

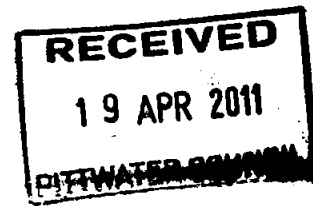
**ANTHONY ALLEN ACCREDITED**  
**STRATA AND COMPLYING DEVELOPMENT**  
**(SUBDIVISIONS) CERTIFIER**

**A Allen Consulting Surveyors Pty Ltd**  
**ABN 56 101 272 600**

---

Accreditation Body: Building Professionals Board – Reg. No.0004

13 March, 2011  
2011/10 AA



The General Manager  
Pittwater Council  
PO Box 882  
Mona Vale NSW 1660

PRIVATE CERTIFIERS NOTICE OF ISSUE OF COPY OF DOCUMENTS  
PURSUANT TO SECTION 85A(6) & (11)(b) ENVIRONMENTAL  
PLANNING & ASSESSMENT ACT 1979

**COMPLYING DEVELOPMENT CERTIFICATE NO 2011/10**  
**DATED 18/04/2011**

**PROPERTY:** 102 Darley Street West, Mona Vale (1825 Pittwater Road, Bayview)  
Lot 301 DP1139238

**RELEVANT CONSENT No.** DA N0834/05/S96/1

**DOCUMENTS ENCLOSED:**

copy complying development certificate + plans  
copy construction Certificate

cheque for prescribed filing fee \$30.00

Yours Faithfully

A handwritten signature in black ink, appearing to be "A. Allen".

**Anthony Allen**

R-30037A

This certificate is issued by the certifying authority (a council or a private certifier) and gives the applicant permission to carry out the development in accordance with any conditions set out in the certificate and the plans and specifications that have been approved.

**1. Details of the applicant**Mr  Ms  Mrs  Dr  Other 

Name:

**IPM Pty Ltd**

Address:

**PO Box 42, Balmain**

State

**NSW**

Postcode

**2041**

Daytime telephone

**9555 1177**

Fax

**9555 1286**

Mobile

**2. Decision of the certifying authority**

The certificate is issued:

- to carry out the Strata Subdivision being Complying Development.  
 The issue of this certificate has been endorsed on the strata plans that were lodged with the application.

Subject to any appropriate conditions in the Relevant Development Consent being satisfied.

Separate application to Council/Accredited Certifier is required to approve final plan before Registration.

Details of the Site and Plan No's approved

**Strata Subdivision creating 39 lots within the meaning of the Strata  
Schemes (Freehold Development) Act 1973****No.102 Darley Street West, Mona Vale  
LGA – Pittwater****Lot 301 DP 1139238**

Plan No's Approved.

**Draft Strata Plan in 10 plan sheets, no name, dated 23/12/2010 Surveyors  
Reference: 2427A**

Date of this decision

**18 April, 2011**

Relevant Development Consent No

**NO834/05/S96/1**

The decision was made under the following planning instrument

**State Environmental Planning Policy (Exempt and Complying  
Development Codes) 2008**

**3. Certification**

**Anthony Allen**

certifies that:

- the proposed development is complying development
- the proposed development will comply with all development standards that apply to the development, and with the requirements of the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate, if it is carried out as set out in this certificate

Date of this certificate

**18 April, 2011**


Date this certificate will expire

**18 April, 2016**

**4. Signature**

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

**Anthony Allen**

Address

**PO Box 270**

Suburb or town

**Oyster Bay**

State

**NSW**

Postcode

**2225**

Telephone

**(02) 9528 0477**

Fax

**(02) 9528 3240**

If the certifying authority is an accredited certifier:

Accreditation body of the certifier

**Building Professionals Board**

Accreditation no. of the certifier

**BPB0004**

# Anthony Allen

Accredited Certifier  
Accreditation No. BPB0004

# Application for a complying development & strata certificate

page 1 of 3

Date received: 15 / 04 / 2011 CDC 2011/10

You can use this form to apply for approval to carry out a proposal that is classed as complying development. The planning instrument made under the *Environmental Planning and Assessment Act 1979* applying to your property will identify whether your proposal is complying development. To complete this form, please place a cross in the boxes  and fill out the sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

I/We accept the terms and conditions set out in the quote from Anthony Allen dated: 15/02/2011

Relevant Instrument-State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

## 1. Details of the applicant

Mr  Ms  Mrs  Dr  Other

Name:

IPM Pty Ltd

Address:

P.O. Box 42 BALMAIN

State

NSW

Postcode

2041

Daytime telephone

02 9555 1177

Fax

02 9555 1286

Mobile

Email:

andrukovic@ipmptl.com.au

## 2. Identify the land you propose to develop

Flat/street no.

102

Street name

DARLEY STREET WEST, MONA VALE

Suburb or town

Postcode

Lot no.

301

Section

Plan No. (DP)

1139239

Volume/folio

If you need additional room, please attach a schedule and/or map with these details.

## 3. Describe the work you intend to carry out and estimated cost

*Strata subdivision/ road widening/ Boundary adjustment.*

Strata Subdivision Cost: \$Nil.

**Anthony Allen**

Accredited Certifier  
Accreditation No. BPB0004

**Application for a complying  
development & strata certificate**

page 2 of 3

Date received: 15 / 04 / 2011 CDC 2011/10

**4. Owner Signatures**

The owner(s) of the land being developed must sign the application.

If you are not the owner of the land, you must ask all the owners of the land to sign the application. If the land is Crown land, an officer of the Department of Land and Water Conservation must sign the application.

As the owner(s) of the above property, I/we consent to this application:

Mr  Ms  Mrs  Dr  Other

Name:

Bayview Investment Group P/L

Address:

Suite 8, 401 New South Head Rd  
Double Bay NSW

State

NSW

Postcode

2028

Daytime telephone

0425 229999

Fax

02 9328 1855

Mobile

-

Email:

matt.carolan@me.com

Individuals:

Signature

Name

Date

Signature

Name

Date

Company

Executed By: Company Name

Bayview Investment Group  
P/L

ABN: 63 782 249 508

In accordance with the provisions of Sec 127 of the  
Corporations Act 2001

Date

11/4/2011

Director Signature

Name:

Director/Secretary Signature

Matthew J. Carolan

Name:

Matthew J. Carolan

# Anthony Allen

Accredited Certifier  
Accreditation No. BPB0004

# Application for a complying development & strata certificate

Date received: 15/04/2011 CDC No. 2011/10

Strata Certificate No.

page 3 of 3

## 5. Applicant Signature

If the Applicant is not the Owner of the land they must also sign the Application.

Signature

Name

Date

Signature

Name

Date

Company:

Executed By: Company Name

ABN:

In accordance with the provisions of Sec 127 of the  
Corporations Act 2001

Date

Director Signature

Name:

