



Ref: 1630-09CC1

MCKENZIE
GROUP CONSULTING

CONSTRUCTION CERTIFICATE No. 05/1160-1

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

Owner

Name: United Super Investment
Address: Level 1, 60 Collins Street, Melbourne, Victoria, 3000

Property details

Address: 36 Cabbage Tree Road, Bayview
Lot No: 12
DP No: DP 789400
Municipality: Pittwater Council

Description and value of development

Description: Construction of additional 32 residential units & carpark
Value of work: 2.2 million

Building Code of Australia building classification

Part: Whole
Use: Residential & Carpark
BCA classification: Class 2 & 7a

Determination

Approved/Refused: Approved
Date of Determination: 9 May 2005

Plans and specifications approved

- Architectural Drawings prepared by Rice Daubney and Associates, drawing numbers: A0000/A, A0002/B, A1000/A, A1001/A, A1201/B, A1202/B, A1203/B, A1204/B, A1205/B, A1206/B, A1207/B, A1208/B, A1209/B, A1210/A, A1211/A, A1301/A, A1302/A, A1303/A, A1304/A, A1305/A, A1306/A, A1307/A, A1308/A, A1309/A, A1310/A, A1311/A, A1312/A, A1313/A, A1314/A, A1315/A, A1316/A, A1317/A, A1318/A, A1501/A, A15102/A, A1503/A, A1601/A, A1602/A, A1701/A, A1702/A, A1703/A, A1704/A, A1705/A, A1706/A, A1708/A, A12701/A, A2702/A, A2703/A, A2704/B, A2705/A, A2706/A, A2707/B, A3301/A, A3302/A, A3303/A, A3401/A, A3402/A, A3403/B, A3404/B, A3405/A, A3406/B, A3407/A, A4201/A, A4202/A, A4203/A, A4205/A, A5401/B, A5402/B, A5403/A, A5404/B, A5405/A, A5406/A, A5407/B, A5408/A, A5409/A, A5410/A, AP1201/A, AP1202/A, AP1203/A, AP1204/A, AP1205/A, AP1206/A, AP1207/A,
- Structural Drawings prepared by Low and Hook Pty Ltd, drawing numbers: T0/D, C0/E, C1/F, C2/D, C3/E, C4/E, C5/C, C6/D, C7/D, C8/D, C9/E, C10/D, C11/C, C12/B, C18/A, C19/A, S0/C, S1/C, S2/C, S3/C, S4/C, S5/C, S6/C, S7/D, S8/D, S9/D, S10/D, A11/C, S12/D, S13/C, S14/D, S15/C, S16/D, S17/D, S18/C, S19/C, S20/C, S21/C, S22/C, S22/C, S23/C, S24/C, S25/B, S26/C, S27/E, S28/C, S29/C,
- Mechanical Drawings prepared by David Shreeve and Associates Pty Ltd, drawing numbers: 24017-M01/1, 24017-M02/1, 24017-M03/1, 24017-E, 24017-M05/1, 24017-M06/1,

BUILDING REGULATIONS CONSULTANTS

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Offices in Melbourne and Brisbane

- Electrical Drawings prepared by Jim Hatz and Associates Pty Ltd, drawing numbers: E00/F, E01/C, E02/F, E03/G, E04/G, E05/F, E06/G, E07/F, E08/F, E09/E,
- Hydraulic plans prepared by Sparks and Partners Pty Ltd, H-00/B, H-01/B, H-02/B, H-03/B, H-04/B, H-05/B, H-06/B, H-07/B, H-08/B, H-09/B, H-10/B, H-11/B, H-12/B, H-13/B, H-14/B, H-15/B, H-16/B, H-17/B,
- Landscape drawings prepared by Taylor and Brawn Landscape Architects, drawing numbers:- LA01/C, LA02/C, LA03/C, LA04/C, LA05/B, LA06/C, LA07/C, LA08/B, LA09/C, LA11/B, LA12/B, LA13/D, LA14/B, LA15/B, LA16/B, LA17/B, LA18/A,
- Specification for Bayview Village Expansion Stage 3.

