation warning light.

2700 AFL

2700 AFL

CEILING HEIGHT STEPS UP IN LINE WITH FLOOR

NOTES :				
1. Mounting height for light switches to be 1200 AFL unless otherwise specified.		:		
 Switch plates to be standard white plastic plates unless otherwise specified. 				
 Switch plates to be standard white plates plates at individual locations as indicated on the Lighting groups to be locally switched with dimmers at individual locations as indicated on the 				
drawings. Pelmet fluro's to be switched with individual room lighting. Provide master switch plate where indicated to control full tenancy.			tion	
4. Refer all joinery details for co-ordination of electrical and lighting to ceiling works. Numbers & locations of all mechanical, fire & emergency services TBC with building consultants prior to installation & rationalised if possible. Drawings of proposed fitting locations to be submitted for designers approval prior to installation.			Issue for Construction	AMENDMENT
 Refer to all Joinery Drawings 600- 613 for more details on location & numbers of fluro. light fittings 			13.11.08	DATE
 Emergency lighting to be installed and certified by electrcal contractor in accordance with BCA requirements (BCA clause E4.2, E4.4 and AS 2293.1). Exit signs to be installed and certified by electrical contractor in accordance with BCA requirements (BCA clause E4.5, NSW E4.6, E4.7 and AS 2293.1). 			2	ISSUE
 Mechanical Contractor to design & construct modifications to existing base building system to suit tenancy and all codes requirements. Layout to be submitted to LDA architects for approval prior to construction. 				
	C3 :05.11.08 ilssue for Construction	20-10-08	C1 17-10-08 Issue for CC T1 12.09.08 Preliminary Issue for Costing	DATE
R R R <td></td> <td></td> <td>Levitor Design Associates Pty Ltd ABN 34332356018 12/280 Pacific Hwy / PD Box 216 Lindfield NSW 2070</td> <td>T 02 9880 9300 F 02 9880 9311 www.levitch.com.au</td>			Levitor Design Associates Pty Ltd ABN 34332356018 12/280 Pacific Hwy / PD Box 216 Lindfield NSW 2070	T 02 9880 9300 F 02 9880 9311 www.levitch.com.au
UP IN LINE WITH FLOOR Metropolitan Building Approvals	DATE DATE BY	· · · · · ·	0.80 1753 PITTWATER RD	
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LEGEND (Electrical) :

ፙ	Internal connection to TV aerial.
Ф	Single GPO
▲	Double GPO
	# x Double GPO
<]#	# x Outlet
\bigtriangledown	Telephone/Fax/Data outlet
\triangleleft	Computer outlet (RJ45)
\triangleleft	Computer Printer (Networked)

- Æ Telephone point for EFTPOS connection
- \mathbf{A} HICAPS connection.
- \bigtriangledown Television Connection.





- Main computer drive/computer server on \Diamond dedicated circuit PP Computer Patch Panel
- Door bell ∠BJ Electronic door bell device to be provided at point of entry, contact activated.

NOTES

- Mounting heights for symbols at centreline of units are shown adjacent to the symbols refer plan. Default 600AFL
- 2 All GPO's & switchplates to be standard white plastic fittings unless otherwise indicated on plan.
- 3 Refer to joinery details for co-ordination of outlets.
- All LCD computer screens located within the consultation rooms to be connected to keypads & CPU's located within the joinery. Electrician to provide sufficient cabling Refer all joinery detailing and co-ordinate with the IT provider nominated by the client
- 5 All electrical and data outlet requirements for the main server and patch panel to be confirmed with the client and their nominated IT consultant.
- 6 External power to be provided. Electrician to refer to the graphics package.

7 Provide cable access caps to match benchtops (L1) - positions to be determined on site with PRP.

Metropolitan Building Approvals
This Document is referred to in Construction Certificate
No. CO8-039
Certifier: Cam.le Haddad - Accred tation No BFB0152 16 JAN 2003 Date
Signed Con Date

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of units are shown adjacent to the symbols - refer hite plastic fittings - unless otherwise indicated on outlets. The consultation rooms to be connected to keypads & in to provide sufficient cabling with the IT provider nominated by the client for the main server and patch panel to be confirmed ultant. to refer to the graphics package.				C4: 13.11.08 Issue for Construction	ISSUE: DATE : AMENDMENT
	C3 :05.11.08 Issue for Construction	C2 20-10-08 Issued for AC design	C1 17-10-08 Issue for CC	T1 [12.09.08 Preliminary Issue for Costing	ISSUE : DATE : AMENDMENT
WALKWAY 1:23.3			Levitch Design Associates Pty Ltd ABN 3433235018	L2/280 Pacific Hwy / PO Box 216 Lindfield NSW 2070 T 02 9880 9300 F 02 9880 9311 www.levitch.com.au	
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LEGEND (Electrical) :

<u>₩</u>	Internal connection to TV aerial.
♠	Single GPO
Δ	Double GPO
	# x Double GPO
<]#	# x Outlet
\triangleleft	Telephone/Fax/Data outlet

- \langle Computer outlet (RJ45)
- \triangleleft Computer Printer (Networked)
- $\langle \epsilon \rangle$ Telephone point for EFTPOS connection
- HICAPS connection. \mathbf{A}
- \triangleleft Television Connection.





PROPOSED FIRST FLOOR PLAN Power and Data Plan Scale: 1:100

- Main computer drive/computer server on \Diamond dedicated circuit
- Computer Patch Panel PP
- Door bell ∠ BL Electronic door bell device to be provided at point of entry, contact activated.

NOTES

- 1 Mounting heights for symbols at centreline of units are shown adjacent to the symbols refer plan. Default 600AFL
- 2 All GPO's & switchplates to be standard white plastic fittings unless otherwise indicated on plan.
- 3 Refer to joinery details for co-ordination of outlets.
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- 5 All electrical and data outlet requirements for the main server and patch panel to be confirmed with the client and their nominated IT consultant.
- 6 External power to be provided. Electrician to refer to the graphics package.
- 7 Provide cable access caps to match benchtops (L1) positions to be determined on site with PRP.

Power & data supply to repeater monitor to be advised by PRP. (Typical to all ultrasound rooms)

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International conduction Mechanical Services MECHANICAL SERVICES International Services GROUND & FIRST FLOOR International Services AIR CONDITIONING LAYOUTS International Services Image: Service Services International Services Mechanical Services International Services Mark Conditional Services International Services <th>Metropolitan Building Approvals This Document Drawing / Delail forms part of Certificate No Note Nothing is implied to authoriae structural or architectural elements that is het part of the DA consent</th> <th></th>	Metropolitan Building Approvals This Document Drawing / Delail forms part of Certificate No Note Nothing is implied to authoriae structural or architectural elements that is het part of the DA consent	



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