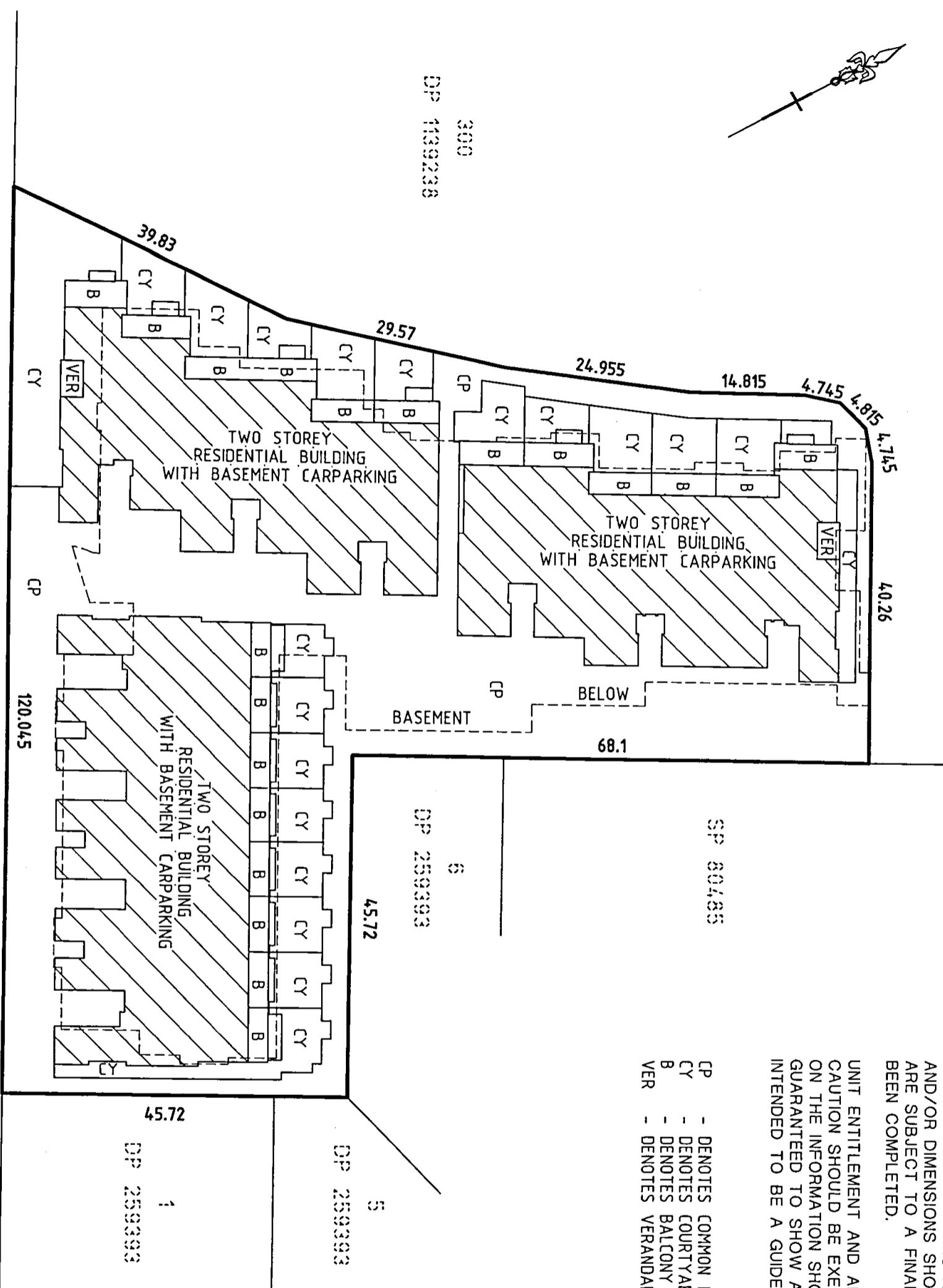
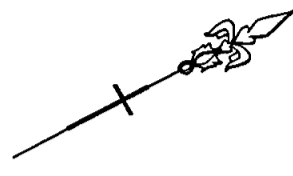
Director/Secretary Signature

Name:

## 6. Plans and Specifications of the land and development

You need to provide the plans and specifications of your proposal to help the certifying authority determine whether it complies with set standards and requirements. Please confirm that you have attached this material by placing a cross in the appropriate boxes :

- Council/Court Development Consents & drawings
- Council/Court Section 96 Development Consents & drawings
- Construction Certificate & drawings
- subdivision/ strata plans
- Sydney Water Sec 73 certificate or equivalent water authority certificate



THIS PLAN IS PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

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- CP - DENOTES COMMON PROPERTY
- CY - DENOTES COURTYARD
- B - DENOTES BALCONY
- VER - DENOTES VERANDAH

**COMPLYING DEVELOPMENT CERTIFICATE**

No: 2011/10

Date: 18/4/11

Anthony Allen  
Accredited Certifier (BPP0004)  
Complying Development Subdivisions

**LOCATION PLAN**

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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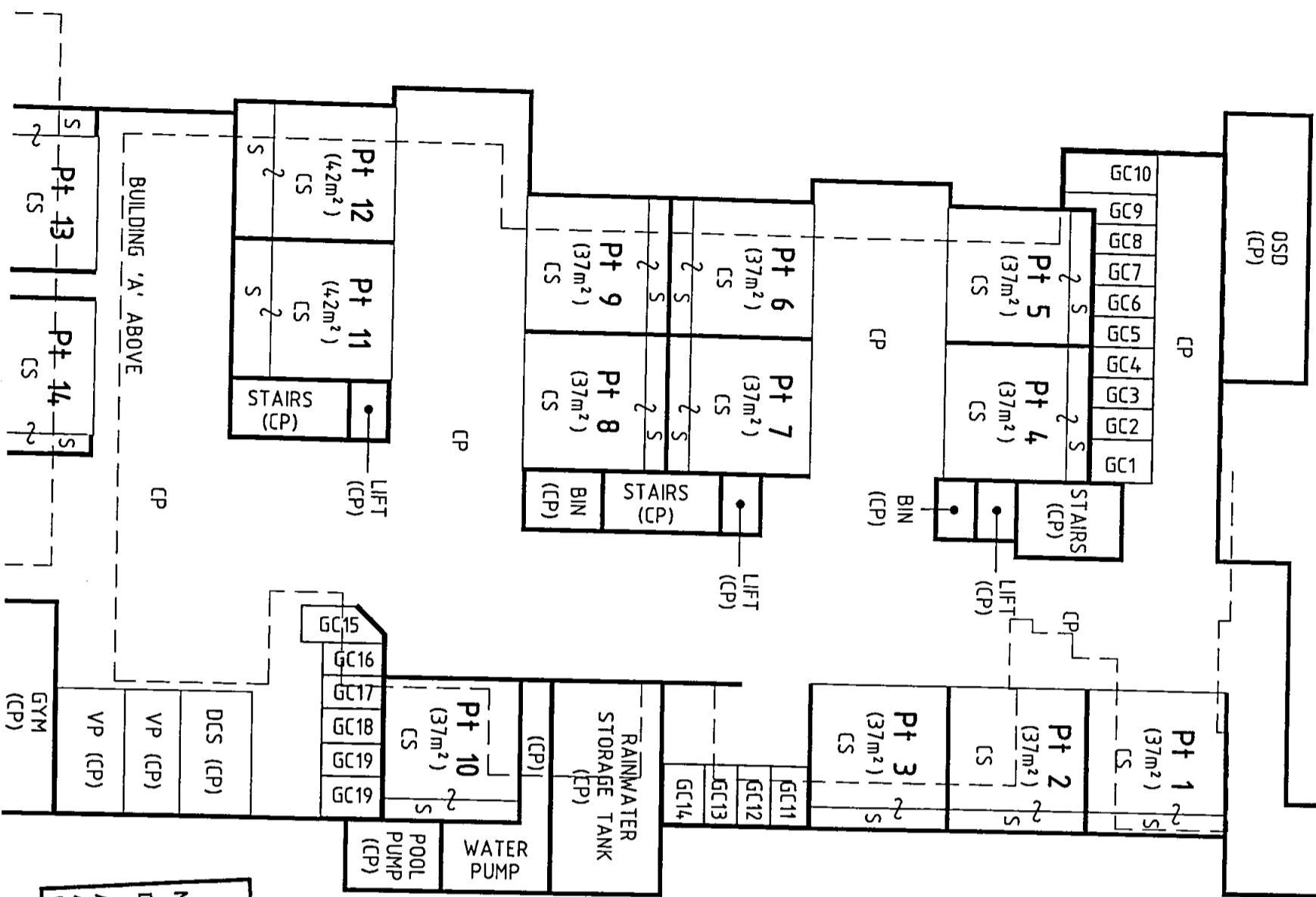
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Surveyor:  
Surveyor's Ref: 2427A  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1: 600

Registered

**DRAFT**

23/12/2010



GOLF CART AREAS

PT	GOLF CART	AREA
1	GC1	5m <sup>2</sup>
2	GC2	3m <sup>2</sup>
3	GC3	3m <sup>2</sup>
4	GC4	3m <sup>2</sup>
5	GC5	3m <sup>2</sup>
6	GC6	3m <sup>2</sup>
7	GC7	3m <sup>2</sup>
8	GC8	3m <sup>2</sup>
9	GC9	4m <sup>2</sup>
10	GC10	7m <sup>2</sup>
11	GC11	4m <sup>2</sup>
12	GC12	4m <sup>2</sup>
13	GC13	4m <sup>2</sup>
14	GC14	5m <sup>2</sup>
15	GC15	5m <sup>2</sup>
16	GC16	4m <sup>2</sup>
17	GC17	4m <sup>2</sup>
18	GC18	4m <sup>2</sup>
19	GC19	4m <sup>2</sup>
19	GC20	5m <sup>2</sup>

- CP - DENOTES COMMON PROPERTY
- CS - DENOTES CAR SPACE
- DCS - DENOTES DISABLED CARSPACE
- GC - DENOTES GOLF CART PARKING SPACE
- OSD - DENOTES ONSITE STORMWATER DETENTION
- S - DENOTES STORAGE
- VP - DENOTES VISITOR PARKING

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**COMPLYING DEVELOPMENT CERTIFICATE**