Attachments

- Fire Safety Schedule,
- Application for Construction Certificate,
- Operative DA from Council, dated 07/04/04,
- Receipt for Section 94 Contribution from Council, dated 04/08/04,
- Section 73 Certificate from Sydney Water, dated 09/04/04,
- Bushfire Evacuation Plan prepared by BES, dated September 2004,
- Letter for the submission of Bushfire Evacuation Plan to NSW Rural Fire Services, dated 08/04/05,
- Design Certificate in accordance with AS 3959 – 1999 prepared by Rice Daubney, dated 06/05/05,
- Hydraulic Compliance Certificate prepared by Sparks & Partners, dated 11/04/05,
- Confirmation of compliance with Conditions B27 & B28 by Step Ahead Building Consultant, dated 29/04/05,
- Landscape Compliance Certificate prepared by Taylor Brammer, dated 29/04/05,
- Confirmation of compliance with Conditions B47 by Step Ahead Building Consultant, dated 05/05/05,
- Receipt for the retention of significant trees by Council dated 06/05/05,
- Geotechnical Risk Management Policy – Form 1, 1a & 2, dated 19/03/04, October 2002 & 19/04/04 respectively,
- Geotechnical Assessment prepared by Douglas Partners dated 19/03/04,
- Photos as Confirmation of compliance with Conditions C22 by Step Ahead Building Consultant,
- Receipt for Long Service Levy Payment, dated 09/05/05,
- Structural & Civil engineering Compliance Certificate prepared by Low & Hooke, dated 12/04/05,
- Electrical Compliance Certificate prepared by Jim Hatz & Associates, dated 13/04/05,
- Mechanical Compliance Certificate prepared by David Shreeve & Associates, dated 12/07/04,
- Hydraulic Design Certificate prepared by Sparks & Partners, dated 11/05/05,
- Acoustic Design Certificate prepared by Acoustic Logic Consultancy, dated 18/04/05,
- Design Certificate for Automatic Fire Detection & Alarm System prepared by Jim Hatz & Associates, dated 04/05/05,
- Dilapidation Report prepared by Doug Coombes & Associates.

Development Consent

Certificate no.: N0852/02
Date of Determination: 27th May 2004



Certificate / Certifying Authority

I Mark Cogo certify that the work, if completed in accordance with these plans and specifications will comply with the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning and Assessment Act 1979.

Signature



Mark Cogo
Accredited Certifier Grade 1
DIPNR Registration No. 6256
McKenzie Group Consulting (NSW) Pty Ltd.
ACN 093 211 995

Date of endorsement **9 May 2005**
Certificate Number **05/1160-1**

Note: Prior to commencement of work sections 81A(2)(b), 81A(2)(c), 81A(4)(b) and 81A(4)(c) of the Environmental Planning and Assessment Act 1979 must be satisfied.



