green field Accredited Certifiers

12 April, 2010

The General Manager Pittwater Council PO BOX 882 MONA VALE NSW 2103 RECEIVED 1 3 APR 2010 PITTWATER COUNCIL

Dear Sır/Madam,

Re Complying Development Certificate No 2010/13245 Property 5 Chiltern Road, Ingleside

The attached copy of the Complying Development Certificate, Notice of Commencement/PCA Form & \$30 00 Council submission cheque is forwarded for your record in accordance with Regulation 130(4) of the Environmental Planning & Assessment Regulation 2000

Yours faithfully

George Watts Accredited Certifier

R Moy & Associates Pty Ltd ACN 100 924 605 ABN 23 100 924 605 tel 1300 663 215 fax 9836 3000 Suite 2 01 20 Lexington Dr Bella Vista 2153 PO Box 6160 Baulkham Hills BC 2153 www.greenfieldcertifiers.com.au

ACCREDITED CERTIFIERS • PCA SERVICES • CONSTRUCTION CERTIFICATES • COMPLYING DEVELOPMENT • INSPECTIONS

Telephone 1300 663 215 Facsimile (02) 9836 3000 PO Box 6160 Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd T/as Greenfield Accredited Certifiers ACN 100 924 605 ABN 23 100 924 605

Complying Development Certificate

Issued in accordance with section 85A of the Environmental Planning & Assessment Act 1979

COMPLYING DEVELOPMENT CERTIFICATE NUMBER CDC2010-13245

Subject Site Address 5 Chiltern Road, INGLESIDE 2101 Lot No DP 808703 **Council Area** PITTWATER COUNCIL 1(a) Non-Urban Pittwater Local Environmental Plan 1993 Land Use Zone **Applicant Name** Hamaskaine Regional Committee of Australia c/- Maccormick Simonian Architects **Applicant Address** 105 Reservoir Street, SURRY HILLS 2010 Hamaskaine Regional Committee of Australia **Owner Name Owner Address** PO Box 461, WILLOUGHBY **Description of Building Work** Indoor Multipurpose Hall & Driveway Area **BCA Class of Building Work** 9b **Estimated Cost of Development** \$980,000 00 List of Documents Accompanying the Application \$30 00 Council Submission Cheque External Colour Schedule Long Service Levy Receipt Title Search Section 149 Certificate **Complying Development Application Form** PCA Form **Owners Consent Letter** Section J Lighting Calculations **Fire Safety Schedule** Design Certificate - Bushfire Design Certificate - Fire Hydrant, Hose Reel & Extinguishers **Pre-Certification Inspection Report** Specifications Hydraulic Details & Design Certificate by Demlakian Engineering dated 10/3/10 Structural Engineers Details & Design Certificate by Demlakian Engineering dated 24/3/10 Conditions of Consent

List of Plan References and Specifications approved under this Certificate Drawing No Aoo, Ao2, Ao4, Ao5, Ao6 Issue E dated 21/3/10 Drawing No Ao1, Issue H dated 21/3/10 Drawing No Ao3 Issue D dated 21/3/10 Drawing No Ao7 Issue A dated 3/09

(Continued on Page 2)

Complying Development Certificate

Page 1 of 2

COMPLYING DEVELOPMENT CERTIFICATE NUMBER CDC2010-13245

The Certifying Authority (undersigned) is hereby satisfied that where the described works are completed in accordance with documentation accompanying the application for this certificate the development shall comply with all development standards applicable to the development and with other requirements prescribed by the regulations concerning the issue of a complying development certificate

Signed Certifying Authority Accreditation Number Accreditation Body

George Watts

BPB0434 Building Professionals Board

Date of this Certificate

8/04/2010

This certificate shall lapse 5 years from the date of issue unless development has been physically commenced within this period

Complying Development Certificate

Page 2 of 2

INSPECTIONS INFORMATION

Site Address CDC No. [Lot1] 5 Chiltern Road, INGLESIDE 2101 CDC2010-13245

The following mandatory critical stage inspections apply-

- Pre certification (where existing buildings are to remain)
- *Piers/footings prior to pouring
- *Slab prior to pouring
- Stormwater
- Framework
- Wet Area
- Final

*Please note that you will need to arrange for a suitably qualified STRUCTURAL ENGINEER to provide the PCA with an Engineers Structural Certificate of Adequacy for piers and slabs during construction

TO BOOK AN INSPECTION:

Fax: 9836 3000 incl Site address and inspection type or Phone: 1300 663 215 => Option 1 => Option 1

PLEASE BOOK INSPECTIONS BEFORE <u>3.00PM</u> THE DAY PRIOR TO THE INSPECTION

Contact Personnel

To check the status of your job contact Linda Wotherspoon Extension numbers are available at <u>www.greenfieldcertifiers com au</u>

For technical enquiries contact

George Watts

CONDITIONS OF COMPLYING DEVELOPMENT CONSENT ISSUED UNDER STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

DEVELODMENT SITE	5 Chiltern Road, Ingleside
DEVELOPMENT SITE	5 Childerii Koau, Inglesiue
1	

PART 1 - PRESCRIBED CONDITIONS UNDER State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Conditions applying to complying development certificate under this code

Note 1 Complying development must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Part

Note 2 A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan Contributions may be imposed in respect of development on certain land under section 61 the <u>City of Sydney Act 1988</u>

Subdivision 1 Conditions applying before works commence

5 13 Protection of adjoining areas

A hoarding or a temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place
 Note See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences

514 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site
- (2) Each toilet must
- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the <u>Local Government Act</u> <u>1993</u>, or
- (c) be a temporary chemical closet approved under the Local Government Act 1993

Conditions of Complying Development Consent SEPP (Exempt and Complying Development Codes) 2008 Page 1 of 6

5 15 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers

Subdivision 2 Conditions applying during the works

Note The <u>Protection of the Environment Operations Act 1997</u> and the <u>Protection of</u> <u>the Environment Operations (Noise Control) Regulation 2008</u> contain provisions relating to noise

516 Hours for construction or demolition

Construction or demolition that is audible in any dwelling on an adjoining lot may only be carried out between 7 00 am and 8 00 pm on Monday to Saturday

5 17 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates

5 18 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held
- (2) Demolition materials and waste materials must be disposed of at a waste management facility
- (3) The work site must be left clear of waste and debris at the completion of the works

Subdivision 3 Construction requirements

5 19 Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out

5 20 Mechanical ventilation systems

If the complying development is a mechanical ventilation system that is a *regulated system* in *regulated premises* within the meaning of the <u>Public Health Act 1991</u>, the system must be notified as required by the <u>Public Health (Microbial Control)</u> <u>Regulation 2000</u>, before an occupation certificate (whether interim or final) for the complying development is issued

5 21 Food businesses

If the complying development is a *food business* within the meaning of the *Food Act* 2003, the food business must be notified as required by that Act or licensed as required by the *Food Regulation 2004*, before an occupation certificate (whether interim or final) for the complying development is issued

Conditions of Complying Development Consent SEPP (Exempt and Complying Development Codes) 2008 Page 2 of 6

5 22 Premises where skin penetration procedures are carried out

If the complying development involves premises at which a *skin penetration procedure* within the meaning of the <u>Public Health Act 1991</u> will be carried out, the premises must be notified as required under the <u>Public Health (Skin Penetration)</u> <u>Regulation 2000</u> before an occupation certificate (whether interim or final) for the complying development is issued

PART 2 - PRESCRIBED CONDITIONS UNDER· Environmental Planning and Assessment Regulation 2000

Conditions of complying development certificate (generally)

136A Compliance with Building Code of Australia and insurance requirements under the <u>Home Building Act 1989</u>

(1) A complying development certificate for development that involves any building work must be issued subject to the following conditions

(a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,

(b) in the case of residential building work for which the <u>Home Building Act 1989</u> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences

- (2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act
- (3) This clause does not apply

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

- (b) to the erection of a temporary building
- (4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made

136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with
- (2) 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

Conditions of Complying Development Consent SEPP (Exempt and Complying Development Codes) 2008 Page 3 of 6 (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 hours, and

- (c) stating that unauthorised entry to the site is prohibited
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date

Note Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100)

136E Conditions applying to use of building as place of public entertainment

- (1) A complying development certificate for development involving the use of a building as a place of public entertainment must be issued subject to conditions requiring the applicable requirements of subclause (2) and Schedule 3A to be complied with
- (2) If the building is a temporary structure, Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made) must be complied with

Note Under clause 136A, the erection of a building (other than a temporary structure), including the erection of a building proposed to be used as a place of public entertainment, must comply with the requirements of the *Building Code of Australia*

(3) Subclause (2) does not apply to the extent to which an exemption is in force under clause 187, subject to the terms of any condition or requirement referred to in clause 187 (6)

> Conditions of Complying Development Consent SEPP (Exempt and Complying Development Codes) 2008 Page 4 of 6

136F Duration of consent to use certain licensed premises as place of public entertainment

- (1) A complying development certificate for development involving the use of prescribed licensed premises as a place of public entertainment must be issued subject to the condition that the use may be carried out under the certificate only within the period of 5 years commencing on the date on which the certificate becomes effective and operative under section 86A of the Act or such lesser period commencing on that date as is determined by the certifying authority concerned
- (2) In this clause

prescribed licensed premises means premises to which any of the following relate

(a) a hotelier's licence, nightclub licence or restaurant licence under the <u>Liquor Act</u> <u>1982</u>,

(b) a certificate of registration under the <u>Registered Clubs Act 1976</u>

136G Drive-in theatres

- (1) A complying development certificate for development involving the use of land as a drive-in theatre must be issued subject to the condition that NSW Part H103 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made) must be complied with
- (2) Subclause (1) does not apply to the extent to which an exemption is in force under clause 187, subject to the terms of any condition or requirement referred to in clause 187 (6)

136H Condition relating to shoring and adequacy of adjoining property

(1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense

(a) protect and support the adjoining premises from possible damage from the excavation, and

- (b) where necessary, underpin the adjoining premises to prevent any such damage
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

Conditions of Complying Development Consent SEPP (Exempt and Complying Development Codes) 2008 Page 5 of 6

PART 3 - DURATION OF COMPLYING DEVELOPMENT CERTIFICATE

Environmental Planning and Assessment Act 1979 No 203

86A Duration of complying development certificate

- (1) A complying development certificate becomes effective and operates from the date endorsed on the certificate
- (2) A complying development certificate lapses 5 years after the date endorsed on the certificate
- (3) However, a complying development certificate does not lapse if the development to which it relates is physically commenced on the land to which the certificate applies within the period of 5 years after the date endorsed on the certificate
- (4) No proceedings may be taken before a court or tribunal to extend the 5-year period

END OF CONDITIONS

Conditions of Complying Development Consent SEPP (Exempt and Complying Development Codes) 2008 Page 6 of 6



PCA FORM

le en field

Certifiers

NOTICE OF INTENTION TO COMMENCE BUILDING WORK NOTICE OF INTENTION TO APPOINT PRINCIPAL CERTIFYING AUTHORITY (PCA)

CHECKLIST

- Complete all fields in the PARTICULARS" section we cannot accept incomplete forms and they will be sent back to you for your completion
- Provide evidence (via Building Contract or Tender) to substantiate Estimated value of building works declared on this form
- The Appointor/s to initial bottom light of all 5 pages
- Residential Building Work only airange for a copy of Home Warranty Insurance or Owner Builder Permit to be submitted to our office prior to commencing any building work

SECTION 1 PARTICULARS OF THE APPOINTOR/S

American Manua	APPOINTOR NO 1 APPOINTOR NO 2
Appointor Name	
1	HEROSE GIRAGOL (FOR)
(Cannot be the Building Contractor	MAMACKAINE REALONAL COMMITTEE OF
unless they also own the property)	AUSTRALIA
Appointor Address	PO BOX 461, WILLOUGHBY NSW
(nominate 1 address)	10 DUX FOT, WINCONGERS WSW
Appointor Contact Details	Tel/Fax/Lmail
(nominate 1 contact)	0418 691 655
Site Address of the Proposed Building	5 (HILT ERN RD, INSUESIDE NOW
Works	S (TILI FICA) ICU, INGUESIUF INIKI
Description of the Proposed Building	
Works	MULT PURPOSE HALL
Estimated Value of Building Works	s980,000-
Proposed Date to Commence	It left blank the presumption will be 2 days after PCA appointment date
Building Work	5 APRIL 2010
Development Consent or CDC Date	
Development Consent or CDC	
Registration Number	
Builder/Principal Contractor	ТВА
License/Permit Number	тва

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Initial 19-19

SECTION 2 · PCA SERVICE AGREEMENT

Engagement

The engagement of the appointment of the PCA will not commence until the proposed PCA has accepted and notified their acceptance of the appointment to the Appointon and the Consent Authority (usually Council) The proposed PCA or Greenfield Certifiers will not accept any responsibility for any damages losses of delays suffered by the Appointor's or any other party as a result of omissions or errors contained within this form or failure of the Appointor's to comply with all items contained in the Checklist on this form

Scope

The scope of works covered under this appointment is restricted to those building works as described in the 'PARTICULARS' section of the form

Terms and Conditions

- 1 All information provided by the Appointor/s on this form shall be taken to be accurate and correct The PCA shall not accept any responsibility for any intentional or unintentional error or omission made by the Appointor/s on this form
- 2 Where building works have commenced prior to the acceptance of appointment of PCA without the knowledge of the intended PCA the appointment shall be invalid and acceptance of the appointment will be withdrawn
- The Appointor/s shall be obliged to keep the PCA informed of any changes to the details of Principal Contractor (builder) and any relevant insurances required by the builder Failure to meet this obligation shall result in the Appointor/s to indemnify the PCA against any losses or suffering as a result of non compliance with any legislative requirements
- 4 The Appointor/s are responsible for ensuring that a copy of Home Warranty Insurance or Owner Builder Permit is submitted to the PCA prior to the commencement of building works where required by Home Building Act 1989 The acceptance of the appointment will not occur until this requirement has been met
- 5 It is recommended the Appointor/s ensure that the principal contractor (builder) shall make arrangements to book in critical stage inspections with our office via fax, post or email as required by giving prior day notice (before 3 00pm)
- 6 The PCA shall not accept responsibility for any damages or costs associated for the inability to issue and Occupation Certificate due to but not limited to the following non compliance with a development consent condition unsatisfactory final inspection non compliance with Basix commitments missed critical stage inspections, non compliance with approved building plans or failure to pay the required inspection or Occupation Certificate fees