No: 2011/10  
 Date: 18/4/11

*Anthony Allen*  
 Anthony Allen  
 Accredited Certifier (BPB0004)  
 Complying Development Subdivisions

SEE SHEET 3

**BASEMENT LEVEL**

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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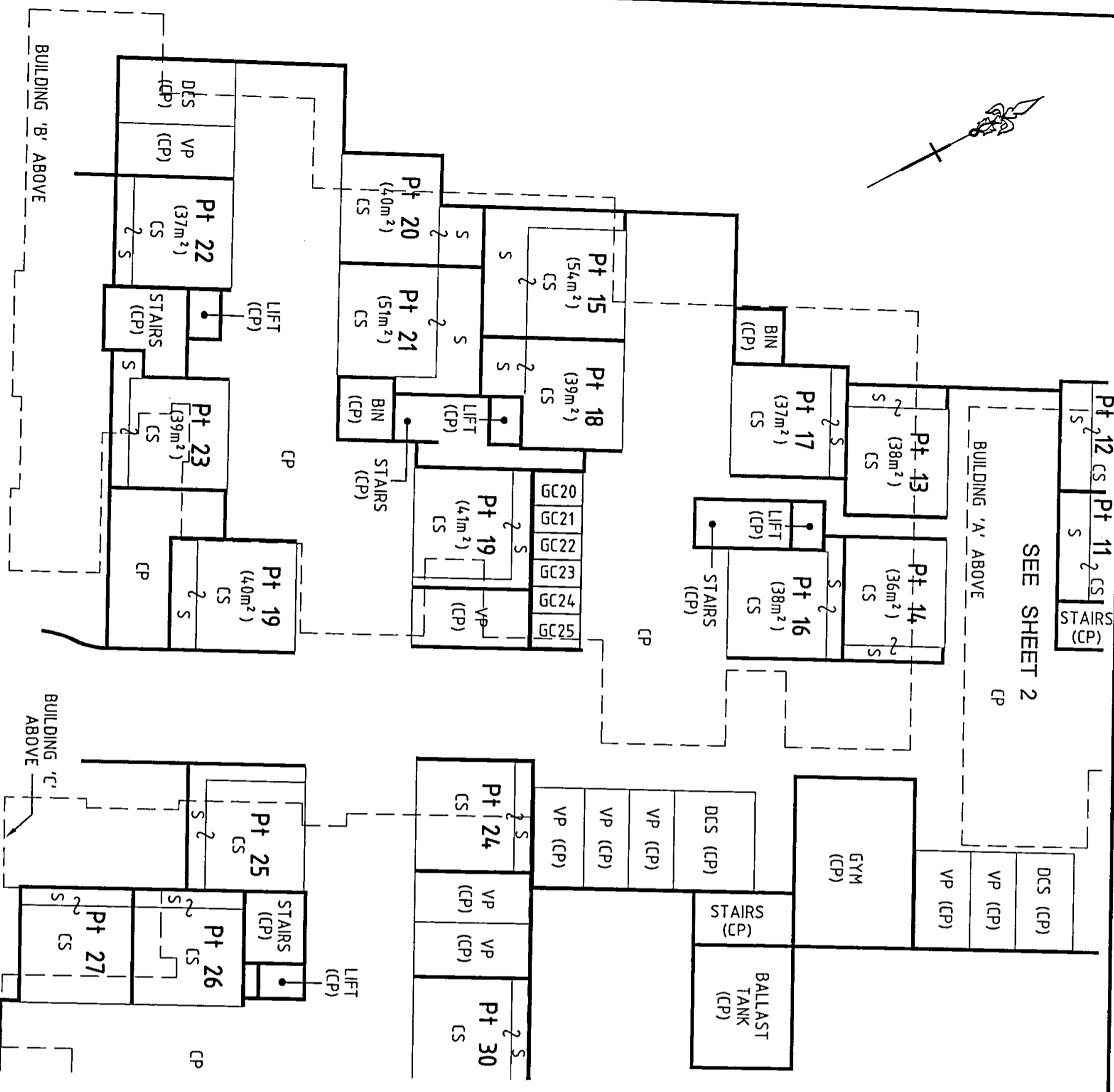
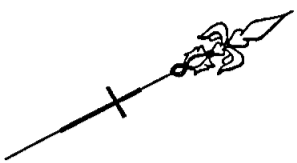
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 Surveyor's Ref: 2427A  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1: 250

Registered

**DRAFT**

23/12/2010





SEE SHEET 2

SEE SHEET 4

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- DCS - DENOTES DISABLE CARSPACE
- GC - DENOTES GOLF CART PARKING SPACE
- OSD - DENOTES ONSITE STORMWATER DETENTION
- S - DENOTES STORAGE
- VP - DENOTES VISITOR PARKING

PT	GOLF CART	AREA
20	GC21	5m <sup>2</sup>
21	GC22	4m <sup>2</sup>
22	GC23	4m <sup>2</sup>
23	GC24	4m <sup>2</sup>
24	GC25	4m <sup>2</sup>
25	GC26	5m <sup>2</sup>

**COMPLYING DEVELOPMENT CERTIFICATE**

No: 2011/10  
 Date: 18/4/11

Anthony Allen  
 Accredited Certifier (BPP0004)  
 Complying Development Subdivisions

Surveyor:  
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Registered

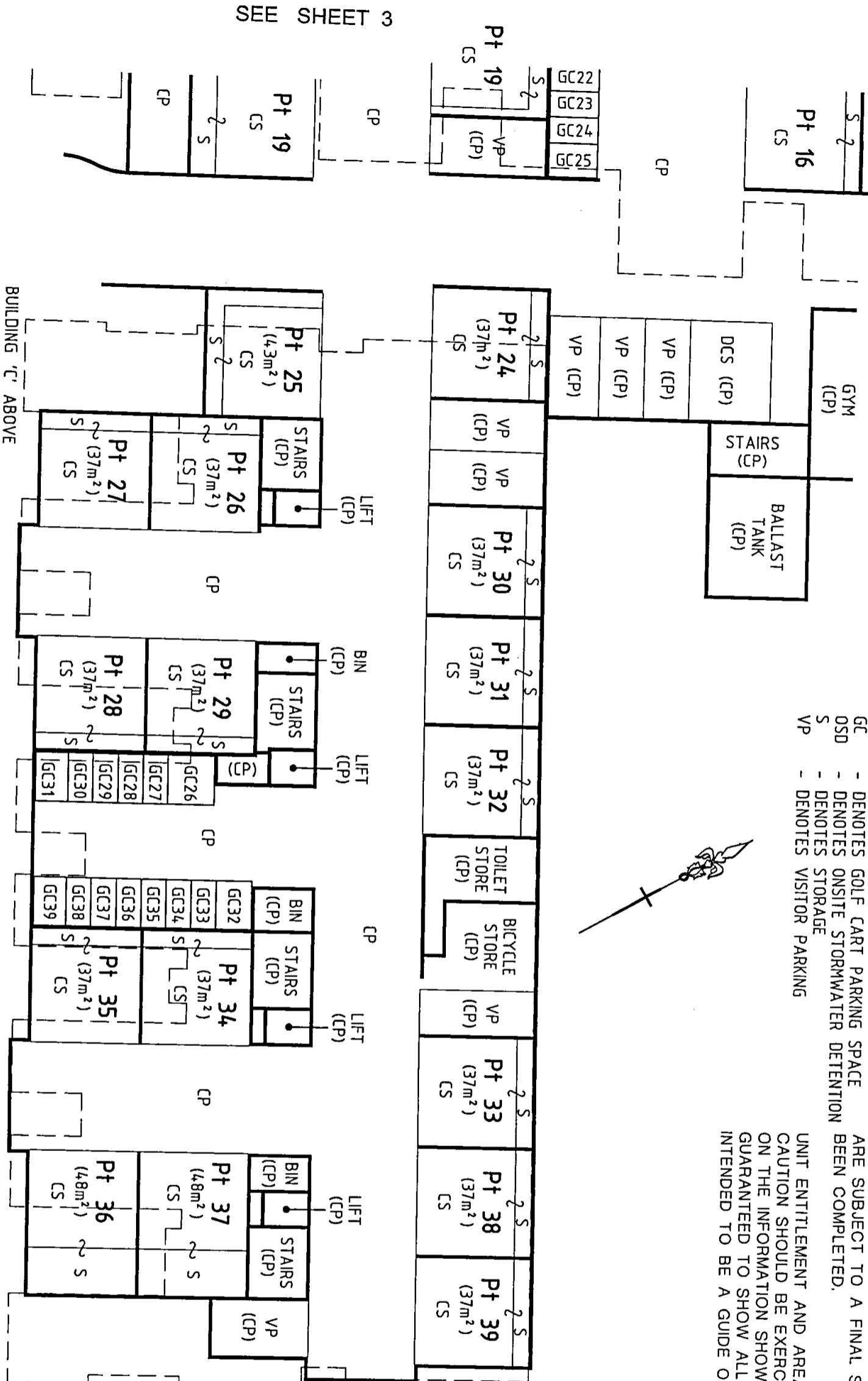
**DRAFT**

23/12/2010

**BASEMENT LEVEL**



SEE SHEET 2



- CP - DENOTES COMMON PROPERTY
- CS - DENOTES CAR SPACE
- DCS - DENOTES DISABLE CARSPACE
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GOLF CART AREAS