Proposed Fire Safety Schedule

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

Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Nature of inspection and/or test frequency
Structural Fire Protection and Compartmentation		
(a) Fire resistant materials applied to building elements	Section C of Vol 1 of the BCA	Annual inspection for damage or deterioration
(b) Early fire hazard indices for linings and surface finishes	Specification C1.10 of Vol 1 of the BCA	Annual inspection for compliance with Specification C1.10 of Vol 1 of the BCA
(c) Fire-resisting elements including compartmentation, bounding construction and service penetrations through fire resistant structures (includes fire walls, smoke walls, fire resistant exits, and fire resistant elements such as walls, floors, ceilings, protective coverings, access panels and control joints)	Parts C2 and C3 of Vol 1 of the BCA and Specifications C1.1 and C3.15 of the Vol 1 of the BCA	Annual inspection for damage or deterioration; check integrity of joints, junctions and penetrations, and check that any additional penetrations have been adequately fire stopped. Remove any services to permitted in fire-isolated exits (refer Clause C3.9 of Vol 1 of the BCA).
(d) Fire doors	Specification C3.4 of Vol 1 of the BCA and AS/NZS 1905.1	As prescribed in AS 1851.7 check operation of handles and electronic strikes
(e) Wall wetting sprinklers	Clause C3.4 of Vol 1 of the BCA and as approved by relevant authority	As prescribed by AS 1851.3 where installed as part of a sprinkler system; or six monthly inspection for compliance, damage or deterioration and water supply availability where installed as part of another system; or as approved by the relevant authority (insert details)
Means of Egress		
Exits and paths of travel exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), handrails, stair treads and clearance from obstructions	Section D of Vol of the BCA	Three monthly inspection to ensure compliance with Section D of Vol 1 of the BCA and to ensure paths are clear of obstructions
Signs		
(c) Signs concerning use of lifts in the event of fire	Clause E3.3 of Vol 1 of the BCA	Annual inspection for damage or deterioration and for compliance with Clause E3.3 of Vol 1 of the BCA
(d) illuminated exit signs	Clauses E4.5 and E4.8 of Vol 1 of the BCA and AS/NZS 2293.1	Monthly test to ensure operation and visual inspection for avoidance from obstruction and power availability and six monthly inspections as prescribed in AS/NZS 2293.2.
(e) Exit identification including signs on fire doors and smoke doors; signs on egress doors leading from fire isolated passageways; signs and audible and visual alarms on sliding fire doors; chevron stripes; and flashing luminaries	Clauses D2.23 and C3.6 of Vol 1 of the BCA and as approved by the relevant authority	Annual inspection for compliance with clauses D2.23 and C3.6 of the Vol 1 of the BCA and for avoidance of obstruction as necessary. For flashing luminaries, inspection in accordance with emergency lighting requirements as prescribe in AS/NZS 2293.2.
Emergency Lighting		
Emergency lighting	Clause E4.2 and E4.4 of Vol 1 of the BCA, and (i). Equipment manufactured to AS/NZS 2293.3, and (ii). Designed and installed to AS/NZS 2293.1, or	As prescribed in AS/NZS 2293.2 and monthly inspection for power availability, or as approved by the relevant authority (insert details)



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Nature of inspection and/or test frequency
	(iii). Designed and installed as approved by the relevant authority, or For Class 1B buildings, Clause 3.7.2.5 f Vol 2 of the BCA	
Fire-Fighting Services and Equipment		
(a) Fire hydrant installations	Clause E1.3 of Vol 1 of the BCA and AS 2419.1	AS prescribed in AS 1851.4
(b) Fire hose reels	Clause E1.4 of Vol 1 of the BCA and AS 2441	As prescribed in AS 1851.2
(c) Portable fire extinguishers	Clause E1.6 of Vol 1 of the BCA and AS 2444	As prescribed in AS 1851.1
Air-Handling Systems		
(a) Fans and fan motors associated with the operation of a ventilation system (frequent and emergency uses)	AS/NZS 1668.1 and AS 1668.2	As prescribed in AS 1851.6, Appendices B2 and B3
(b) Smoke detectors (not forming part of an AS 1670 system)	Clause E2.2 and Specification E2.2a of Vol 1 of the BCA and AS/NZS 1668.1 or S 1670 as appropriate	As prescribed in AS 1851.8
(c) Fire control operation associated with mechanical ventilation of air conditioning system.	Clause E2.2 of Vol 1 of the BCA or AS/NZS 1668.1 as appropriate	As prescribed in AS 1851.6, Appendix B9
i). Fire shutdown of equipment	AS/NZS 1668.1 or as approved by the relevant authority	As prescribed in AS 1851.6 Appendix B10, with performance testing to building approval conditions and based on S 1668.1.
ii). Control of supply and/or return air fans or equipment		Frequency routines modified for Level 1 – six monthly
iii). Fire mode operation of air dampers for outside air, recycle air, relief air, zone control dampers for supply and return air including motorised fire/smoke/comblation dampers	AS/NZS 1668.1 or as approved by the relevant authority	As prescribed in AS 1851.6, Appendix B5
Automatic Fire Detection Alarm Systems		
(a) Self contained smoke and thermal alarms	Specification E2.2a of Vol 1 of the BCA, or Section 3.7.2.2 of the Vol 2 of the BCA for Class 1b buildings, and AS 3786	Three monthly test for audible alarm. Battery replacement as necessary. Unit replacement as recommended by manufacturer
(b) Detection and alarm system	Clause E2.2 and Specification E2.2a of Vol 1 of the BCA and complying with AS 1670	As prescribed in AS 1851.8
Emergency Evacuation Procedures		
Bushfire Evacuation Plan	As per Bushfire Evacuation Plan prepared by Bushfire & Environmental Services (BES), dated September 2004	As prescribed in Bushfire Evacuation Plan