Fees

Failure to pay the prescribed Appointment of PCA fee may result in the refusal to accept the appointment of PCA Should an appointment be accepted and payment not honoured the Appointor will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to the Builder and any associated debt recovery costs plus interest incurred from the time of the appointment

It is noted that the PCA and/or Greenfield may suspend its services provided to the appointor/s or the builder, where fees have not been paid within the provisions of the Building and Construction Industry Security of Payment Act 1999

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OWNERS CONSENT

GERICAL COMMITTEE
05 March 2010
GreenField Certifiers Pty Ltd PO Box 6160 Baulkham Hills BC NSW 2153'
Att George Watts
Dear Sir
Re 5 Chiltern Road Ingleside - Multipurpose Hall - CDC 10/13245 Subject Land Owner's Consent
We refer to the submission of the Complying Development Certificate Application for the proposed Multipurpose Hall on the Galstaun College Campus
I hereby provide our consent to the development application as the landowner of the proposed development site
Your assistance in this application would be greatly appreciated
Yours faithfully
Herose Giragol President Hamazkaine Regional Committee of Australia
25º PENSHURST STREET. WILLOUGHBY N S W 2068 P O BOX 461 WILLOUGHBY N S W 2068
TFI FPHONE (612) 9411 7604

SECTION 3 : DECLARATIONS BY THE APPOINTOR/S

I/We the aforementioned persons as described as the Appointor/s in the PARTICULARS section hereby declare the following that

- I/We have the benefit of the Development Consent or Complying Development Certificate within the meaning under EP&A Act 1979 for the proposed works as indicated on this form
- I/We to the best of my our knowledge have completed all details in the PARTICULARS section in a frue and accurate manner and hereby indemnify the appointed PCA and Greenfield against any damages losses or suffering as a result of inconject information provided under that section
- I/We have read understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form
- I'We understand that the Appointment of the PCA is not taken to be have been accepted until a copy of the acceptance has been signed by the proposed PCA and released to the Appointor's and the Consent Authority effective from the date of the acceptance
- I/We understand that the Commencement of Building Work cannot be any earlier than 2 business days after the appointment of PCA has been accepted and therefore declare that no building works shall commence until after such date
- I'We authorise the right of entry for any certifying authority an anged by Greenfield Certifiers to carry out inspections required by the PCA under this agreement
- I/We authorise the transfer of PCA to another employee of Greenfield if the original PCA ccases employment with Greenfield Certifiers for any reason or becomes unable to fulfil their duties as the PCA or ceases to become an Accredited Certifier at no cost to Greenfield Certifiers I/We accept costs associated with the transfer of the PCA, for any reason whatsoever
- I-We understand the appointment of PCA shall not be accepted until documentation of required insurances or owner builder permit is submitted to Greenfield in accordance with the Home Building Act 1989
- I/We declare that I/we shall notify the PCA at the earliest possible instance of any changes to the appointment of the builder and ensure any mandatory insurances required by the incoming builder in accordance with the Home Building Act 1989 are in place

APPOINTOR SIGNATURES

Signatule of Appointor 1	x sta	>
Full Name of Appointor 1	HEROSE GARAGOL	FOR HAMASKAWE KEBIONA
Dated	24 02 10	Low raities of Aust
		······································

Signature of Appointor 2	X	
Full Name of Appointor 2		
Dated		

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Initial /1/

1

SECTION 4 · PCA ACCEPTANCE (office use only)

PCA Selection

Select	Name of PCA	Accreditation Number
	Richard Moy	BPB0281
Y	George Watts	BPB0434
]	Peter Dewick	BPB0090
	Luke Jeffree	BPB0196
2	Stephen Murray	BPB0282
7	Wesley Vos	BPB0744

PCA office details

r CA VIIIce uctails	
Address	PO Box 6160 Baulkham Hills BC NSW 2153
Phone	1300 663 215
Fax	02 9659 1633
Accreditation Body	Building Professionals Board
	10 Valentine St. Parramatta NSW 2150

PCA STATEMENT

I, the person selected above hereby accept the appointment of Principal Certifying Authority (PCA) within the Terms and Conditions as indicated in Section 2 PCA Service Agreement effective no earlier than the Acceptance Date' shown below

I, the appointed Principal Certifying Authority am of the opinion that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied

PCA SIGNATURE

Signature of PCA	× Auath	_
Appointment Acceptance Date	- 8 #PR 2010	

SECTION 5. NOTICE OF CRITICAL STAGE INSPECTIONS (to be completed by the PCA only based on BCA Building Class)

	/ Pre-Commenc	ement		
	Footings			
Y	Piers			
	Slab/s			
∇	Stormwater			
I	Frame			
	Wet Areas			
	Completion			
	Othei			
	Other			
	Other			
		Dens 4 of Consended Confederation (DCA Terms)	Ton edge a 3	dor
		Page 4 of 5 - Greenfield Certifiers "PCA Form" PO Box 6160 Baulkham Hills BC NSW 2153 (Pb 1300 663 215)	Initial	ang.
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APPENDIX 1 · INFORMATION FOR THE APPOINTOR

The following information is a guide only and is aimed at clarifying the role of the PCA and the requirements under the Legislation surrounding the appointment of a PCA.

- 1 Only the person having benefit of a development consent involving building work can appoint the PCA. This is generally the 1 and Owner The Builder is prohibited from appointing the PCA unless the builder is also the owner of the land
- 2 A PCA must be appointed accepted and notified to Council no later than 2 days prior to the commencement of building works Failure to do so may juopardise the legitamacy of the building certification
- 3 An Occupation Certificate can only be issued by the appointed PCA
- 4 Information about Home Warranty insurance and Building Licensing requirements are available on the Dept of I air I rading website below
- http://www.dtt.nsw.gov.ar.building.lt.al
- 5 All critical stage inspections as notified in this document are required to be carried out to enable the issue of an Occupation Certificate
- 6 The appointment of PCA shall not be effective until the Appointor/s and Consent Authorits has received the Acceptance of the Appointment of PCA by our office
- 7 Greenfield recommends that the appointor/s should review the Development Consent conditions and ascertain whether the Building Contract covers all additional requirements under the development consent. It is common that some Council conditions are not covered under the Building Contract and may be the responsibility of the owner/s to fulfill such conditions prior to obtaining an Occupation Certificate. We recommend you familiarise yourself with such post contract requirements and responsibilities.
- 8 Please note that additional inspection fees and charges may apply for additional inspections outside works covered under your Building Contract and for additional Occupation Certificates issued directly to the appointer Refer to Appendix 2 for additional fees and charges

APPENDIX 2 ADDITIONAL FEES AND CHARGES

The following fees and charges may be payable by the Appointor's where the PCA is requested or required to carry out additional work inspections or Occupation Certificates to be issued directly to the appointor is a result of owner/s having to comply with Council Development Consent conditions AFTFR the Building Contract has been fulfilled. For example, driveways, landscaping, privacy screening, air conditioning and landings are often items which are not covered under the Building Contract but may be required in order to obtain a Final Occupation Certificate. The following rules are indicative only and rates can be increased at any time without notice.

Item	Ex GST	GST	Total
Additional Inspections after building contract has been fulfilled (per inspection)	\$150 00	\$15 00	\$165 00
Additional Occupation Certificate + lodgment	\$240.00	\$24 00	\$264 00
Archive retrieval fee (applies where additional work is requested more than 12 months after final inspection or last activity or issue of an Occupation Certificate	\$100 00	\$10 00	\$110 00

Note The PCA shall be entitled to suspend his/her services under the Building and Construction Industry Security of Pavment Act 1999 where payment of fees is not received

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Initial by



Postal Address PO Box 6160 Baulkham Hills BC NSW 2153 (Ph 1300 663 215) Form version 1 Jun 09

Page 1 of 3 - Greenfield Accredited Certifiers "CDC Application Form"

AS ABOVE

OWNER NO 1 ADDRESS

461

691

655

Housing Code SEPP (Exempt and Complying Development) 2008
 Councils existing Exempt and Complying Development Policy

PO BOX

Iel/Fax/Email

0418

(Write "As above" if same as

Owner Current Address/es Owner Contact Details

(nominate 1 contact)

Application Type

Applicant/s)

Initial HG

OWNER NO 2 ADDRESS

WILLOUGHBY, MW

Site Address of the Proposed Building Works	5 atturen Rd, INGUETIDE	
Local Government Area (Council)	PITTWATER GUNGL	
Detailed description of proposed building works	NON MUSTIPURPOLE HALL	
Estimated Cost of Building Work	\$980,00	
Number of proposed storeys	2	
Gross floor area of proposed building	1804m ²	sqm
Gross site area of property	9 491 ha	-sqm

For proposed new residential building work only

No of existing dwellings on the property	
No of existing dwellings to be demolished	
No of dwellings to be included in the new building	
Will new building be attached to any existing building ?	
Will new building be attached to any other new building ?	
Does the land contain a dual occupancy ?	

Building materials

External Walls	BLOCK, PC
Floors	RCSLAB (TIM)
Roof	ZINCAUMEI
Frame	STAPL

SECTION 2 TERMS OF APPLICATION

Engagement

The engagement of Greenfield Accredited Certifiers to provide services shall not commence until the applicant successfully completes and signs this application form provides all items in the checklist on page 1 and all fees have been received by Greenfield Greenfield Accredited Certifiers shall not accept any responsibility for any damages losses or delays suffered by the Applicant as a result of omissions or errors contained within this form or failure of the Applicant/s to comply with all relevant items contained in the Checklist on this form

Scope

The scope of works covered under this application is restricted to those building works as described in the PARTICULARS section of the form

Terms and Conditions

 All information provided by the Applicant/s on this form shall be taken to be accurate and correct Greenfield shall not accept any responsibility for any intentional or unintentional error or omission made by the Applicant/s on this form
 The Applicant/s are to declare that no building works have commenced at the time of the

2 The Applicant/s are to declare that no building works have commenced at the time of the application. A false representation in this regard will invalidate the application and Applicant/s shall indemnify Greenfield against any damages or losses suffered by it or its employees in relation to the issue of a Complying Development Certificate (CDC). In such an event the Applicant/s shall agree to cancel the Complying Development Certificate at the earliest possible time at no cost to Greenfield.

Page 2 of 3 Greenfield Accredited Certifiers "CDC Application Form" Initial Hy Postal Address PO Box 6160 Baulkham Hills BC NSW 2153 (Ph 1300 663 215) Form version 1 Jun 09

Fees

Failure to pay the quoted fee for services will generally result in a refusal to release the Complying Development Certificate Should a CDC be released and payment not honoured the Applicant/s shall be hable in addition to any associated debt recovery costs plus interest incurred from the time of the application Greenfield may suspend where fees have not been paid in accordance with the provisions of the Building and Construction Industry Security of Payment Act 1999

SECTION 3 DECLARATIONS BY THE APPLICANT

I/we the Applicant/s as shown in the PARTICULARS section hereby declare the following

- I/we to the best of my knowledge have completed all details in the PARTICULARS section in a
 correct and accurate manner and hereby indemnify Greenfield against any damages losses or
 suffering as a result of incorrect information provided under that section
- I/we have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Complying Development Certificate
- I/we have read understood and hereby accept the terms and conditions outlined in Section 2 of this form
- I/we understand that the Application for Complying Development Certificate will not be complete until all required documentation has been received by Greenfield
- I/we understand that the Application for and acquisition of Complying Development Certificate does not authorise Commencement of Building Work (Refet to appointment of PCA on Greenfield s PCA Form)
- I/we agree to allow more than 10 days to consider this application if and when required

APPLICANT SIGNATURE

Signature	APPLICANT NO. 1 X	APPLICANT NO 2
Full Name	HETCOSE GIRAGOL	
Dated	10 03 16	

SECTION 4 OWNERS CONSENT TO APPLY FOR COMPLYING DEVELOPMENT CERTIFICATE

If there are additional site owners (not already named as Applicants) OR the site owners are not the Applicants (limited circumstances) it is necessary that ALL owners of the site consent to this Application. The person's signing below declare they are an owner of the Site and consent to the Applicant/s named on this form to make an Application for Complying Development Certificate

	OWNER NO 1	OWNER NO 2	OWNER NO 3	OWNER NO 4
Signature	x Str	T _x	x	x
Full Name	HEROSE GIRA	rade		
Dated	10 03 10			

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Impal



greenfield Accredited Certifiers

FIRE SAFETY SCHEDULE

PREMISES Multi Purpose Hall, 5 Chiltern Road, Ingleside

APPLICANT Hamaskaine Regional Committee of Australia

COMPLYING DEVELOPMENT CERTIFICATE No 2010/13245

CLASS OF BUILDING 9b

DATE OF PREPARATION 8TH April, 2010

EXISTING FIRE SARETY MEASURES	STANDARD OF PERFORMANCE
Hydrant System	Unknown
Hose Reels	Unknown

PROPOSED FIRE SAFETY MEASURES .	STANDARD OF PERFORMANCE
Portable Fire Extinguishers	BCA Clause E1 6 AS2444-2001
Exit Signs	BCA Clause E4 5-4 8 AS2293 1-2005
Emergency Lighting	BCA Clause E4 2 AS2293 1- 2005
Hose Reel Systems	BCA Clause E1 4 AS2441- 2005
Fire Hydrant Systems	BCA Clause E1 3, AS2419 1 - 2005
Fire Blanket to Kitchen	BCA Clause E1 6, AS2444 - 2001

DESIGN CERTIFICATE - BUSHFIRE

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تلک مردومان از این از مانده ماند. از مانده بازی از ایندان از ماندهای از ماندگان میکرد از اینده میدود. از این این

05 March, 2010

GreenField Certifiers Pty Ltd PO Box 6160 Baulkham Hills BC NSW 2153

Att George Watts

Dear Sir

Re5 Chiltern Road Ingleside - Multipurpose HallCDC 10/13245Subject.Planning for Bushfire

We confirm that the above project has been design with consideration of 'Planning for Bushfire Protection 2006 and the Australian Standard AS3959 – 1999 Construction of buildings in bushfire prone areas