PT	GOLF CART	AREA
26	GC27	7m <sup>2</sup>
27	GC28	3m <sup>2</sup>
28	GC29	3m <sup>2</sup>
29	GC30	3m <sup>2</sup>
30	GC31	3m <sup>2</sup>
31	GC32	4m <sup>2</sup>
32	GC33	5m <sup>2</sup>
33	GC34	3m <sup>2</sup>
34	GC35	3m <sup>2</sup>
35	GC36	3m <sup>2</sup>
36	GC37	3m <sup>2</sup>
37	GC38	3m <sup>2</sup>
38	GC39	3m <sup>2</sup>
39	GC40	4m <sup>2</sup>

SEE SHEET 3

**BASEMENT LEVEL**



Table of mm

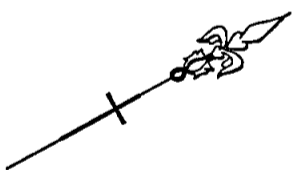
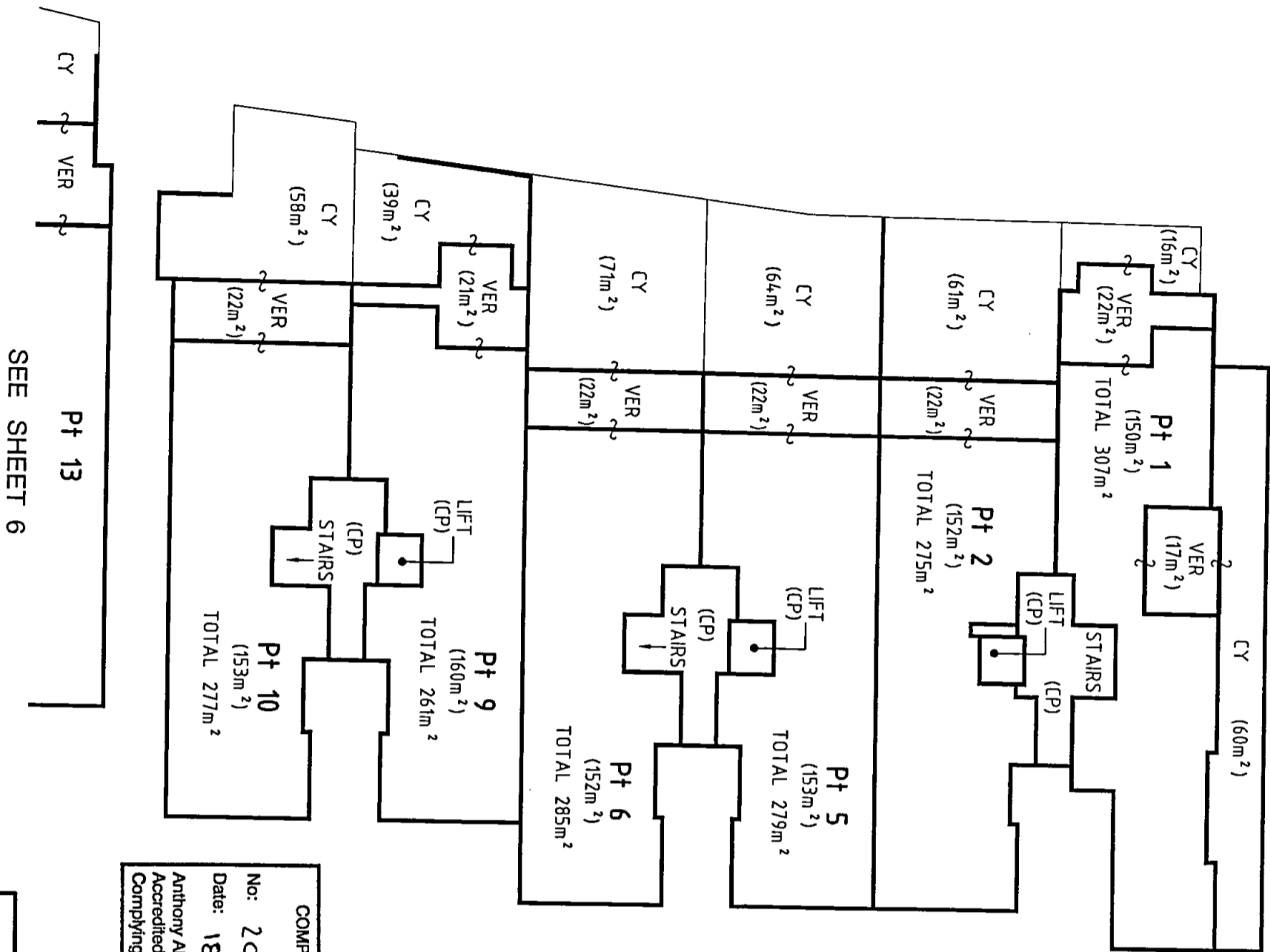
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 Surveyor's Ref: 2427A  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1: 250

Registered

**COMPLYING DEVELOPMENT CERTIFICATE**  
 No: 2011/10  
 Date: 18/4/11  
 Anthony Allen  
 Accredited Certifier (BPB0004)  
 Complying Development Subdivisions

**DRAFT**

23/12/2010



RETAINING WALLS AND MASONRY WALLS WITHIN AND SURROUNDING COURTYARDS FORM PART OF THE COMMON PROPERTY

CP - DENOTES COMMON PROPERTY  
 CY - DENOTES COURTYARD  
 VER - DENOTES VERANDAH

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**COMPLYING DEVELOPMENT CERTIFICATE**  
 No: 2011/10  
 Date: 18/4/11  
 Anthony Allen  
 Accredited Certifier (BPB00004)  
 Complying Development Subdivisions

Pt 13  
 SEE SHEET 6

**GROUND FLOOR**

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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 Surveyor's Ref: 2427A  
 Subdivision No:  
 Lengths are in metres, Reduction Ratio 1: 250