Yours faithfully kaare

Shahe Simonian Nominated Architects M MacCormick 6702 S Simonian 7277

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Page 1/i

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		Engineer	RING CONSULTAN	TS OF AUSTR	ALIA PTY LTD	
	C	ERTIF	CATE OF	DESIG	N INTENT	
	1		BUILDING	SERVIC	ES	v u. an <u>-</u> a <u>-</u>
				Refere	nce Number	10/06
	iigner tal Address	Consultu	RING CONS ng Engineers 500, GORDO	1	AUSTRALIA PT	Y LTD,
F03	tai Audi ess		,			ob 0410 426619
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Dev	Facility relopment Appl Iding Name				t	
	Address 50					
Rele	evant Building(s) <u>Prop</u>	osed Multi-Pu	rpose Hall		
Des Des Pre Pos	Design Sign Scopef Sign Document pared By ENGI tal Address PC Sign Practitione	No <u>10</u> NEERING Box 500)/06 – F1 and CONSULTAN , GORDON, N	F2 ITS AUSTR ISW 2072	_ Date25 M RALIA PTY LTD	
<u>Con</u> (a)	npliance I am the Princip	al annointe	d to the projec	t to which t	he design applies	5
(b)	I did/did not pre					
(c)	I am the princip	•	•	ants Austral	ia Pty Ltd	
(d)		sessment, i				tandards current at
(e)	the requirement	s of the BC	A 2009 and re	levant Austr	ralıan Standards	ess designs against
(f)	This company is					
(g)	BCA 2009 and i drawings, includ	relevant Au ling AS241	stralian Stand 19 1 – Fire Hyd	ards, excep drant Install	t, as otherwise r	vill comply with the noted in the design - Installation of fire non
<u>Cer</u> t	tifier				M.	
Nan	ne <u>RHTewks</u>	bury		Signature	<u>time</u>	then 7
Pro	fessional Quali	fications		PENG	Registration N	o <u>392518</u> <u>791</u>
Date	e 31 of Marc	h 2010				
Rele	evant Documen	ts				
Drav	wings	_				
10/0 10/0)6 – F1 – Propos)6 – F2 – Existing	ed and exis g fire hydra	sting fire Hydr ant service an	ant and fire d proposed	e hose reel servi additional hydr	ices ant stand pipe

<u>Note</u> The existing fire Hydrant service has not been flow tested consequently testing of this service will be required prior to completion of the fire services and certification

ECA SF SYS-016

www ecaconsulting com au



INSPECTION PRIOR TO ISSUE OF COMPLYING DEVELOPMENT CERTIFICATE Clause 129B & 129C Environmental Planning & Assessment Regulation

Site Inspection Report Premises NEW HALL 5 CHICTERN RO INGLESION CDC Application No 10/13245 Date of application 12.3 10 Date of application 12.3 19 Type of Inspection Pre Approval Date of Inspection 19310

Current fire safety measures installed in the existing building are listed as follows-NA - NEW BUTLDING

Do the plans & specifications adequately & accurately depict the existing site conditions?

Tres.

D No

Details

List any features of the site or existing building that would prevent the development from-

- Being complying development
- Not complying with Building Code of Australia

Details

MIL

Name of Certifier SEDEBE WATTS Accreditation No BPE DASH,

SMOKY DAWSON CENTRE

GALSTAUN COLLEGE MULTIPURPOSE HALL Համազգայն Արջակ Եւ Սօֆի Գօլստըն Ծէմարան

Compliance with BCA Section J - Energy Efficiency

BCA Classification9bClimate Zone5 (Ingleside)

No Air Conditioning is proposed in this building

Part J1 Building Fabric

Section J1 2 Thermal Construction General

- J1 2 (a) Not Applicable as project does not have a conditioned space
- J1 2 (b) Not Applicable as project does not have a conditioned space

Part J2 External Glazing

Section J2 Applicable Glazing Provisions

J2 1 – Not Applicable as project

Part J3 Building Sealing

Section J3 Application of Part

J3 1 (c) – Not Applicable as project

Part J4 Air Movement

Section does not form part of BCA 2010

Part J5 Air Conditioning & Ventilation Systems

Not Applicable as project does not have a conditioned space

Part J6 Artificial Lighting & Power

Section J6 2 Interior Artificial Lighting

- J6 2 (a) Not Applicable to a class 9b building
- J6 2 (b) The aggregate design illumination power load does not exceed the sum of the allowances based on the watts/m2 for the activity as listed in TableJ6 2a complies refer to attached calculations

Section J6 3 Interior Artificial Lighting & Power Control

- J6 3 (a) Artificial lighting Individually operated by a switch complies
- J6 3 (b) Not Applicable to a class 9b building
- J6 3 (c) Artificial lighting switches (serving no more than 250m2 each) are located in a visible location in the space being switched complies
- J6 3 (d) 95% of artificial lighting is controlled by an occupant sensing device namely a security keypad which turns off all lighting when the security system is activated complies
- J6 3 (e) Not Applicable to a class 9b building but artificial lighting adjacent to windows is separately witched nevertheless

Section J6 4 Interior Decorative & Display Lighting

J6 4 – Not applicable as there is no interior display lighting

Section J6 5 Artificial Lighting Around the Perimeter of the Building

 J6 5 (a) – Artificial lighting around the perimeter of the has daylight and time switch control and is less than 100W, complies

Section J6 6 Boiling Water and Chilled Water Storage Units

J6 6 – Chilled/boiling water units are controlled by a time switch integral with the units complies

a0913 - BCA

SMOKY DAWSON CENTRE

GALSTAUN COLLEGE MULTIPURPOSE HALL Համազգայն Արշակ Եւ Սօֆի Գօլսոըն Ծեմարան Compliance with BCA Section J - Energy Efficiency

Part J7 2 Hot water supply

Section SA J7 2 Heated water service

J7 2 – Chilled/boiling water units are controlled by a time switch integral with the units complies

Part J 8 Access for maintenance

Section J8 2 Access for maintenance

Access is provided to all plant equipment and components that require maintenance complies

Part I2 Energy Efficiency Installations

Section I2 2 Components of services

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 On site care taker will incorporate the components of services into the core maintenance schedules of the whole facility

a0913 - BCA

SMOKY DAWSON CENTRE GALSTAUN COLLEGE MULTIPURPOSE HALL Համազգայն Արջակ Եւ Սօֆի Գօլստըն Ճէմարան

Part J6 Maximum Illumination Conformance

	 -	თ	6		~								ŝ		c	-	0	9
Actual Balance	561 61	526 2	526 2	60 03	19 49	52 46	78 16	72 46	65 79	77 51	17 26	32 57	172 3(82 08	309 8(53 39	309 80	370 10
BCA Total Allowance (watts)	1857 61	5926 29	5926 29	1716 03	307 49	235 54	8184	47 54	94 21	210 49	126 74	327 43	187 65	205 92	338 20	234 61	338 20	18162 1
AF (RAR)	07	07	07	07	60	08	90	00	90	90	08	06	06	06	08	60	08	
BCA Allowance watts	1311 00	4200 00	4200 00	1155 00	264 32	197 12	52 08	29 25	60 69	131 81	102 20	206 92	113 40	125 44	257 85	205 20	257 85	
BCA Allowance w/m2	15 00	10 00	10 00	10 00	8 00	8 00	6 00	6 00	6 00	7 00	8 00	8 00	8 00	8 00	6 00	8 00	6 00	
Room Watts/m2 (design)	14 83	12 86	12 86	14 34	8 72	11 69	18 43	24 62	15 82	15 29	11 27	13 92	25 40	18 37	15 08	11 23	15 08	
Room Total (watts)	1296	5400	5400	1656	288	288	160	120	160	288	144	360	360	288	648	288	648	17792
Luminaire no off	18	45	45	23	4	4	4	e	4	4	2	5	5	4	a	4	თ	
Luminaire Circuit Watts	72 00	120 00	120 00	72 00	72 00	72 00	40 00	40 00	40 00	72 00	72 00	72 00	72 00	72 00	72 00	72 00	72 00	
Density Adjustment Factor	05	05	05	05	2 0	07	0 55	0 55	0 55	05	07	05	05	05	0 55	07	0 55	
RAR	0 62	0 63	0 63	0 52	0 48	0 41	0 26	0 20	0 28	0 38	0 32	040	031	0 33	064	0 52	0 64	
Area (m2)	87 40	420 00	420 00	115 50	33 04	24 64	868	4 88	10 12	1883	12 78	25 87	14 18	15 68	42 98	25 65	42 98	
Herght	3 00	7 80	7 80	4 90	3 00	3 00	2 80	2 80	2 80	2 80	2 80	3 00	3 00	3 00	2 40	2 40	2 40	
Width	19 00	28 00	28 00	7 70	5 60	5 60	3 50	195	3 50	3 50	3 50	3 50	3 50	3 50	4 50	4 50	4 50	
Length	4 60	15 00	15 00	15 00	5 90	4 40	2 48	2 50	2 89	5 38	3 65	7 39	4 05	4 48	9 55	5 70	9 55	
	Foyer	Court 1	Court 2	Stage	Store 1	Store 2	Toilet F	ACC WC	Toilet M	Office	Store 3	kıtchen	Scullery	Canteen	Change 1	Store 4	Change 2	S
Area type	1 01	1 02	1 03	1 04	1 05	1 06	1 07	1 08	1 09	1 10	111	1 12	1 13	114	1 15	1 16	117	TOTALS

Negative Balance indicates that the total design watts is les than the BCA Allowance multiplied by the AF

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2010 132 5

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Specification Multi Purpose Hall – Galstaun College 5 Chiltern Ave, Ingleside

All work to comply with the requirements of the Building Code of Australia and referenced Australian Standards

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Table 1 SCHEDULE OF REFERENCED DOCUMENTS

Document No	Date	Title	BCA Clause(s)
AS/NZS 1170		Structural design actions	
Part 0	2002	General principles	B1 1 B1 2 Spec B1 2
Part 1	2002	Permanent imposed and other actions	B1 2
Part 2	2002	Wind actions	B1 2 Spec B1 2
Part 3	2003	Snow and ice actions	B1 2
AS 1170		Minimum design loads on structures	
Part 1	1989	Dead and live loads and load combinations Amdt 1 Jan 1993	B1 3
Part 2	1989	Wind loads	B1 3 Spec B1 2
Part 3	1990	Snow loads	B1 3
Part 4	1993	Earthquake loads Amdt 1 Oct 1994	B1 2 B1 3
AS/NZS 1276		Acoustics — Rating of sound insulation in buildings and of building elements	
Part 1	1999	Airborne sound insulation	F5 2
AS 1288	2006	Glass in buildings — Selection and Installation	B1 4 Spec C2 5 Spec C3 4
AS 1428		Design for Access and Mobility	
Part 1	2001	General requirements for access — New building work	A1 1 D2 10 D3 2 D3 3 D3 6 D3 7 D3 8 F2 4 G4 5 Spec D3 6
Part 4	1992	Tactile ground surface indicators for orientation of people with vision impairment	D3 8
AS 1562		Design and installation of sheet roof and wall cladding	
Part 1	1992	Metal	B14 F15
		Amdt 1 July 1993	
		Amdt 2 Sept 1995	
AS/NZS 1562		Design and installation of sheet roof and wall cladding	
Part 2	1999	Corrugated fibre reinforced cement	F1 5
Part 3	1996	Plastics	B14 F15
AS 1657	1992	Fixed platforms walkways stairways and ladders — Design construction and installation (SAA Code for Fixed Platforms	D1 16 D2 18 H1 6

Walkways Stairways and Ladders) AS/NZS 1668 The use of ventilation and air conditioning in buildings C2 12 C3 15 Spec C2 5 D1 7 Spec E1 8 E2 2 Spec E2 2a F4 12 Spec G3 8 Part 1 1998 Fire and smoke control in multi compartment buildings Amdt 1 November 2002 AS 1668 The use of mechanical ventilation and air conditioning in buildings F4 5 F4 11 F4 12 1991 Mechanical ventilation for acceptable indoor-Part 2 air quality Fire detection warning control and intercom systems — Systems design installation and AS 1670 commissioning Part 1 2004 Fire C23 C35 C36 C37 C38 C3 11 G4 8 Spec C3 4 Spec E2 2a Spec G3 8 2004 E4 9 Spec G3 8 Part 3 Fire alarm monitoring Sound systems and intercom systems for E4 9 Spec G3 8 Part 4 2004 emergency purposes AS/NZS 1680 Interior lighting F4 4 Part 0 1998 Safe Movement Residential timber-framed construction AS 1684 2006 B14 F1 12 Part 2 Non cyclonic areas B14 F1 12 Part 3 2006 Cyclonic areas Simplified - non cyclonic areas B1 4 F1 12 Part 4 2006 AS 1720 Timber structures Part 1 1997 Design methods B14 1990 Fire resistance of structural timber Spec A2 3 Part 4 AS 1735 Lifts escalators and moving walks Part 1 2003 General Requirements Spec C1 8 E3 4 E3 7 Passenger and goods lifts - Electric Spec C1 8 Spec C1 10 Part 2 2001 D1 16 E34 E35 E37 Part 11 1986 C3 10 Fire rated landing doors E3 6 Part 12 1999 Facilities for persons with disabilities Amdt 1 July 1999 81 4 Installation of particleboard flooring AS 1860 1998 AS 1905 Components for the protection of openings in fire resistant walls Part 1 2005 Fire resistant doorsets C3 6 Spec C3 4 Spec C3 4 2005 Fire resistant roller shutters Part 2 AS 1926 Swimming pool safety G1 1 Part 1 1993 Fencing for swimming pools Amdt 1 June 2000 Part 2 1995 Location of fencing for private swimming

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			pools	
AS 2047		1999	Windows in buildings — Selection and	B1 4 F1 13 J3 4
			Installation	
AS 2049		2002	Roof tiles	B14 F15
			Amdt 1 Nov 2005	
AS 2050		2002	Installation of roof tiles	B14 F15
AS 2118			Automatic fire sprinkler systems	
Р	'art 1	1999	General requirements	Spec E1 5
			Amdt 1 June 2000	
P	'art 4	1995	Residential	Spec E1 5
	art 6	1995	Combined sprinkler and hydrant	Spec E1 5
AS 2159		1995	Piling — Design and installation	B1 4
			Amdt 1 April 1996	
AS 2293			Emergency escape lighting and exit signs for buildings	
P	art 1	2005	System design installation and operation	E4 4 E4 8
AS 2419			Fire hydrant installations	
P	art 1	2005	System design installation and commissioning	E1 3
AS 2441		2005	Installation of fire hose reels	E1 4
AS 2444		2001	Portable fire extinguishers and fire blankets — Selection and location	E ¹ 6
AS 2665		2001	Smoke/heat venting systems — Design installation and commissioning	Spec E2 2c Spec G3 8
AS 2870		1996	Residential slabs and footings Construction	F1 10
AS 2890			Parking facilities	
P	art 1	1993	Off street car parking	D3 5
AS/NZS 2	2904	1995	Damp proof courses and flashings	F1 9
			Amdt 1 March 1998	
AS/NZS 2	2908		Cellulose cement products	
P	art 1	2000	Corrugated sheets	B14 F15
Pa	art 2	2000	Flat sheets	A1 1
AS/NZS 2	2918	2001	Domestic solid fuel burning appliances — Installation	G2 2
AS/NZS 3	8013	2005	Electrical installations — Classification of the fire and mechanical performance of wiring system elements	C2 13
AS/NZS 3	500		National plumbing and drainage	
P	art 3	2003	Stormwater drainage	F1 1
F	Part 4	2003	Heated water services	J7 2
			Amdt 1 Oct 2005	
AS 3600	Ì	2001	Concrete structures	Spec A2 3 B1 4
AS 3660)		Termite management	
F	Part 1	2000	New building work	B14 F19

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Part 12002Design installation and commissioningF2 7 F4 5Part 22002Operation and maintenanceI1 2AS 37002001Masonry structuresSpec A2 3 B1 4AS 37402004Waterproofing of wet areas within residential buildingsF1 7AS 37861993Smoke alarmsSpec E2 2aAS 3823Performance of electrical appliances - Airconditioners and heat pumpsJ5 4Part 1 22001Test Methods Ducted airconditioners and air to-air heat pumps Testing and rating for performanceG5 2AS 39591999Construction of buildings in bushfire prone areasG5 2AS 4072Components for the protection of openings in fire resistant separating elementsSpec A2 3 B1 4AS/NZS 4200Pliable building membranes and underlaysF1 6Part 11994MaterialsSpec C1 10AS 42541995Ductwork for air handling systems in buildingsSpec C1 10AS/NZS 4256Plastic roof and wall cladding materialsB1 4 F1 5Part 11994General requirementsB1 4 F1 5Part 21994Glass fibre reinforced polyester (GRP)Polycarbonate
AS 37002001Masonry structuresSpec A2 3 B1 4AS 37002004Waterproofing of wet areas within residential buildingsF1 7AS 37861993Smoke alarmsSpec E2 2aAS 3823Performance of electrical appliances - Airconditioners and heat pumpsJ5 4Part 1 22001Test Methods — Ducted airconditioners and air to-air heat pumps — Testing and rating for performanceJ5 4AS 39591999Construction of buildings in bushfire prone areasG5 2AS 4072Components for the protection of openings in fire resistant separating elementsG3 15Part 12005Service penetrations and control jointsC3 15AS 41001998Steel StructuresSpec A2 3 B1 4AS/NZS 4200Pliable building membranes and underlaysF1 6Part 11994MaterialsF1 6Part 21994Installation requirementsB1 4 F1 5Part 11994General requirementsB1 4 F1 5Part 11994General requirementsP1 4 1 4 15Part 21994Unplasticized polyvinyl chloride (uPVC) building sheetsP1 4 3Part 31994Glass fibre reinforced polyester (GRP)F1 6
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building sheetsPart 31994Glass fibre reinforced polyester (GRP)
Part 5 1996 Polycarbonate
AS 4428 Fire detection warning control and intercom systems — Control and indicating equipment
Part 1 1998 Fire Spec E2 2a
Amdt 1 April 2004
Part 4 2004 Intercommunication systems for emergency E4 9 Spec G3 8 purposes
AS/NZS 4859 Materials for the thermal insulation of buildings
Part 1 2002 General criteria and technical provisions J1 2 Spec J5 2 Amdt 1 Dec 2006

2 Contracts

C1 10 Fire Hazard Properties

- (a) The *fire hazard properties* of any material or assembly in a Class 2 to 9 building must comply with—
 - (i) for floor materials, floor coverings, wall and ceiling lining materials Specification C1 10a, and
 - (II) for other materials Specification C1 10

C2 13 Electricity supply system

(b) A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must—

- (i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120, and
- (II) have any doorway in that construction protected with a *self-closing* fire door having an FRL of not less than -/120/30

(c) Electrical conductors located within a building that supply-

- (i) a substation located within the building which supplies a main switchboard covered by (b) or
- (II) a main switchboard covered by (b)

must—

- (iii) have a classification in accordance with AS/NZS 3013 of not less than—

 (A) if located in a position that could be subject to damage by motor vehicles —
 WS53W or
 - (B) otherwise --- WS52W or
- (IV) be enclosed or otherwise protected by construction having an FRL of not less than 120/120/120
- (d) Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear
- (e) For the purposes of (d) emergency equipment includes but is not limited to the following
 - (i) Fire hydrant booster pumps
 - (ii) Pumps for *automatic* sprinkler systems water spray chemical fluid suppression systems or the like
 - (III) Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building
 - (IV) Air handling systems designed to exhaust and control the spread of fire and smoke
 - (v) Emergency lifts
 - (vi) Control and indicating equipment
 - (vii) Sound systems and intercom systems for emergency purposes

C3 16 Construction joints

Construction joints spaces and the like in and between building elements *required* to be *fire-resisting* with respect to *integrity* and *insulation* must be protected in a manner identical with a prototype tested in accordance with AS 1530.4 to achieve the *required* FRL

al challets

D1 6 Dimensions of exits and paths of travel to exits

In a required exit or path of travel to an exit-

- (a) the unobstructed height throughout must be not less than 2 m except the unobstructed height of any doorway may be reduced to not less than 1980 mm and
- (b) the unobstructed width of each *exit* or path of travel to an *exit* except for doorways must be not less than—

 (i) 1 m.

Stairs must be 1 0m wide - measured clear to handrail

D1 10 Discharge from exits

- (a) An *exit* must not be blocked at the point of discharge and where necessary suitable barriers must be provided to prevent vehicles from blocking the *exit*, or access to it
- (b) If a *required exit* leads to an *open space* the path of travel to the road must have an unobstructed width throughout of not less than—
 - (I) the minimum width of the required exit or
 - (II) 1 m

whichever is the greater

- (c) If an *exit* discharges to *open space* that is at a different level than the public road to which it is connected the path of travel to the road must be by—
 - (I) a ramp or other incline having a gradient not steeper than 1 8 at any part or not steeper than 1 14 if *required* by the *Deemed-to-Satisfy Provisions* of Part D3 or
 - (II) except if the *exit* is from a Class 9a building, a stairway complying with the *Deemed-to-Satisfy Provisions* of the BCA
- (d) The discharge point of alternative exits must be located as far apart as practical

D2 8 Enclosure of space under stairs and ramps

- (b) Non fire-isolated stairways and ramps The space below a required non fireisolated stairway (including an external stairway) or non fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless—
 - (i) the enclosing walls and ceilings have an FRL of not less than 60/60/60 $\,$ and $\,$
 - (II) any access doorway to the enclosed space is fitted with a *self-closing* –/60/30 fire door

D2 9 Width of stairways

- (a) The required width of a stairway must—
 - (I) be measured clear of all obstructions such as handrails, projecting parts of balustrades or other barriers and the like and
 - (II) extend without interruption except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosings of the treads or the floor of the landing
- (b) A required stairway that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by a handrail, balustrade or other barrier continuous between landings and each division is less than 2 m wide

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D2 13 Goings and risers

- (a) A stairway must have-
 - (i) not more than 18 nor less than 2 risers in each flight and
 - (II) except as permitted by (b) and (c), going (G) riser (R) and quantity (2R + G) in accordance with Table D2 13 and
 - (III) except as permitted by (b) and (c) goings and risers that are constant throughout in one *flight* and
 - (IV) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads and
 - (v) treads which have a non-slip finish or an adequate non-skid strip near the edge of the nosings, and
 - (vi) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 *storeys*, and
 (vii)

(VIII) in the case of a *required* stairway no winders in lieu of a landing within the same *flight* provided that the going of all such winders is constant

(c) Where a stairway discharges to a sloping public walkway or public road-

(I) the riser (R) may be reduced to account for the slope of the walkway or road and (II) the quantity (2R+G) may vary at that location

Table D2 13 RISER AND GOING	Rise	Riser (R)		Going (G) ^(b)		Quantity (2R+G)	
DIMENSIONS (mm)	Max	Min	Max	Mın	Max	Min	
Public stairways	190	115	355	250	700	550	
Private stairways ^(a)	190	115	355	240	700	550	

D2 15 Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—

- (c) in other cases-
 - (i) the doorway opens to a road or *open space*, external stair landing or external balcony and
 - (ii) the door sill is not more than 190 mm above the finished surface of the ground balcony or the like to which the doorway opens

D2 16 Balustrades or other barriers

(a) A continuous balustrade or other barrier must be provided along the side of any roof to which public access is provided, any stairway or ramp any floor corridor hallway, balcony, deck, verandah *mezzanine*, access bridge or the like and along the side of any delineated path of access to a building if—

(i) it is not bounded by a wall $% \left(\left({{{\boldsymbol{\lambda }}} \right)_{i}} \right)$ and

- (II) its level above the surface beneath is more than-
 - (A) 4 m where it is possible for a person to fall through an openable window or (B) 1 m in any other case

- (g) The height of a balustrade or other barrier must be constructed in accordance with the following
 - (I) The height is not less than 865 mm above the nosings of the stair treads or the floor of a ramp or other path of travel with a gradient not less than 1 20
 - (ii) The height is not less than-
 - (A) 1 m above the floor of any access path balcony, landing or the like where the path of travel has a gradient less than 1 20 or
 - (B) 865 mm above the floor of a landing to a stair or ramp where the balustrade or other barrier is provided along the inside edge of the landing and does not exceed a length of 500 mm, or
 - (C) 865 mm above the floor beneath an openable window
 - (III) A transition zone may be incorporated where the balustrade or other barrier height changes from 865 mm on the stair *flight* or ramp to 1 m at the landing
- (h) Openings in a balustrade or other barrier must be constructed in accordance with the following
 - (ii) For a balustrade or other barrier other than those provided under (c)—
 - (A) any opening does not permit a 125 mm sphere to pass through it and for stairs the space is measured above the nosings and
 - (B) for floors more than 4 m above the surface beneath, any horizontal or near horizontal elements between 150 mm and 760 mm above the floor must not facilitate climbing

D2 17 Handrail

A handrail is to be provided in the stairway at a minimum height of 865mm above the treads. Clear width of 1 0m path of travel to be maintained

D2 20 Swinging doors

A swinging door in a required exit or forming part of a required exit-

- (a) must not encroach—
 - (i) at any part of its swing by more than 500 mm on the *required* width (including any landings) of a *required*
 - (A) stairway, or
 - (B) ramp or
 - (C) passageway,

If it is likely to impede the path of travel of the people already using the *exit* and

(ii) when fully open by more than 100 mm on the *required* width of the *required* exit and

the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door and

- (b) must swing in the direction of egress unless-
 - (i) it serves a building or part with a *floor area* not more than 200 m² it is the only *required exit* from the building or part and it is fitted with a device for holding it in the open position, or
 - (ii) it serves a *sanitary compartment* or airlock (in which case it may swing in either direction) and
- (c) must not otherwise impede the path or direction of egress

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D2 21 Operation of latch

A door in a *required exit*, forming part of a *required exit* or in the path of travel to a *required exit* must be readily openable without a key from the side that faces a person seeking egress by a single hand downward action or pushing action on a single device which is located between 900 mm and 1 2 m from the floor is locked,

D3 5 Carparking

Carparking spaces for people with disabilities-

(a) subject to (b) must be provided in accordance with Table D3 5 in-

- (I) a carpark required to be accessible and
- (ii) a carparking area on the same allotment as a building *required* to be *accessible*, and
- (c) subject to (d) must comply with AS 2890 1 and

D3 8 Tactile indicators

- (a) For a building *required* to be *accessible* tactile ground surface indicators must be provided to warn people with a vision impairment that they are approaching—
 - (I) If used by the public-
 - (A) a stairway, and
 - (B) an escalator and
 - (C) a travelator, and
 - (D) a ramp other than a step ramp and kerb ramp and
 - (II) In the absence of a suitable barrier-
 - (A) an overhead obstruction less than 2 m above floor level other than a doorway and
 - (B) a path of travel meeting a vehicular way adjacent to a principal public entrance to a building if there is no kerb or kerb ramp at that point
- (b) Tactile ground surface indicators *required* by (a) must be Type B indicators in accordance with AS 1428 4

E1 3 Fire hydrants

- (b) The fire hydrant system-
- (i) must be installed in accordance with AS 2419 1

· · · · ····tects

E1 4 Fire hose reels

- (b) A fire hose reel system must be provided-
 - (i) to serve the whole building where one or more internal fire hydrants are installed or
 - (II) where internal fire hydrants are not installed, to serve any *fire compartment* with a *floor area* greater than 500 m², and for the purposes of this clause a *sole*occupancy unit in a Class 2 or 3 building or Class 4 part is considered to be a *fire* compartment
- (c) The fire hose reel system must-
 - (I) have fire hose reels installed in accordance with AS 2441, and
 - (ii) provide fire hose reels to serve only the *storey* at which they are located except a *sole-occupancy unit—*
 - (A) in a Class 2 or 3 building or Class 4 part may be served by a single fire hose reel located at the level of egress from that sole-occupancy unit and
 - (B) of not more than 2 *storeys* in a Class 5 6 7 8 or 9 building may be served by a single fire hose reel located at the level of egress from that *sole-occupancy unit* provided the fire hose reel can provide coverage to the whole of the *sole-occupancy unit*
- (d) Fire hose reels must be located internally, externally or in combination to achieve the system coverage specified in AS 2441
- (e) In achieving system coverage one or a combination of the following location criteria for individual fire hose reels must be met in determining the layout of any fire hose reel system
 - (I) Fire hose reels must be located adjacent to an internal fire hydrant (other than one within a fire-isolated *exit*) except that a fire hose reel need not be located adjacent to every fire hydrant provided system coverage can be achieved
 - (II) Fire hose reels must be located within 4 m of an *exit* except that a fire hose reel need not be located adjacent to every *exit* provided system coverage can be achieved
 - (III) Where system coverage is not achieved by compliance with (i) and (ii) additional fire hose reels may be located in paths of travel to an *exit* to achieve the *required* coverage
- (f) Fire hose reels must be located so that the fire hose will not need to pass through doorways fitted with fire or smoke doors, except—
 - (I) doorways in walls referred to in C2 12 or C2 13 separating equipment or electrical supply systems and
 - (II) doorways in bounding construction in a Class 2 or 3 building or Class 4 part referred to in C3 11, and
 - (III) doorway openings to shafts referred to in C3 13