Registered

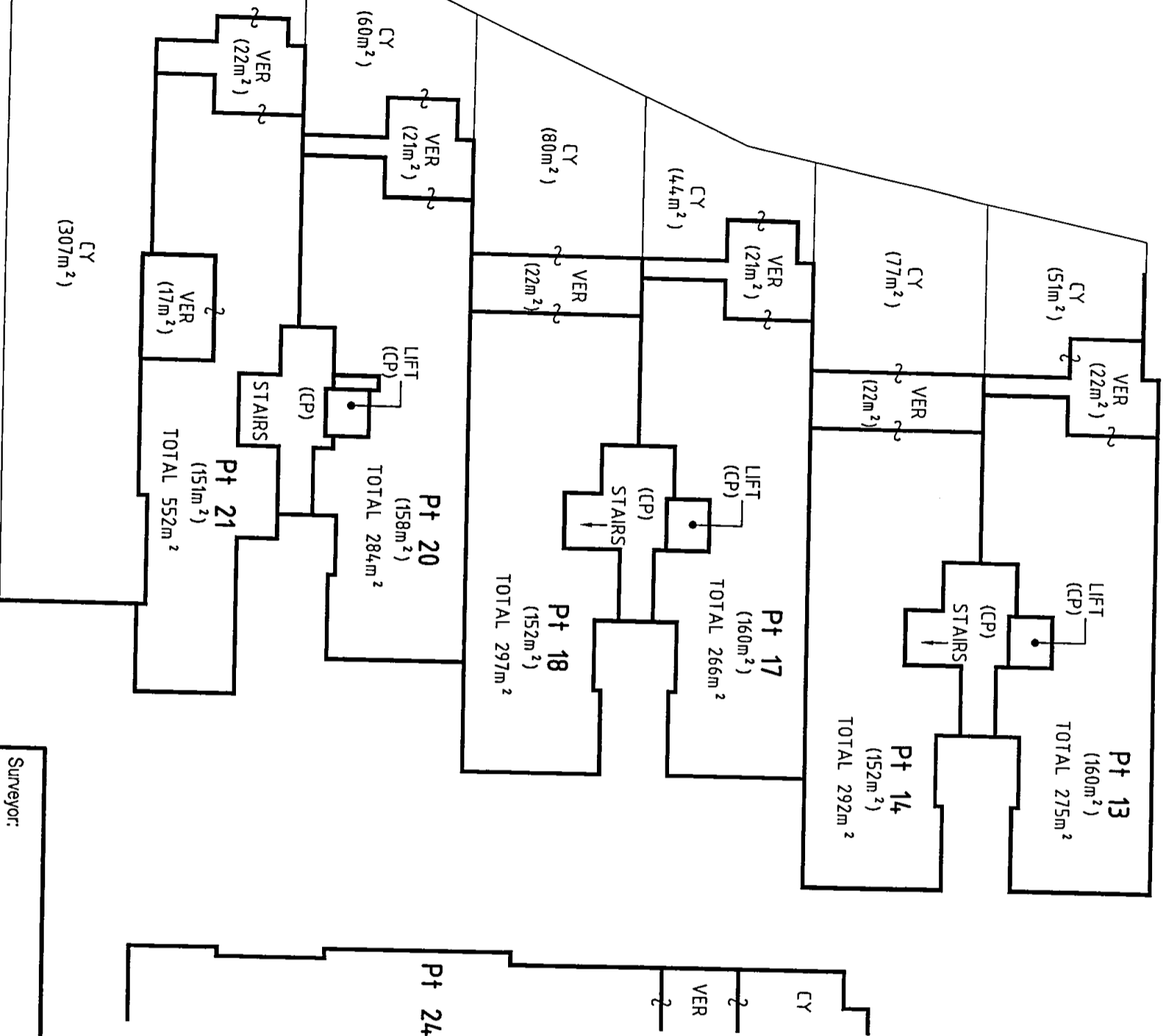
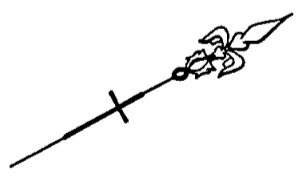
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23/12/2010

SEE SHEET 5  
Pt 10

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GROUND FLOOR

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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Table of mm

SEE SHEET 7

**COMPLYING DEVELOPMENT CERTIFICATE**  
 No: 2011/10  
 Date: 18/4/11  
 Anthony Allen  
 Accredited Certifier (BPB0004)  
 Complying Development Subdivisions

RETAINING WALLS AND MASONRY WALLS WITHIN AND SURROUNDING COURTYARDS FORM PART OF THE COMMON PROPERTY

CP - DENOTES COMMON PROPERTY  
 CY - DENOTES COURTYARD  
 P - DENOTES PLANTER  
 VER - DENOTES VERANDAH

Surveyor:  
 Surveyor's Ref: 2427A  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1: 250

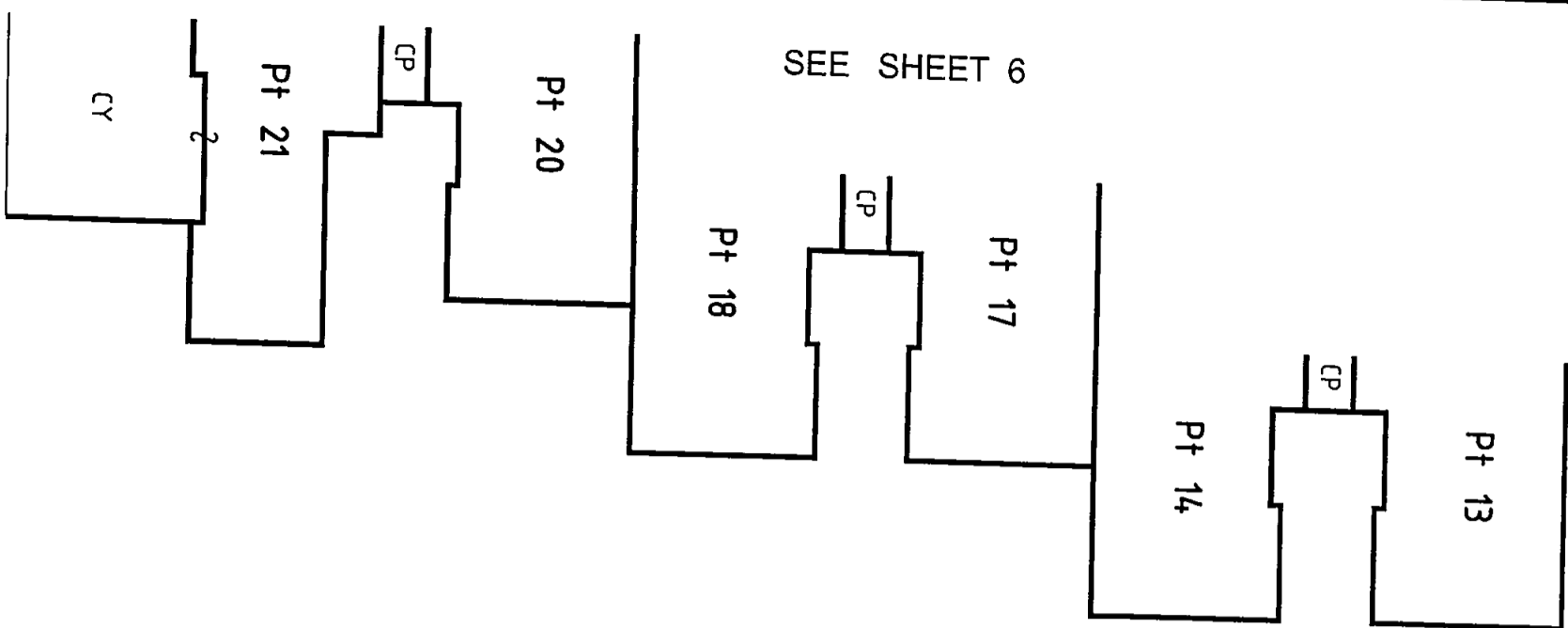
Registered

**DRAFT**

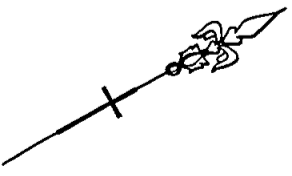
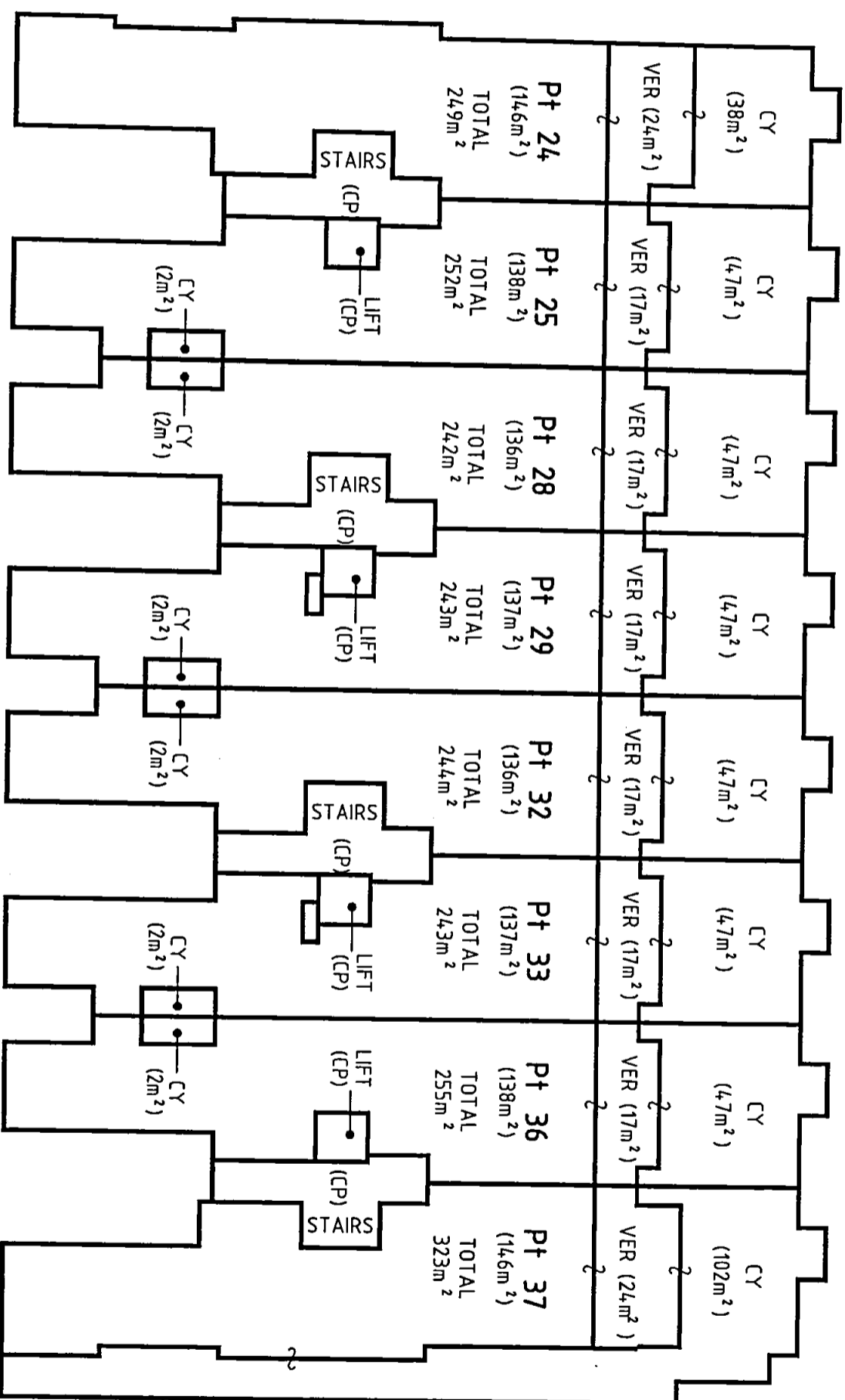
23/12/2010