E4 4 Design and operation of emergency lighting

Every required emergency lighting system must comply with AS 2293 1
and a such meets

E4 5 Exit signs

An *exit* sign must be clearly visible to persons approaching the *exit*, and must be installed on above or adjacent to each—

(a) door providing direct egress from a storey to-

- (I) an enclosed stairway passageway or ramp serving as a required exit and
- (II) an external stairway passageway or ramp serving as a *required exit* and (III) an external access balcony leading to a *required exit*, and
- (b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space, and
- (c) horizontal exit and
- (d) door serving as, or forming part of, a *required exit* in a storey required to be provided with emergency lighting in accordance with E4 2

F2 5 Construction of sanitary compartments

- (b) The door to a fully enclosed sanitary compartment must-
- (i) open outwards, or
- (ii) slide or
- (iii) be readily removable from the outside of the sanitary compartment

unless there is a clear space of at least 1 2 m between the closet pan within the sanitary compartment and the nearest part of the doorway

F3 1 Height of rooms and other spaces

The ceiling height must be not less than-

(III) a *habitable room —* 2 4 m

F4 5 Ventilation of rooms

A *habitable room* office shop factory workroom, *sanitary compartment* bathroom shower room laundry and any other room occupied by a person for any purpose must have—

(a) natural ventilation complying with F4 6 or

NSW F4 5(b)

(b) a mechanical ventilation or air-conditioning system complying with AS 1668 2 and AS/NZS 3666 1

F4 12 Kitchen local exhaust ventilation

A commercial kitchen must be provided with a kitchen exhaust hood complying with AS/NZS 1668 1 and AS 1668 2 where—

(a) any cooking apparatus has-

- (I) a total maximum electrical power input exceeding 8 kW or
- (II) a total gas power input exceeding 29 MJ/h, or
- (b) the total maximum power input to more than one apparatus exceeds-
 - (i) 0 5 kW electrical power or

(II) 1 8 MJ gas,

per m² of floor area of the room or enclosure

	a council, or
	part of a water supply system owned by
	substantial volume of water from, any
	(d) involves connection to, and use of a
	sewerage system owned by a council, or
	impact on the capacity of, any part of a
	(c) involves connection to, and a substantial
	system in a local government area, or
	that will strain the capacity of the road
	(b) is likely to generate traffic to an extent
	provided by a council, or
	stormwater management services
	(a) will have a substantial impact on
	public authority, the development
	without consent if, in the opinion of the
	this Policy provides may be carried out
out by or on behalf of a public authority	out by or on behalf of a public authority that c
The proposed development is not being carried N/A	1 This clause applies to development carried 7
13 - Consultation with councils—development with impacts on council-related infrastructure or services	13 - Consultation with councils—development
	DIVISION I - CONSULTATION
	PART 2 GENERAL
	בסועדואם בטוזכ ז(מ) ועטורטוסמו רונגשמיכו בטכמו בוועו טוווזוכווגמו רומו בססס
y MacCormic Simonian Architects	AU6 Revision D dated 21 February 2010 prepared by MacCormic Simonia
PLAN NUMBERS. Drawing No A01 Revision G, A02 Revision D, A03 Revision C , A04 Revision D, A05 Revision D,	PLAN NUMBERS. Drawing No A01 Revision G, AC
e hall and driveway area	PROPOSAL. Construction of an indoor multipurpose hall and driveway a
	CLIENTS NAME: MacCormic Simonian Architects
Iltern Road INGLESIDE	PROPERTY ADDRESS. Lot 1 DP 808703, No 5 Chiltern Road INGLESID
Under State Environmental Planning Policy (Infrastructure) 2007	Inder State Environment
COMPLYTNG DEVELOPMENT ASSESSMENT	COMPLATING DEV

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2		Complying Development Assessment - Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE
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v		Complying Development Assessment -
		 (a) had an assessment of the impact prepared, and (b) given written notice of the intention to carry out the development, with a copy of the assessment, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located, and (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given
N/A	The proposed development is not being carried out by or on behalf of a public authority	2 A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has
		heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area, and (b) is development that this Policy provides may be carried out without consent
N/A	The proposed development is not being carried out by or on behalf of a public authority	 This clause applies to development carried out by or on behalf of a public authority if the development (a) is likely to have an impact that is not minor or inconsequential on a local

4		Complying Development Assessment - Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE
N/A	other than councilsThe proposed development is not being carriedyout by or on behalf of a public authority	 16 - Consultation with public authorities oth 1 A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Policy provides may be carried out without
		and (b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given
N/A	The proposed development is not being carried out by or on behalf of a public authority	 2 A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Policy provides may be carried out without consent and that will change flood patterns other than to a minor extent unless the authority or person has (a) given written notice of the intention to carry out the development to the council for the area in which the land is located,
	nt with impacts on flood liable land	15 - Consultation with councils-development with impacts on fi

1		Complying Development Assessment -
		 declared under the <u>Marine Parks Act</u> <u>1997</u>—the Marine Parks Authority, (c) development adjacent to an aquatic reserve declared under the <u>Fisheries</u> <u>Management Act 1994</u>—the Department of Environment and Climate Change, (d) development in the foreshore area within the meaning of the <u>Sydney Harbour</u> <u>Foreshore Authority Act 1998</u>—the Sydney Harbour Foreshore Authority, (e) development comprising a fixed or floating structure in or over navigable
N/A	The proposed development is not being carried out by or on behalf of a public authority	 2 For the purposes of subclause (1), the following development is <i>specified development</i> and the following authorities are <i>specified authorities</i> in relation to that development (a) development adjacent to land reserved under the <u>National Parks and Wildlife Act 1974</u>—the Department of Environment and Climate Change,
		 consent unless the authority or person has (a) given written notice of the intention to carry out the development to the specified authority in relation to the development, and (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given

Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE

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6		Complying Development Assessment - Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE
	out by or on behalf of a public authority	
N/A	The proposed development is not being carried	17 - Exceptions 1 Clauses 13–16 do not apply with respect to
		 Note The Act defines <i>bush fire prone land</i>, in relation to an area, as land recorded for the time being as bush fire prone land on a map certified as referred to in section 146 (2) of the Act Note When carrying out development of a kind referred to in paragraph (f), consideration should be given to the publication of the NSW Rural Fire Service <i>Planning for Bush Fire Protection 2006</i>
		waters—the Maritime Authority of NSW, (f) development for the purposes of an educational establishment, health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service

Complying Development Assessment -	 2 In this clause <i>approval</i> means any licence, permission or any form of authorisation, other than development consent, under any other law <i>consultation protocol</i> means an arrangement that (a) is about when and how the parties to the arrangement will consult one another about proposed development, and (b) is recorded in writing, and (c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so 	 (c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or (d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or (e) the development comprises emergency works, or (f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this clause and published in the Gazette
	The proposed development is not being carried out by or on behalf of a public authority	
4	N/A	

LOT I DP 808/03, NO 5 Chiltern Road INGLESIDE

Part 3 Development controls Division 3 Educational establishments		
 Development for the purpose of educational establishments may be carried out by or on behalf of a public authority with consent on land in a prescribed zone 	The proposed development is not being carried out by or on behalf of a public authority	N/A
1A Development for the purpose of educational establishments may be carried out by or on behalf of a person other than a public authority with consent on land in a prescribed zone	The proposed development is being carried out on behalf of a person other than a public authority	Yes
1B Subclause (1A) ceases to have effect 3 years after the commencement of that subclause	Noted	N/A
1C Development for a purpose specified in clause 31A (1) may be carried out by any person with consent on land on which there is an existing school or TAFE establishment	The development site contains an existing school	Yes
 Development for any of the following purposes may be carried out by any person with consent on any of the following land (a) development for the purpose of educational establishments—on land on which there is an existing educational establishment, 	The development site contains an existing school A number of applications have been considered in relation to the existing school by Pittwater Council	Yes
Complying Development Assessment -		

Complying Development Assessment -Lot 1 DP 808703, No. 5 Chiltern Road INGLESIDE

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υ		Complying Development Assessment - Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE
Yes	The development involves the construction of a indoor multipurpose hall within the boundaries of an existing school, being the Galstaun College	 Development carried out by or on behalf of any person on land within the boundaries of an existing school or TAFE establishment is complying development if (a) it is carried out for the purpose of the construction of, or alterations or additions to, any of the following
Noted		4 Subclause (3) does not require consent to carry out development on land if that development could, but for this Policy, be carried out on that land without consent
Yes	The proposed development involves the construction of an indoor multipurpose hall that will be available for community use	3 An educational establishment (including any part of its site and any of its facilities) may be used, with consent, for any community purpose, whether or not it is a commercial use of the establishment
		(b) development for the purpose of the expansion of existing educational establishments—on land adjacent to the existing educational establishment

		Complying Development Assessment -
	The development site is not serviced by	Australia, and (c) not be carried out within 1m of any
	Consideration of compliance with the Building Code of Australia will be completed by the certifier	in which it is carried out, and (b) meet the relevant deemed-to-satisfy provisions of the <i>Building Code of</i>
Yes	The construction of an indoor multipurpose hall in association with a school is permissible	 To be complying development, the development must (a) be permissible, with consent, in the zone
		purposes of a change of use from an existing use to another use specified in that subclause
		complying development if the development is an alteration or addition referred to in subclause (1) and is carried out for the
N/A	The proposed development does not involve alteration or additions to an existing indoor multipurpose hall	1A Development carried out by or on behalf of any person on land within the boundaries of an existing school or TAFE establishment is
Yes	The proposed development is considered to comply with the requirements of this clause	(b) it complies with the requirements of this clause
		vil a car park, and
		contain, a heritage item—an outdoor learning or play area and associated
		fire prone land or if the educational establishment is not, or does not
		outdoor learning area or tuck shop, vi if the development is not on bush
		students or staff (or both), v a hall with associated covered

Complying Development Assessment -Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE

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•		Complying Development Assessment -
	Reflective index information from BlueScope Steel detail the metal panels to be used are considered to be non-reflective	
Yes	The proposed building includes the use of reinforced concrete panels, brickwork and metal panels The reinforced concrete panels and brickwork are not considered to be highly reflective materials	(c) Materials standard. Any new external walls or roof of a building must be constructed of non-reflective material
Yes	The proposed indoor sporting facility is located 10 1m from the side boundary and 147m from the rear boundary	(b) Side and rear setback standard. A building must be located at least 5m from any side or rear boundary of the land
Yes	The proposed indoor multipurpose hall has a building height of 10 3m	 4 The following are the development standards for complying development under this clause (a) Building height standard The building height of a building must not exceed 12m
Repealed	Repealed	3 (Repealed)
	supporting the new building	Note Section 76A of the Act also provides that certain development cannot be complying development
	Sydney Water A verification letter is to be provided detailing that the existing on-site sewerane management system is canable of	public sewer except with the written approval of the authority that has management or control of the main

Complying Development Assessment -Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE

		reduced in any manner (if solar
		and 3 pm at the winter solstice) or is
		private open space between 9 am
		to not less than 50% of that principal
		level (being 3 hours of solar access
		is reduced to less than the minimum
		open space of the adjoining property
		ii solar access to the principal private
		minimum level), or
		property is already below the
		habitable room on the adjoining
		manner (if solar access to any
		winter solstice) or is reduced in any
		between 9 am and 3 pm at the
		(being 2 hours of solar access
	development	to less than the minimum level
	is not adversely impacted by the proposed	on the adjoining property is reduced
	private open space of the adjoining properties	I solar access to any habitable room
	the area ensures the habitable rooms and	residential property so that
	the allotment and the subdivision pattern of	must not overshadow any adjoining
Yes	The location of the building, the orientation of	(e) Overshadowing standard A building
		Design Standard—Version 1/09/2006
		publication School Facilities Standards—
		11 05 e of the State government
		performance elements contained in item
		designed to meet the acoustic
		with land zoned residential must be
		less than 20m from a common boundary
		sporting facility or hall that is located
		for the purpose of a gym, indoor
N/A	The development site is not located adjacent	(d) Noise standard A building to be used

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access to the principal private open	
already below the minimum level)	
CONCLUSION	
It is therefore recommended that a Complying Development Certificate subject to compliance with the Building Code of Australia	velopment Certificate be issued for the proposed development, ustralia
Section 94A Contributions do not apply	Belinda Borg
	2.3.2010
Complying Development Assessment - Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE	13

SMOKY DAWSON CENTRE

GALSTAUN COLLEGE MULTIPURPOSE HALL Համազգայն Արշակ Եւ Սօֆի Գօլստըն մեմարան

0913 - A02

EXTERIOR FINISHES & COLOUR SCHEDULE ITEM LOCATION SPECIFICATION CODE SUPPLIER

				00112111
Steel	Roof, Wall Foyer Awning Exposed eaves	Lysaght Longline 305 Zincalume Steel	MR	Lysaught 1800 022 999
Structural Steel	L3 Eaves and all exposed steel L2	Ferrodor Mıd/Brıdge Grey	F1	Dulux Protective Coatings 13 2377
Aluminium	Windows Doors	Satın Spanısh Sılver25 mıcrons	AL	Universal Anodisers (02) 9756 - 6333 207 Newton Road Wetherill Park 2164
Masonry	External walls (North & south)	Off Form Concrete Colour - Natural Finish – Class 2	RC	
Masonry	External walls (East & West)	Alabaster Split faced (to match ex School)	ВК	BORAL Clay & Concrete T 9840 2333

architects	105 RESERVOIR STREET SURRY HILLS NSW 2010 25 NOVEMBER 2009	MAIL@MACCORMICK SIMONIAN COM AU PAGE I OFI
	architects	

Levy Online Payment Receipt



Thank you for using our Levy Online payment system Your payment for this building application has been processed

Applicant Name	HAMAZKAINE REGIONAL COMMITTEE OF AUST
Levy Application Reference	5004037
Application Type	CDC
Application No	2010/13245
Local Government Area/Government Authority	PITTWATER COUNCIL
Site Address	5 CHILTERN ROAD
	INGLESIDE
	NSW
	2101
Value Of Work	\$980,000
Levy Due	\$3,430
Levy Payment	\$3,430
Online Payment Ref	585377874
Payment Date	1/03/2010 2 23 19 PM

NSW LPI Title Search

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Espreon Online Information System **NSW LPI Title Search**

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH ------ -- ---- --FOLIO 1/808703 SEARCH DATE EDITION NO DATE TIME _____ 26/2/2010 4/11/2009 9 56 AM 4 LAND LOT 1 IN DEPOSITED PLAN 808703 AT INGLESIDE LOCAL GOVERNMENT AREA PITTWATER PARISH OF NARRABEEN COUNTY OF CUMBERLAND TITLE DIAGRAM DP808703 FIRST SCHEDULE HAMAZKAINE ARSHAK AND SOPHIE GALSTAUN SCHOOL INCORPORATED SECOND SCHEDULE (6 NOTIFICATIONS) LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND 1 CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S) G972770 RIGHT OF CARRIAGEWAY APPURTENANT TO PART OF THE LAND 2 ABOVE DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM <u>G972770</u> RIGHT OF CARRIAGEWAY AFFECTING PART OF THE LAND 3 ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM 4 <u> H76691</u> COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM RIGHT OF WAY APPURTENANT TO PART OF THE LAND ABOVE 5 <u>H79906</u> DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM MORTGAGE TO AUSTRALIAN SECURED LENDING PTY LIMITED <u>AF89318</u> 6 NOTATIONS UNREGISTERED DEALINGS NIL

*** END OF SEARCH ***

34618

Espreon hereby certifies that the information contained in this document has been provided electronically by the

Warning The information appearing under notations has not been formally recorded in the register

PRINTED ON 26/2/2010 Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900 *Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title

GREENFIELD CERTIFIERS

Search of Folio DP 1/808703 Date 26-02-10 Time 09 56 43 555

Account

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http://www.espreon.com/onl/index.cgi?ezQ9RT1odGx0b2VucSZJRD1sY28mT1BUP 26/02/2010 •

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TOTAL	\$ 13 64
GST	\$124
Misc Charges	\$000
Espreon Property Services Pty Ltd Fee	\$ 5 90
Authority Fee	\$650
Our Reference	111137909
Client Reference	34618
Folio Reference	1/808703
User	admın

Reg R191237 /Doc DL G972770 /Rev 20-Mar-1997 /Sts OK OK /Prt 26-Feb-2010 09 57 /Pgs ALL /Seq 1 of 2 Ref 34518 /Src E						
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Espreon Property Services Pty Ltd

Level 5 77 Castlereagh St Sydney 2000 PO Box A2151 SYDNEY SOUTH NSW 1235 DX 1494 Sydney Telephone (02) 9210 0707 Facsimile (02) 9210 0787 Web Site www.espreon.com

GREENFIELD ACCREDITED CERTIFIERS PO BOX 6160 BAULKHAM HILLS NSW 2153

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23/11/2009

STATUS of enquiry 0001848814

Fax 02 9659 1633

Attention Belinda Borg Your Reference 34618

Re Fron

Galstaun College 5 Chiltern ROAD Ingleside

Emailed

Section 149(2) Certificate

23-11-09

Level 5, 77 Castlereagh St, Sydney 2000 PO Box A2151 SYDNEY SOUTH NSW 1235 DX 1494 Sydney Telephone (02) 9210 0707 Facsimile (02) 9210 0787 Web Site www.espreon.com

0001848814

PITTWATER COUNCIL Section 149 Pt 2 Planning Certificate Environmental Planning & Assessment Act, 1979

Applicant	GREENFIELD ACCREDITED CERTIFIERS DX 885 SYDNEY NSW 1235		Cert No Cert Date Fee Property No	2/2009/0450 19 November 2009 \$40 00 45676
Your Refere	nce			
Address of I	Property	5 CHILTERN ROAD INGLESIDE NSW 2101		
Description of Property		Lot 1 DP 808703		
Strata Unit I applicable)	Details (if			
County	Cumberland	Parish	Narrabeen	

PLEASE NOTE

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The zoning information in this certificate is based on the lot and plan number referred to in this Certificate If the lot and plan number is not the current description of the land then this Certificate will be incorrect Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to which this Certificate relates is identical to the land the subject of the enquiry

A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 1993, is a reference to that instrument, as amended

Pittwater Council ABN 61 340 837 871

All correspondence to be addressed to General Manager Village Park P O Box 882 1 Park Street MONA VALE NSW 1660 MONA VALE NSW DX 9018 MONA VALE

Telephone (02) 9970 1111 Facsimile (02) 9970 7150 Internet <u>www.pittwater_nsw.gov.au</u> Email pittwater_council@pittwater_nsw.gov.au Certificate No 2/2009/0450 Date 19 November 2009

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The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate

ZONING AND LAND USE

EP&A Regulations 2000 Schedule 4 Clause 2

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited for all zones affecting the land as identified on the maps to which PLEP 1993 applies

ZONING MAP

ZONE No 1(a) (NON-URBAN "A")

1 Without development consent

Agriculture (other than pig-keeping or poultry farming), forestry

2 Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited

3 Prohibited

Boarding-houses, bulk stores, car repair stations, commercial premises (other than animal training or boarding establishments, caravan parks, veterinary clinics or riding schools), dwelling-houses, heliports, industries (other than rural industries, home industries, extractive industries or industries directly associated or connected with, or dependent upon, extractive industries), junk yards, motor showrooms, recreation establishments, residential flat buildings, shops, warehouses

ZONE No 9(d) (ARTERIAL ROAD RESERVATION)

1 Without development consent

Drainage, new arterial roads and widening of existing arterial roads

2 Only with development consent

Utility installations (other than gas holders or generating works)

3 Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or only with development consent

Note In addition to the controls contained in Pittwater Local Environmental Plan 1993 clause 29 of the Environmental Planning & Assessment (Savings and Transitional) Regulation 1998 sets out further circumstances where development consent will be required for particular development These circumstances may include development that does not require consent under Pittwater Local Environmental Plan 1993 A copy of clause 29 is attached and marked with the letter A

DUAL OCCUPANCY MAP

MULTI-UNIT HOUSING MAP

FLAT MAP

SECONDARY DWELLINGS MAP

HERITAGE CONSERVATION MAP - SCHEDULE 9

Note Information is only listed where applicable under the headings 'DUAL OCCUPANCY MAP MULTI UNIT HOUSING MAP FLAT MAP, SECONDARY DWELLINGS MAP HERITAGE CONSERVATION MAP – SCHEDULE 9

ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT -SCHEDULE 10

Additional purposes for which development is permissible with development consent pursuant to Clause 44 and Schedule 10 of Pittwater Local Environmental Plan 1993 -

Note Where no additional purposes have been listed under the heading ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT then clause 44 of Pittwater Local Environmental Plan 1993 is inapplicable to the land the subject of this certificate

FURTHER PLANNING CONTROLS

EP&A Regulations 2000 Schedule 4 Clause 2 (e) (f) (g) (h)

Development standard fixing minimum land dimensions required for the erection of a dwelling house

If the land the subject of this certificate is vacant and has a site area of less than 4,000 square metres, then the erection of a dwelling house on this land may be prohibited because of a development standard relating to the minimum area on which a dwelling may be erected. The development standard is contained in clause 17 of Pittwater Local Environmental Plan 1993. Clause 17 contains a number of exceptions to this prohibition, which you should also consider. You should also refer to the application of SEPP No. 1 to development standards.

- Note Where no information has been provided under the heading FURTHER PLANNING CONTROLS then such information is inapplicable to the land the subject of this certificate
- Note Any reference to Draft Local Environmental Plans affecting this land is made in the following section under the heading DRAFT LOCAL ENVIRONMENTAL PLANS"

CLAUSES FROM PITTWATER LOCAL ENVIRONMENTAL PLAN 1993

The following clauses extracted from Pittwater Local Environmental Plan 1993 relate to the subject land. A number of these clauses identify the purposes for which development may be carried out with and without development consent and purposes for which the carrying out of development is prohibited. Council advises any person wishing to rely upon the contents of this document, to rely only upon the text of the Pittwater Local Environmental Plan 1993 and the Environmental Planning and Assessment Model Provisions 1980 as published in the New South Wales Government Gazette

Model Provisions

- 6 (1) The Environmental Planning and Assessment Model Provisions 1980 (in this clause referred to as the "Model Provisions"), except -
 - (a) the definitions of "advertising structure", "advertisement", "car repair station", "dwelling", "educational establishment", "general store", "home occupation",

"light industry", "major road frontage", "mineral sand mine", "parking space", "professional consulting rooms", "public utility undertaking", "recreation facility", "roadside stall", "rural worker's dwelling", "site area", "tavern", "tourist facilities" and "units for aged persons" in clause 4(1), and

(b) clauses 5(5), 12, 15, 16, 17, 18, 23, 24, 26, 27, 28, 30, 31, 32, 33 and 34 and items 1 and 10 of Schedule 1,

are adopted for the purposes of this plan

(2) For the purposes of this plan, the Model Provisions shall be deemed to be amended -

- (a) by inserting in clause 5(1) after the word "within" the words "a foreshore scenic protection area or within",
- (a1) by omitting from clause 8 the words "tree preservation order" wherever occurring and by inserting instead the words "tree preservation and management order",
- (b) DELETED
- (c) by omitting from clause 35(c) the words "carried on in dwelling-houses",
- (d) by inserting in Item 2 of Schedule 1 after the word "drainage" the words "telecommunication services", and
- (e) by inserting in Item 2 (d) of Schedule 1 after the word "electricity" the words "or to provide telecommunication services"

Restrictions on certain development

- 10 A person shall not, without the consent of the council, carry out any of the following development
 - subdivision of land, including subdivision for the purpose of a strata scheme under the Strata Schemes (Freehold Development) Act 1973 or a leasehold strata scheme under the Strata Schemes (Leasehold Development) Act 1986
 - (b) earthworks, including landfill, whether or not ancillary to or preparatory for a purpose for which development may be carried out without development consent pursuant to the Table to clause 9, except in respect of development the subject of consent already granted under the Act or works required pursuant to the implementation of an approval under the Local Government Act 1993,
 - (c) development in respect of
 - (I) land below high water mark,
 - (II) the bed of a creek, lagoon, river, bay or other natural watercourse, or
 - (III) any reclaimed or accreted land

other than development on land to which Pittwater Local Environmental Plan

1993 (Amendment No 1) applies

(d) development for the purpose of an aircraft landing field, helipad, heliport or any other facility for the landing or taking off of aircraft or helicopters

Subdivision in non-urban zones

12 (1) The aim of this clause is to improve amenity and enhance the environment in relation to land to which this clause applies

(2) A person shall not subdivide land within a Zone specified in Column I of the Table to this clause unless the area of each allotment to be created by the subdivision within the Zone will not be less than the area specified opposite that Zone in Column II of that Table

(3) Subclause (2) does not apply to an allotment of land within Zone No 1(a1) that the council is satisfied will be used for the purpose of an education establishment

LE
Column II
Mınımum Area
2 hectares
20 hectares
1 hectare
4,000 square metres

Dwelling-houses in Zone No 1(a), 1(a1), 1(b) or 1(c)

17 (1) Except as provided by this clause, the erection of a dwelling-house on land within Zone No 1(a), 1(a1), 1(b) or 1(c) is prohibited

(2) A person may, without the consent of the council, erect a dwelling-house on an allotment of land within Zone No 1(a), 1(b) or 1(c) where the allotment-

- (a) was created by a subdivision which was not prohibited under clause 12,
- (b) is 4000 square metres or more in area and was lawfully created prior to 13 August 1982,
- (c) was otherwise lawfully created before the commencement of this clause,
- (d) is not within that part of Zone No 1(a) shown hatched blue on the Zoning Map, except as provided for in clause 17A, or
- (e) is not land to which clause 13 or 14 applies

(3) A person may, but only with the consent of the council, erect a dwelling-house on a parcel of land within Zone No 1(a1) which has an area of at least 20 hectares

(4) A person may, but only with the consent of the council, erect a dwelling-house on an existing parcel of land within Zone No 1(a1) having an area of less than 20 hectares but not less than 2 hectares

(5) Except as provided by subclause (6), for the purposes of subclause (4), "existing parcel of land" includes all adjacent or adjoining land held in the same ownership on 8 March 1974

(6) Subclause (5) does not apply with respect to any parcel of land within that land known as Portion 80, Parish of Narrabeen, and in existence on 8 March 1974

(7) A person may, but only with the consent of the council, erect a dwelling-house on an allotment created as a result of a subdivision referred to in clause 13 or 14

Attached dwellings in non-urban zones

21E (1) This clause applies to land within Zone No 1(a), 1(a1), 1(b) or 1(c) (other than land to which Clause 17A applies)

(2) Despite any other provision of this plan, if development for the purpose of a dwelling may be carried out in an allotment of land to which this clause applies, a person may, with the consent of the Council

- (a) alter or add to a dwelling house erected on an allotment so as to create 2 attached dwellings, or
- (b) erect an attached dwelling on an allotment,

but only if there are not more than 2 dwellings on the allotment after the development has been carried out

(3) The Council must not grant its consent to dual occupancy development on land to which this clause applies unless it is satisfied that

- (a) the height of any building proposed to be erected will not exceed 8 5 metres, and
- (b) a minimum of 2 car spaces per dwelling will be provided

Dual occupancy subdivision

21F (1) On and after the day on which Pittwater Local Environmental Plan 1993 (Amendment No 11) commences, consent must not be granted for a subdivision which creates separate allotments for each of the two dwellings resulting from dual occupancy development carried out in accordance with this Division

(2) The separate occupation of the proposed lots illustrated by a proposed strata plan relating to the two dwellings resulting from any such dual occupancy development is prohibited

(3) This clause does not apply to any two dwellings resulting from development carried out pursuant to a consent

- (a) granted in accordance with this Division later than 14 days after Pittwater Local Environmental Plan 1993 (Amendment No 11) was first exhibited under the Act, but only if the application for the consent was made before the expiration of that 14 day period, or
- (b) granted in accordance with this Division on or after 3 March 1995 and before the expiration of that 14 day period, or
- (c) granted before 3 March 1995 in accordance with Sydney Regional Environmental Plan No 12 - Dual Occupancy and Part 2 of State Environmental Planning Policy No 25 - Residential Allotment Sizes and Dual