CP - DENOTES COMMON PROPERTY  
 CY - DENOTES COURTYARD  
 VER - DENOTES VERANDAH  
 RETAINING WALLS AND MASONRY WALLS WITHIN AND SURROUNDING COURTYARDS FORM PART OF THE COMMON PROPERTY

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SEE SHEET 6



**GROUND FLOOR**

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 Table of mm

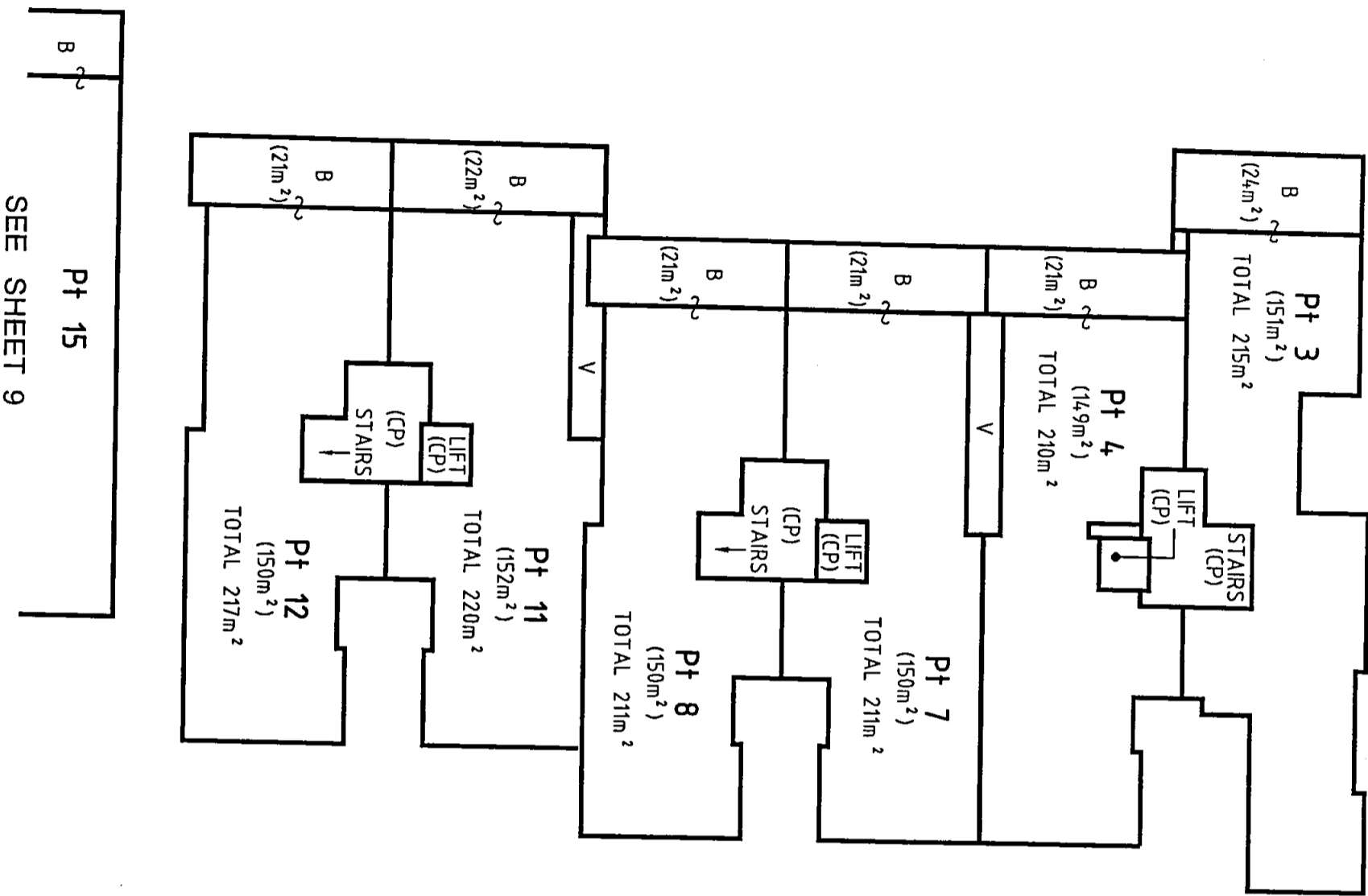
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 No: 2011/10  
 Date: 18/4/11  
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 Complying Development Subdivisions

Surveyor:  
 Surveyor's Ref: 2427A  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1: 250

Registered

**DRAFT**

23/12/2010



SEE SHEET 9

FIRST FLOOR

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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Table of mm

- B - DENOTES BALCONY
- CP - DENOTES COMMON PROPERTY
- V - DENOTES VOID

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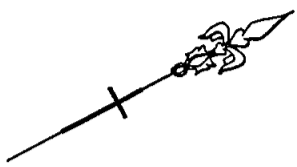
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 No: 2011/10  
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 Anthony Allen  
 Accredited Certifier (BPPB0004)  
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Surveyor:  
 Surveyor's Ref: 2427A  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1: 250

Registered

DRAFT

23/12/2010



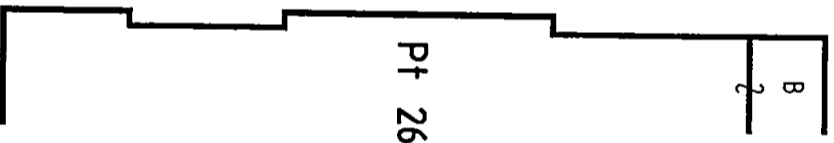
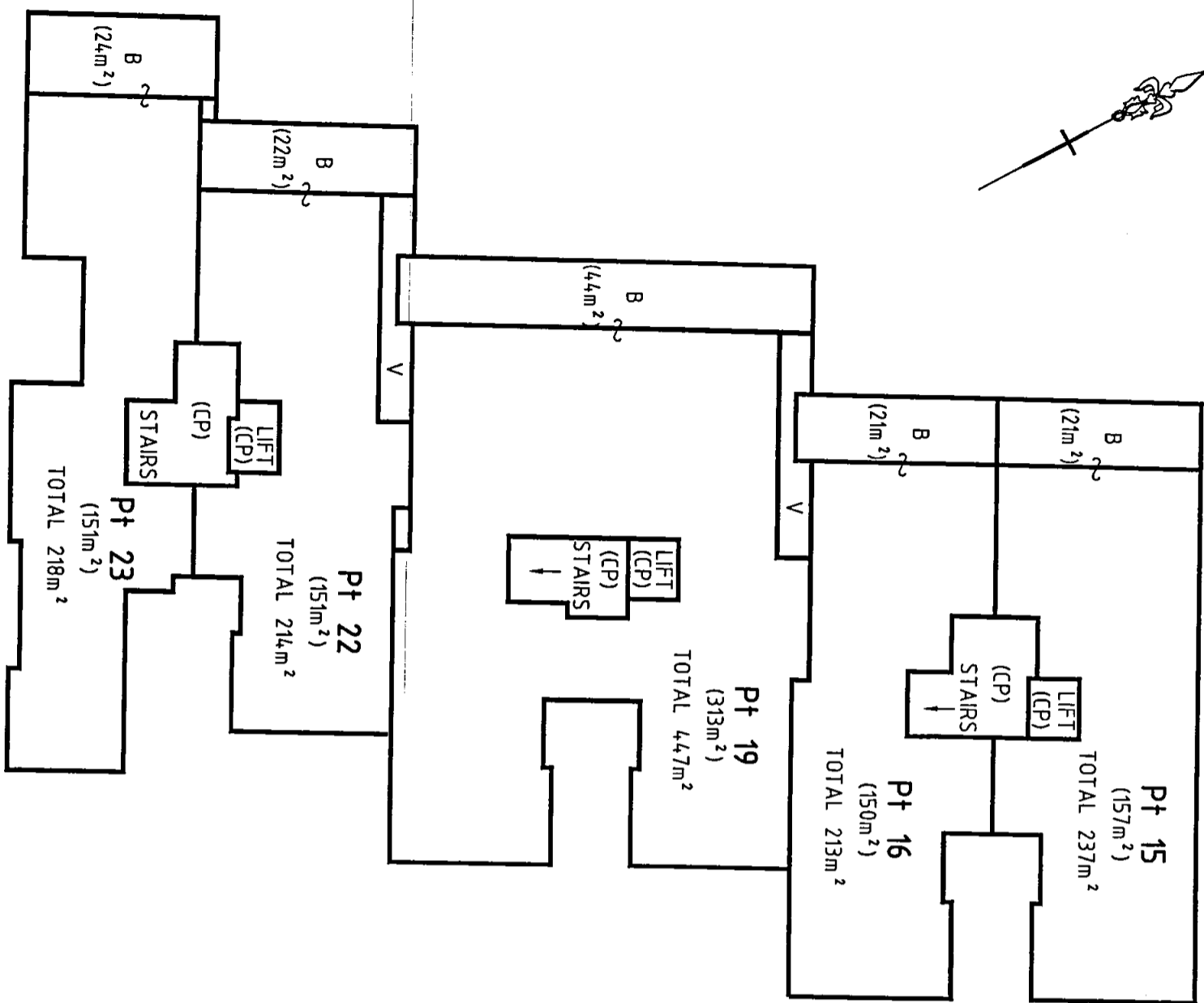
SEE SHEET 8

Pt 12

THIS PLAN IS PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

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- B - DENOTES BALCONY
- CP - DENOTES COMMON PROPERTY
- V - DENOTES VOID



Pt 26

SEE SHEET 10

**FIRST FLOOR**

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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Table of mm

Surveyor:  
Surveyor's Ref: 2427A  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1: 250

Registered

**COMPLYING DEVELOPMENT CERTIFICATE**  
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Date: 18/4/11  
Anthony Allen  
Accredited Certifier (BP B0004)  
Complying Development Subdivisions

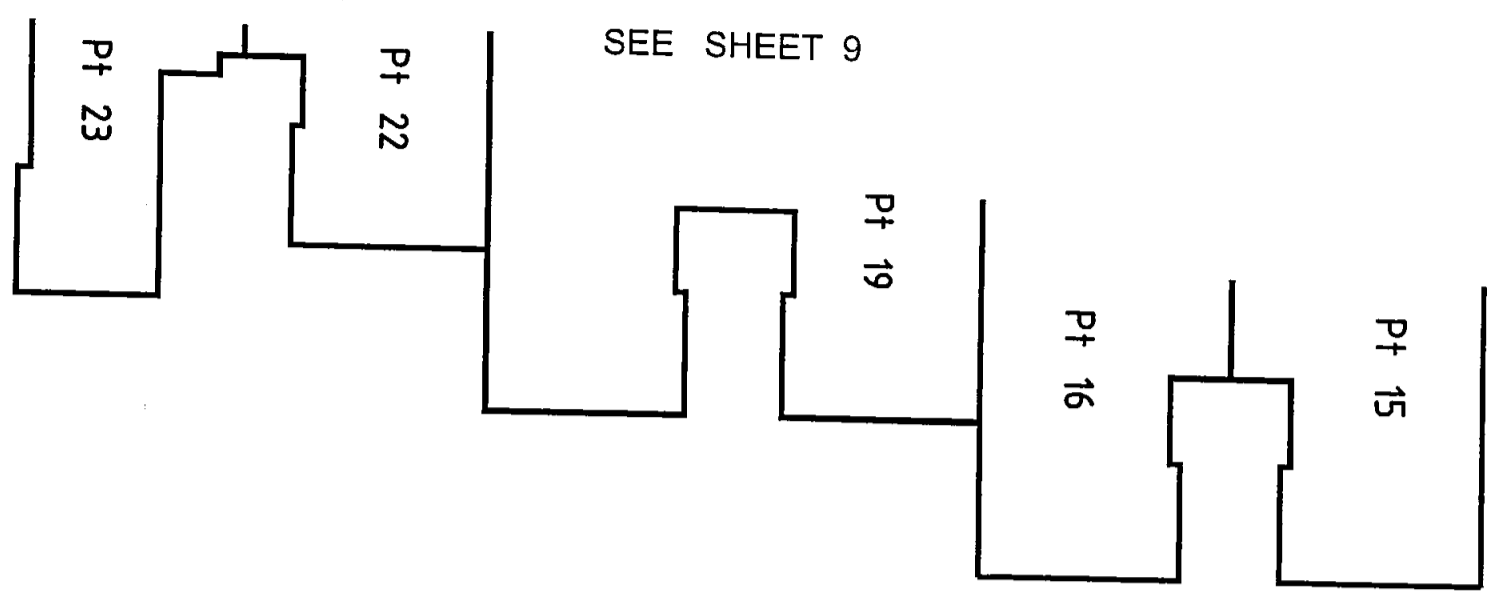
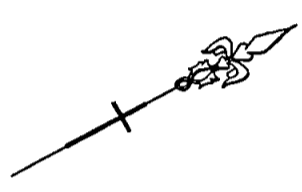
**DRAFT**

23/12/2010

- B - DENOTES BALCONY
- CP - DENOTES COMMON PROPERTY
- V - DENOTES VOID

THIS PLAN IS PRELIMINARY ONLY AND IS BASED ON THE ARCHITECTURAL PLANS AND NOT ON ACTUAL SURVEY. ALL AREAS AND/OR DIMENSIONS SHOWN HEREON ARE PROVISIONAL ONLY AND ARE SUBJECT TO A FINAL SURVEY ONCE CONSTRUCTION HAS BEEN COMPLETED.

UNIT ENTITLEMENT AND AREAS WILL VARY ACCORDINGLY AND CAUTION SHOULD BE EXERCISED IF ANY FINANCIAL DEALINGS RELY ON THE INFORMATION SHOWN ON THIS PLAN. THIS PLAN IS NOT GUARANTEED TO SHOW ALL RELEVANT INFORMATION BUT IS INTENDED TO BE A GUIDE ONLY.



Unit	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )
Pt 26	(14.4m <sup>2</sup> )	(17m <sup>2</sup> )	(16m <sup>2</sup> )	(17m <sup>2</sup> )	(16m <sup>2</sup> )	(17m <sup>2</sup> )	(16m <sup>2</sup> )	(16m <sup>2</sup> )
TOTAL	204m <sup>2</sup>	188m <sup>2</sup>	185m <sup>2</sup>	188m <sup>2</sup>	185m <sup>2</sup>	187m <sup>2</sup>	187m <sup>2</sup>	201m <sup>2</sup>
Facilities	STAIRS (CP), LIFT (CP)	V	STAIRS (CP), LIFT (CP)	V	STAIRS (CP), LIFT (CP)	V	LIFT (CP), STAIRS (CP)	

**COMPLYING DEVELOPMENT CERTIFICATE**

No: 2011/10  
 Date: 18/4/11

Anthony Allen  
 Accredited Certifier (BPPB0004)  
 Complying Development Subdivisions

**FIRST FLOOR**

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150  
 Table of mm

Surveyor:  
 Surveyor's Ref: 2427A  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1: 250

Registered

**DRAFT**

23/12/2010



Mr M Carolan  
C/- Bayview Investment Group Pty Ltd  
8/401 New South Head Rd  
Double Bay NSW 2028

## Construction Certificate

### Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises:

**Address of Property:** 1825 Pittwater Rd, Bayview NSW 2104

**Plan Numbers Approved:** Drawings No.s A0.01(Rev C 24.2.11), A1.01(Rev A 17.1.11), A1.04(Rev B 15.2.11), A1.05 (Rev A) to A1.07 (Rev A) & A1.11 (Rev A) to A1.19 (Rev A) & A2.01 (Rev A) A2.02 (Rev A) A3.01 (Rev A) to A3.03 (Rev A), A4.01 (Rev A) to A4.03 (Rev A) all dated 17.1.11 & prepared by Antoniades Architects.