Occupancy Subdivision, or

 (d) granted on or after 3 March 1995 in accordance with Sydney Regional Environmental Plan No 12 - Dual Occupancy and Part 2 of State Environmental Planning Policy No 25 - Residential Allotment Sizes and Dual Occupancy Subdivision as continued in force for certain development applications made before that date by clause 8 (Savings) of Pittwater Local Environmental Plan 1993 (Amendment No 6)

Development on land within Zone No 1(a)

- 26 A person shall not, on any land within Zone No 1(a), carry out development for a purpose specified in Schedule 8 if any means of vehicular or pedestrian access exists between that land and -
 - (a) a main road, or
 - (b) any part of any public road (other than a main road) that is within 90 metres of the intersection of that road with a main road

SCHEDULE 8

(CI 26)

Airline terminal Animal boarding or training establishment Bus depot Bus station Caravan park Club Educational establishment Hospital Hotel Housing for aged or disabled persons Industry Institution Liquid fuel depot Mine Motel Place of assembly Place of public worship Public building Recreation area Refreshment room Retail plant nursery Riding school Road transport terminal Rural industry Sawmili Service station Stock and saleyard Transport terminal

Buildings, etc , not to be erected without consent - Zone No 9(a), 9(b), 9(c) or 9(d)

A person shall not carry out any development on land within Zone No 9(a), 9(b),
 9(c) or 9(d) so as to render it unfit for the purpose for which it is reserved

(2) Until land within Zone No 9(a), 9(b), 9(c) or 9(d) is acquired by the public authority concerned, the council may, subject to subclause (3), consent to the carrying out of development on that land for any purpose

(3) Deleted

(4) In considering whether to consent to an application for consent referred to in subclause (2), the council shall take into consideration -

- (a) the effect of the proposed development on the costs of acquisition,
- (b) the imminence of acquisition, and
- (c) the costs associated with the reinstatement of the land for the purposes specified in item 1 of the matter relating to that zone in the Table to clause 9
- (5) Deleted

Acquisition of land zoned for reservation

- 29 (1) The owner of any land within -
 - (a) Zone No 9(a) or 9(c),
 - (b) Zone No 9(d), or
 - (c) Zone No 9(b),

may, by notice in writing, require -

- (d) the council,
- (e) the Roads and Traffic Authority, or
- (f) the corporation

respectively, to acquire that land

(2) On receipt of a notice referred to in subclause (1), the appropriate public authority shall acquire the land

(3) This clause shall only apply to land within Zone No 9(d) if it is vacant land, being land upon which, immediately before 7 June 1963, there were no buildings or upon which the only buildings were fences, greenhouses, conservatories, garages, summer houses, private boat houses, fuel sheds, tool houses, cycle sheds, aviaries, milking bails, hay sheds, stables, fowl sheds, pig sties, barns or the like

Suspension of covenants, etc

- 39 (1) For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, any covenant, agreement or similar instrument imposing a restriction on the carrying out of the development does not, to the extent necessary to serve that purpose, apply to the development
 - (2) Nothing in this clause affects the rights or interests of the Council under any

covenant, agreement or similar instrument

(3) Pursuant to section 28 of the Act, before the making of this clause the Governor approved of this clause

Outdoor advertising

- 48 (1) The aim of this clause is to ensure that outdoor advertising
 - (a) conveys advertisers' messages and images while complementing and conforming to both the building on which it is displayed and the character of the surrounding locality, and
 - (b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way, and
 - (c) does not lead to visual clutter through the proliferation of signs

(2) Notwithstanding any other provision of this plan, the following advertisements may be erected, without consent

- (a) an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area),
- (b) a business identification sign on land
 - (i) within Zone No 2(a), 2(b) or 2(e) but only if
 - the sign is not erected on a heritage item and,
 - the sign does not exceed 0 75 square metres in area, or
 - (II) within Zone No 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e), but only if it is not erected on a heritage item and it meets any of the following descriptions
 - a sign located on a shop at a point below the level of the awning and which covers no more than 33% of the area of the shopfront, or
 - If it is located on a shop with no awning, a sign located at a point 3 metres or below the level of the bottom of the first floor, and which covers no more than 33% of the area of the shopfront, or
 - an awning fascia sign, or
 - a suspended under-awning sign, but not more than one for every 3 metres of shopfront length, being a sign not exceeding 2 5 metres in length and 0 5 metre in height and at no point less than 2 6 metres from ground level, or
 - (III) within Zone No 4(b) or 4(b1), but only if it does not exceed 10 square metres in area and covers no more than 20% of the area of the façade of the building,
- (c) a real estate sign on any land,

- (d) a temporary sign on any land,
- (e) a public notice displayed by a public authority/utility giving information or directions about the services provided by it,
- (f) a different advertisement replacing an advertisement for which consent was granted,
- (g) a sign behind, painted or letters stuck onto the glass line of a shop window,
- (h) an advertisement on a motor vehicle used principally for the conveyance of goods or passengers

Exempt and complying development

55 (1) Development of minimal environmental impact listed as exempt development in Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999 is exempt development, despite any other provision of this plan

(2) Development listed as complying development in Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999 is complying development if

- (a) It is local development of a kind that can be carried out with consent on the land on which it is proposed, and
- (b) It is not an existing use, as defined in section 106 of the Act

(3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999

(4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999, as in force when the certificate was issued

Note There are other provisions and development standards within the Pittwater LEP 1993 (including model provisions) which affect the carrying out of development. If you propose to carry out development on the land you should consider these clauses. You are also advised to consider obtaining professional advice regarding the full effect of the Pittwater LEP and other environmental planning instruments which may affect the land.

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000 Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

EP&A Regulations 2000 Schedule 4 Clause 1 (1)

Pittwater Local Environmental Plan 1993

PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000 Schedule 4 Clause 1 (2)

Draft LEP

This plan aims to clarify that the subdivision of dual occupancy development in Pittwater is prohibited including by way of company title scheme

Pittwater Local Environmental Plan 1993 is proposed to be amended

By omitting clause 21F (1) and inserting instead the following words

(1) On and after the day on which Pittwater Local Environmental Plan 1993 (Amendment No 11) commences, consent must not be granted for a subdivision of the two dwellings resulting from dual occupancy development

by omitting clause 21F (2) and inserting instead the following words

Subdivision of land (including without limitation by way of the allocation of the right to use and occupy dwellings in a dual occupancy development based on the ownership of shares in a company) is prohibited with respect to the two dwellings resulting from dual occupancy development

By inserting the following words after clause 21F (3)

(4) Despite subclause (2), the subdivision of a dual occupancy development effected by allocating the right to use and occupy the individual dwellings on the basis of ownership of shares in a company ("company title scheme") where

(a) the company title scheme for that dual occupancy development was created prior to 2 June 2003, and

(b) development consent for the dual occupancy development was granted after 9 February 1996

is development which is permissible with consent

(5) Subclause 4 does not operate in relation to the subdivision of any dual occupancy development where development consent for the dual occupancy development includes a condition to the effect that the development may not be subdivided in the manner described in subclause 4 above

Note Where no information has been provided under the heading PROPOSED LOCAL ENVIRONMENTAL PLANS Council is unaware of any Proposed Local Environmental Planning Instrument that is or has been the subject of community consultation or on public exhibition under the Act applying to the land

DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000 Schedule 4 Clause 1 (3)

Pittwater 21 DCP

The purpose of this plan is to provide best practice standards for development

DCP No 22 - Exempt and Complying Development

This Plan was adopted to

To clearly define types of development that do not require consent and can be carried out without any formal application to Council - this is known as "exempt" development

To clearly define development that may be carried out with consent, that is not an "existing use" as defined in the Environmental Planning and Assessment Act, and that requires a complying development certificate to be issued by Council or an accredited private certifier before starting construction. This is known as "complying" development

Certificate No 2/2009/0450 Date 19 November 2009

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING

POLICIES EP&A Regulations 2000 Schedule 4 Clause 1 (1)

Deemed SEPP - Hawkesbury-Nepean River (No 2 - 1977)

- SEPP NO 1 Development Standards (gazetted 17 10 80)
- SEPP NO 4 Development Without Consent and Miscellaneous Exempt and Complying Development (gazetted 4 12 80)
- SEPP NO 6 Number of Storeys in a Building (gazetted 10 12 82)
- SEPP NO 19 Bushland in Urban Areas (gazetted 24 10 86)
- SEPP NO 21 Caravan Parks (gazetted 24 4 92)
- SEPP NO 22 Shops and Commercial Premises (gazetted 9 1 87)
- SEPP NO 30 Intensive Agriculture (gazetted 8 12 89)
- SEPP NO 32 Urban Consolidation (Redevelopment of Urban Land) (gazetted 15 11 91)
- SEPP NO 33 Hazardous and Offensive Development (gazetted 13 03 92)
- SEPP NO 44 Koala Habitat Protection (gazetted 6 01 95)
- SEPP NO 50 Canal Estate Development (gazetted 10 11 97)
- SEPP NO 55 Remediation of Land (gazetted 28 08 98)
- SEPP NO 64 Advertising and Signage (gazetted 16 3 2001)
- SEPP NO 65 Design Quality of Residential Flat Development (gazetted 26/07/2002) Amendment 2 (gazetted 4/07/2008)
- SEPP Building Sustainability Index BASIX (gazetted 1 7 2004)
- SEPP (Major Projects) 2005 (gazetted 25 05 2005)
- SEPP (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16 02 2007)
- SEPP (Temporary Structures & Places of Public Entertainment) 2007 (gazetted 28 09 2007)
- SEPP (Infrastructure) 2007 (gazetted 21 12 2007)
- Draft SEPP NO 66 Integration of Land Use and Transport
- Draft SEPP (Application of Development Standards) 2004
- SEPP (Affordable Rental Housing) 2009
- SEPP (Exempt & Complying Development Codes) 2008 (gazetted 12 12 2008) As amended

Note Clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 affects the provisions of certain State Environmental Planning Policies and how they apply to the land A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed

COMPLYING DEVELOPMENT

EP&A Regulations 2000 Schedule 4 Clause 3

GENERAL HOUSING CODE

Complying development under the General Housing Code may not be carried out on the land

The land is affected by specific land exemptions

- land that is reserved for a public purpose being 9(d) Arterial Road Reservation, under Pittwater Local Environmental Plan 1993
- land that is bush fire prone land

HOUSING INTERNAL ALTERATIONS CODE

Complying development under the Housing Internal Alterations Code may be carried out on the land

GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development under the General Commercial and Industrial Code may be carried out on the land

Note State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan 1993 In particular clause 1 18 of the SEPP sets out a number of general requirements that the development must satisfy in order for it to constitute complying development This includes at clause 1 18(a) that the development "must be permissible, with consent, in the land use zone in which it is carried out"

COASTAL PROTECTION

EP&A Regulations 2000 Schedule 4 Clause 4

The Council has not been notified by the Department of Public Works that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979

MINE SUBSIDENCE

EP&A Regulations 2000 Schedule 4 Clause 5

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961

ROAD WIDENING AND ROAD REALIGNMENT

EP&A Regulations 2000 Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993
- (i) The land is affected by road widening or road realignment by Pittwater Local Environmental Plan 1993
 (ii) The land is not affected by any road widening or road realignment under any other environmental planning instrument
- (c) The land is not affected by any road widening or road realignment under any resolution of Council
- Note The Roads and Traffic Authority may have proposals that are not referred to in this item For advice about affectation by RTA proposals contact the Roads and Traffic Authority

COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

RESTRICTIONS

EP&A Regulations 2000 Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development

The identified hazard or risk and the respective Council policies which affect the property if any, are listed below

Bushfire Hazard/Risk

This land is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67 The requirements of the NSW Rural Fire Service document *Planning for Bushfire Protection* apply to this land For further information please contact Warringah Pittwater District Rural Fire Service

The property is affected by the following policies adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property from the following acid sulphate soils

Acid Sulfate Soil Manual

Council also has regard to the Acid Sulphate Soil Manual prepared jointly by the Department of Land and Water Conservation and the Department of Urban Affairs and Planning For further information please contact Council's Natural Resources Unit

The property is not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding)

- Note 1 The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above
- Note 2 The Geotechnical Risk Management Policy for Pittwater also applies to certain forms of development as outlined in clause 3.2 (b) (iii) and (iv) of that policy For your information see extract below
- 32(b)(III)

Development Applications that include

- excavations greater than 1 metre deep, the edge of which is closer to the site boundary or a structure to be retained on the site than the overall depth of the excavation and/or
- any excavation greater than 3 metres deep below the existing surface and/or
- any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
- any fill greater than 1 0 metres and/or
- any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to construction on sites with low bearing capacity soils

3 2 (b) (ıv)

- Utility Companies and Public Authorities including Pittwater Council
 - The Geotechnical Risk Management Policy-2007 is to apply to all works by Council or any Authority on public land where identified on the Geotechnical Risk Management Map (P21DCP – BCMDCP083) and subject to Part 4 of the Environmental Planning and Assessment Act requiring the lodgement of a Development Application
 - In relation to other works on public lands and on road reserves subject to Part 5 of the Environmental Planning & Assessment Act is to be in accordance with Pittwater Council's Geotechnical Risk Management strategy for Council Assets

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000 Schedule 4 Clause 7A
Certificate No 2/2009/0450 Date 19 November 2009

The land in question is not subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings

Also, the land in question is not subject to flood related development controls for any other purpose

LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000 Schedule 4 Clause 8

All or part of this land is affected by any environmental planning instrument which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act

Buildings, etc , not to be erected without consent - Zone No 9(a), 9(b), 9(c) or 9(d)

28 (1) A person shall not carry out any development on land within Zone No 9(a), 9(b), 9(c) or 9(d) so as to render it unfit for the purpose for which it is reserved

(2) Until land within Zone No 9(a), 9(b), 9(c) or 9(d) is acquired by the public authority concerned, the council may, subject to subclause (3), consent to the carrying out of development on that land for any purpose

(3) Deleted

(4) In considering whether to consent to an application for consent referred to in subclause (2), the council shall take into consideration -

- (a) the effect of the proposed development on the costs of acquisition,
- (b) the imminence of acquisition, and
- (c) the costs associated with the reinstatement of the land for the purposes specified in item 1 of the matter relating to that zone in the Table to clause 9
- (5) Deleted