**NOTE:** REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE READ IN CONJUNCTION WITH THIS CONSTRUCTION CERTIFICATE.

Information attached to this decision:



A Fire Safety Schedule

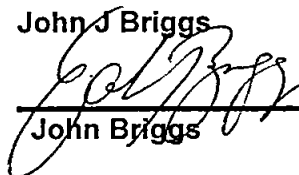


The Conditions of the Certificate

**Construction Certificate No:** 1408CC4  
**Date of this Decision and Certificate:** 28<sup>th</sup> February 2011

**Certifying Authority:** John J Briggs

**Signature:**  
**Name of accredited Certifier:**

  
John Briggs

**Building Professionals Board Accreditation No:** BPB 0049

**Proposal:** Construction of 39 residential units, & basement carpark.

**Development Consent No:** N0834/05 & N0834/05/S96/1

**Date of Determination:** 16.3.07 & 21.12.10

**Council Area:** Pittwater

**Applicant's right of appeal** – If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

Construction Certificate No.: 1408CC4

Address: 1825 Pittwater Rd, Bayview

Applicant: Mr M Carolan

## SCHEDULE A

The following is a list of details/plan references that should be read in conjunction with Construction Certificate No. : 1408CC4

- Basix specification, sheet A0.01 (RevC) dated 24.2.11, prepared by Antoniades Architects
- Basix certificate, certificate No 296581M\_02 dated 4.10.10
- Schedule of external building materials & finishes
- Fire detection & alarm system design certificate (common areas) dated 11.1.11, specification (Rev A) dated 19.11.10, & dwgs F01 to F13 all Rev A & dated 19.11.10, prepared by TCE Consulting Engineers Pty Ltd
- Emergency lighting, exit signs & smoke detection & alarm (residential) design certificate dated 11.11.11, specification (Rev C) & dwgs E01(RevG) E03(RevF) dated 19.1.11, & E02 (RevE), E04(RevF) E05(RevE) to E12 (RevE) all dated 22.12.10, prepared by TCE Consulting Engineers Pty Ltd
- Electrical access control, roof mounted condensers, cabana lighting etc dwg E20 to E25 all Rev D & E26 (RevB) dated 22.12.10 prepare by TCE Consulting Engineers Pty Ltd.
- Mechanical Ventilation design certificate dated 11.1.11, specification dated September 2009, & dwg No.s M01(RevD) dated 23.10.10; M-L1-01 to M-L1-03 (RevE), M-LB-02(RevG), M-LB-03 & M-LB-04(Rev H), M-LG-01 to M-LG-03 (RevF) & M-R-01 to M-R-03(RevC) all dated 23.12.10, prepared by TCG Consulting Engineers Pty Ltd
- Hydraulic fire hose reel & fire hydrant systems design certificate dated 21.12.10 & dwgs H-00 (Rev E), H-01(RevE) 27.10.10, H-02(RevF) 29.10.10, H-03(RevH) 16.12.10, H-04 to H-12(RevE) 21.12.10, H-13 to H-23 (RevD) 20.2.10.
- Structural details 89022874/-120(RevD) 18.1.11, 121 (RevB), 122 (RevB) 13.12.10, 123(RevB) 18.1.11, 124 (RevA) 8.12.10, 125 (RevB) 17.12.10, 126 (RevC) 18.1.11, 127 (RevA) 7.12.10, 128 (Rev B) 17.12.10, 130 to 134 (RevA) 3.12.10 & 7.12.10, 140/141 (RevB) 19.1.11, 142 (RevA) 23.12.10, 143 (RevA) 18.1.11, 144 (RevB) 19.1.11, 145(RevA) 23.12.10, 146(R/A) 18.1.11, 147 (R/B) 19.1.11,

148(R/A) 23.12.10, 150(R/B) 20.1.11, 151 (R/A) 23.12.10, 180 (R/A) 1.10.10, 185 (R/B) 19.1.11, 160 to 172 (Rev 1) 21.1.11

- Landscaping details job reference 10/1455/CC1 to CC22, sheets 1 to 22 issue G dated 14.12.10 prepared by Paul Scrivener
- Adaptable housing report dated 27.8.10 prepared by Accessibility Solutions (NSW) Pty Ltd
- Application & payment for driveway over public road reserve & driveway profiles dated 24.11.10
- Section 139, roads act 1993 application dated 23.11.10
- BCA section J report dated 4.2.11 prepared by Aminga Holdings Pty Ltd - Sustainability Consultants.

## PROPOSED FIRE SAFETY MEASURES SCHEDULE

**Premises: 1825 Pittwater Rd, Bayview**

	Essential Fire and Other Safety Measures	Standard of Performance
	Access Panels, Doors and Hoppers	BCA Clause C3, 13 & AS 1530.4 – 1997
	Automatic Fail Safe Devices	BCA Clause D2.21
X	<b>Automatic Fire Detection &amp; Alarm System</b>	<b>BCA Spec. E2.2a &amp; AS 1670 – 2004</b>
	Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1, 4, 6 – 1995
	Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 Clause 8 and 8.7(a) or Clause 8.7(b) of AS 1670 - 1995
	Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 1997
X	<b>Emergency Lighting</b>	<b>BCA Clause E4.4 &amp; AS/NZS 2293.1 – 2005</b>
	EWIS	BCA Clause E4.9 & AS 2220.1 & 2 – 1989
	Emergency Evacuation Plan	AS 3745 – 1995
X	<b>Exit Signs</b>	<b>BCA Clauses E4.5, E4.6 &amp; E4.8 &amp; AS/NZS 2293.1- 2005</b>
	Exit signs (non-illuminated)	BCA Clause E4.7
	Fire Control Centres and Rooms	BCA Spec. E1.8
	Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001
X	<b>Fire Dampers</b>	<b>BCA Clause C3.15, AS 1668.1-1998 &amp; AS 1682.1 &amp; 2 - 1990</b>
X	<b>Fire Doors</b>	<b>BCA Clause C3.2, C3.4, C3.5, C3.6 &amp; C3.7 &amp; AS 1905.1 – 1997 &amp; 2005</b>
X	<b>Fire Hose Reels</b>	<b>BCA Clause E1.4 &amp; AS 2441 – 2005</b>
X	<b>Fire Hydrant Systems</b>	<b>Clause E1.3 &amp; AS 2419.1 – 2005</b>
X	<b>Fire Seals</b>	<b>BCA Clause C3.15 &amp; AS 1530.4 – 2005</b>
	Fire Shutters	BCA Spec. C3.4 & AS 1905.2 – 1989
	Fire Windows	BCA Spec. C3.4
	Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1989
X	<b>Mechanical Air Handling Systems</b>	<b>BCA Clause E2.2, AS/NZS 1668.1-1998 &amp; AS 1668.2-1991</b>
	Perimeter Vehicular Access	BCA Clause C2.4
X	<b>Portable Fire Extinguishers</b>	<b>BCA Clause E1.6 &amp; AS 2444 – 2001</b>
	Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 1998
	Required Exit Doors (power operated)	BCA Clause D2.19(d)
	Residential Automatic Sprinkler System	AS 2118.4 – 1995
	Safety Curtains in Proscenium Openings	BCA NSW Clause H101.10 or H101.10.1 as applicable
	Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 – 1997
	Smoke and Heat Vents	BCA Spec. E2.2c & AS 2665 – 1983
	Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 1998
X	<b>Smoke and/or Heat Alarm Systems</b>	<b>BCA Spec. E2.2a &amp; AS 3786 – 1993</b>
	Smoke Dampers	AS/NZS 1668.1 – 1998
	Smoke Doors	BCA Spec. C3.4
	Solid Core Doors	BCA Clause C3.11
	Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5 and AS 3000-1991
X	<b>Wall-Wetting Sprinklers</b>	<b>BCA Clause C3.4 &amp; AS 2118.2 – 1995</b>
	Warning & Operational signs	Section 80GG of the EP & A Regulations 1994, AS 1905.1 – 1997, BCA Clause C3.6, D2.23, E3.3 & H101.8