Acquisition of land zoned for reservation

- 29 (1) The owner of any land within -
 - (a) Zone No 9(a) or 9(c),
 - (b) Zone No 9(d), or
 - (c) Zone No 9(b),

may, by notice in writing, require -

- (d) the council,
- (e) the Roads and Traffic Authority, or

(f) the corporation

respectively, to acquire that land

(2) On receipt of a notice referred to in subclause (1), the appropriate public authority shall acquire the land

(3) This clause shall only apply to land within Zone No 9(d) if it is vacant land, being land upon which, immediately before 7 June 1963, there were no buildings or upon which the only buildings were fences, greenhouses, conservatories, garages, summer houses, private boat houses, fuel sheds, tool houses, cycle sheds, aviaries, milking bails, hay sheds, stables, fowl sheds, pig sties, barns or the like

CONTRIBUTIONS PLANS

EP&A Regulations 2000 Schedule 4 Clause 9

S 94 Plan No 2 - Open Space Bushland and Recreation

This Plan was approved by Council to levy monetary contributions to ensure that an adequate level of open space, bushland and recreation opportunities are provided as new development occurs **S 94 Plan No 3 - Public Library Services**

This Plan was approved by Council to levy monetary contributions to meet the recreational and informational needs of the potential incoming population as a result of residential subdivision of land, dual occupancy development, and medium density residential development. This will be achieved by increasing available library resources and equipment and improving the capacity of library infrastructure

S 94 Plan No 10 - Material Public Benefits and Dedication of Land

This Plan was approved by Council to enable Council to accept a material public benefit (other than the dedication of land or payment of money), and to enable Council to accept a dedication of land where there is a need for public services or public amenities as a result of new development **S 94 Plan No 18 - Community Service Facilities**

This Plan was approved by Council to levy monetary contributions for the provision of an adequate level of community service facilities to meet the demand as new residential development occurs **S 94 Plan No 19 - Village Streetscapes**

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of village streetscapes in Pittwater's main commercial areas which will be required as a consequence of development in the Pittwater Local Government Area

S 94 Plan No 20 - Ingleside Urban Land Release

This Plan was approved by Council to require payment of a monetary contribution to facilitate the planning and investigation process that Council will need to undertake and implement to facilitate development in the Ingleside Land Release Area

BUSH FIRE PRONE LAND

EP&A Regulations 2000 Schedule 4 Clause 11

Part of the land the subject of this certificate is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67

PROPERTY VEGETATION PLANS

EP&A Regulations 2000

Schedule 4 Clause 12

Note Where no information has been provided under the heading 'PROPERTY VEGETATION PLANS then such information is inapplicable to the land the subject of this certificate

ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

EP&A Regulations 2000 Schedule 4 Clause 13

Note Where no information has been provided under the heading ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006 then such information is inapplicable to the land the subject of this certificate

DIRECTIONS UNDER PART 3A

EP&A Regulations 2000 Schedule 4 Clause 14

Note Where no information has been provided under the heading DIRECTIONS UNDER PART 3A then such information is inapplicable to the land the subject of this certificate

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

EP&A Regulations 2000 Schedule 4 Clause 15

Note Where no information has been provided under the heading SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate

SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

EP&A Regulations 2000 Schedule 4 Clause 16

Note Where no information has been provided under the heading SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

EP&A Regulations 2000 Schedule 4 Clause 17

Note Where no information has been provided under the heading SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997 Contaminated Land Management Act 1997

Section 59 (2)

Note Where no information has been provided under the heading MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997 then such information is inapplicable to the land the subject of this certificate

DEMOLITION OF BUILDINGS

Certificate No 2/2009/0450 Date 19 November 2009

□ PAGE □19□

Pittwater Local Environmental Plan 1993 does not require development consent for the demolition of a building other than for the demolition of any building or work which is an item of environmental heritage or within a heritage conservation area under Pittwater Local Environmental Plan 1993 Where Pittwater Local Environmental Plan 1993 does not require the need for a development consent, clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 provides that development consent is required for the demolition of a building

- Note Please see section headed HERITAGE CONSERVATION MAP SCHEDULE 9" to establish if the land the subject of this certificate has been identified as having heritage significance under PLEP 1993
- Note This advice only relates to the need to obtain development consent under the Environmental Planning & Assessment Act 1979 as amended and Pittwater Local Environmental Plan 1993 Demolition and other controls may also apply under the Heritage Act 1977

Persons relying on this certificate should read the environmental planning instruments referred to in this certificate

The Environmental Planning and Assessment Amending Act 1997 commenced operation on the 1st July 1998 As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998, Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Amendment Regulation 2000

MARK FERGUSON General Manager

ANNEXURE "A"

(a)

(b)

29

Extract clause 29 Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 Certain activities require development consent under amended EP&A Act 1979

- This clause applies to development consisting of (1)
 - (a) a prescribed activity proposed to be carried out within the area of a council or
 - the subdivision of land within the area of a council

including development proposed to be carried out in connection with an existing use but not including development referred to in subclause (2)

- (2) This clause does not apply to development of the kind referred to in subclause (1) that consists of
 - any activity that immediately before the appointed day was specified in item 6 of Part A of the Table to section 68 of the unamended LG Act 1993 (relating to the use and occupation of uncompleted buildings) or any prescribed activity (other than an activity referred to in paragraph (a)) that immediately before the appointed
 - day was exempted excluded or suspended from the requirement for approval Under the unamended LG Act 1993 by the Local Government (Approvals) Regulation 1993 as in force immediately before the appointed day or (i)
 - by a local approvals policy in force under the unamended LG Act 1993 (being a local approvals policy that is still in force at the time the development application for development consent is made) or
 - (III) by or under the provisions of any Act including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979 or
 - any subdivision of land that immediately before the appointed day was exempted from the requirements for approval under the repealed LG Act 1919 by or under the provisions of that or any other Act including the (c) provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979 or (d)
 - any development
 - carried out by the Crown or
 - carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of (11) that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work being development that immediately before the appointed day constituted an activity within the meaning of Part 5 of the

unamended EP&A Act 1979

- (d1) any development consisting of the demolition of a building or work
 - carried out by the Crown or (1)
 - carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of (II) that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work
- any development consisting of subdivision (d2) carried out by the Crown or
 - carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work (n)
- any non structural alterations to a building (d3) carried out by the Crown or (i)
 - carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of (11) that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work any prohibited development or
- (e) (f) (g) (Repealed)
 - any activity within the meaning of Part 5 of the Act
 - in respect of which an application for approval to a determining authority within the meaning of that Part has been made but not finally determined immediately before the appointed day or (1)
 - which was approved by a determining authority within the meaning of that Part before the appointed day and that (11) commences pursuant to that approval not later than 3 years after the appointed day
- Development to which this clause applies may not be carried out except with development consent
- Development consent may not be granted in relation to development for a prescribed activity that involves the erection of a (4) building unless the requirements of Division 4 of Part 1 of Chapter 7 of the unamended LG Act 1993 have been complied with The requirements relating to the notification of proposed development under the amended EP&A Act 1979 (including any
- requirements applied by clause 32 (1)) do not apply to a development application for development for which the requirements referred to in subclause (4) are required to be complied with
- Subclauses (4) and (5) apply only if a local approvals policy (being a local approvals policy with respect to the notification of applications for approvals) is in force under the unamended LG Act 1993 at the time the development application for (6)development consent is made
- This clause has effect (7)(a)
 - despite the existing provisions of an existing EP1 and
 - despite any rezoning of land (whether effected by existing or new provisions of an existing EPI or otherwise) (b)
- (b) despite any reasoning of land (whether enected by existing of new provisions of an existing EP1 of otherwise) but is otherwise subject to the provisions of any new EPI and to any new provisions of an existing EP1
 (7A) Nothing in this clause requires development consent to be obtained for any development for which development consent is
- required to be obtained otherwise than by operation of this clause The consent authority for the purposes of development to which this clause applies is the council unless by or under the Act (8)
- some other person is the consent authority for the purposes of that development
- Despite Part 9 of the amended EP&A Regulation 1994 the fee for an application to carry out development of the kind to which this clause applies being the erection of a building within the meaning of the unamended LG Act 1993 is the fee determined in accordance with an order under clause 33
- (10) (Repealed)
- (11) This clause ceases to have effect on 1 July 2001



ARCHITECTURAL SPECIFICATION

CUEET

Current Australian Standards Specification and BCA Codes shall apply where not in conflict with this STANDARDS

Shall comply with Masonry Code AS 3700 together with any additional standards or codes as deemed relevant to the Concrete Structures Code, AS 2870 Ground Slabs and Footings, AS 3610 Document 1 and as modified by the standards set out below. AS 3600 Formwork for Concrete. BRICKWORK specification. MATERIALS Unless otherwise noted, all materials shall be new and of the best quality of their respective kinds. All items

accordance with manufacturer's current selected, stored and handled will be in published instructions. TERMITE PROTECTION Provide protection to buildings under

construction. Comply with AS 3600 for buildings with suspended floor construction from subterranean termites. Comply with AS 3660 for buildings with slab on ground

mild steel components to AS/NZS 4680

Do not cut after galvanising. STEELWORK Steel Specification Document 2 - 2nd

structures. DEMOLITION Comply to AS 2601. Protect adjacent property from damage or interference. Reinstate or make good any damage. Provide temporary support to sections on work from sections to be demolished. Restrict dust to a minimum. Do not use of the building to be retained which rely demolished materials and remove from the site. Comply with AS 2601 where filling is required. It shall be free of perishable material. GROUNDWORKS Groundworks for stab and footings to comply to AS 2870.1. Do not use explosives. Take possession of explosives

1562.1. Provide all new fully weatherproof and bird proof roofing system of the type shown, complete with for framing shall be minimum stress grade F11. Timber windows and Metal roofing shall comply with AS all necessary accessories, trims, installation to AS 2047. ROOFING

flashings and roof plumbing. Flashings to AS 2904. Self drilling screws to AS 3566. Selection and installation of all metal rainwater goods to AS 2180, all joints to be sealed with silicone sealant.

Cement rendering to comply to AS 3972, type GP Portland and Blended Cements construction. Flashings and damp proof courses to AS/NZS 2904. Steel lintels to comply with AS/NZS 4600 Cold Form Steel Structures Code and Galvanised

Code. Plasterboard to comply to AS/NZS 2588. FLOOR FINISHES Carpet laying to comply to AS 2455. The minimum class to be domestic medium duty under the Australian Carpet Classification Scheme. Timber floor

coveringsto comply to AS 1684. TILING Guidance given in AS 3958.1 and AS 3958.2. Adhesives to AS 2358 and mortar materials to AS 3972. Compliance with AS 374.0 for wet areas. GLAZING

except where concealed in the roof space.

Shall comply with AS 1684 and 1720.

Structures. All steelwork to be galvanised to AS 1214 or AS/NZS 4680

edition. Comply with AS 4100 Steel

Shall comply with AS 1288. Provide

Timber shall be of the species and grades normally used in the work for which the timber is intended. Hardwood

required. ELECTRICAL Comply with AS/NZS 3000, AS/NZS 3008 toughened or laminated glass as

and SAA HB 301. All wiring is concealed - no exposed conduits allowed. Provide Comply with Australian Standards and smoke detectors to BCA. Mechanical consumer mains and connect to the electricity distributor mains. **HYDRAULICS** ventilation to AS 1668.2. Provide

Authorities requirements.

AQUU

relevant Australian Standards and the requirements of the appropriate Authorities. Provide LPG Gas supply. All gas work shall comply with the PLUMBING

AS 3999. The sarking material shall comply to AS 4200.1 and the installation

to AS 4200.2. Supply and installation

shall be in accordance with the

manufacturer's specification. Refer to insulation table located in lower left

corner of the page.

WALL FINISHES

lation material shall comply to

INSULATION

CONCRETE Shall be in accordance with the document ACSE Concrete Specification 5th edition

and the requirements of the appropriate Authorities. All wastes must be trapped plumbing does not effect the stability of External works shall be painted. All hot water pipes shall be insulated. PLUMBING FIXTURES with the relevant Australian Standards the building. All plumbing shall comply and connected to drains. All internal works shall be done in copper tubing. Ensure that the installation of the

fittings with a minimum AAA rating. Hot Where possible provide fixtures and water unit to be min 3.5 stars. DRAINAGE

Provide sewerage and drainage to the

and Water Board. Drain pipes not to be laid within 500mm of footings running parallel with the same and must not be specifications of the relevant Council taken through the footings of the building.

Ensure all vertical pipes between the ground and underside of the building occur 2m in from the perimeter of the

Follow guidance in AS 2311 and AS 2312. Comply to manufacturer's specification. PAINTING

installed by joiner. Build all components square and plumb. Use materials in single lengths where possible. Do not use visible fixings except inside cupboards and drawer units. Scribe bench tops, splash backs, ends of cupboards, kick boards and provide selected colours. High Moisture-Resistant Medium Density Fibreboard(HMR-MDF). returns to follow the line of structure. JOINERY - GENERALLY To AS/NZS 4386.1-1996 (Domestic Kitchen Assemblies - Kitchen Units) Joinery and hardware supplied and Provide decorative laminated sheet if necessary to conceal fasteners or

Note: For Drawers 200mm high fit with DRAWER SLIDES System – Blum Tandem Box Drawer Self Closing System – Blum motion Colour – Powdercoat Silver Locaton - All Drawers Blum 'Box Side"

FURNITURE FITTINGS

Magnetic /touch Catches Shelf Supports Hettich Brass HANDLES

Conceal Hinges: - Hettich 'Euromat Topsafe' DOOR HARDWARE

self closing Opening Angle: 110'/125'/170' Pivot Sliding Door Fitting - Accuride by Hafele CAT. NO. 408.35.371



FOR APPROVAL ONLY NOT FOR CONSTRUCTION

Undercut Undercut Unless Noted Otherwise Water Level Water Resistant

Overall Opposite Reduced Level Siructural Floor Level Similar To Match Existing

tch Existing

External Finished Floor Level Finished Ground Level

ting Level

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TERMS - GENERAL A/L Air Lock ADJ Adjustable BUDG Building CH Ceiting Height CL Centre Line

LEGEND

- Lock justable Ilding Iling Height Arre Line

Floor Level Finished Pelmet Level Fire Resistant Level

Voltage to Scale

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JOB NAVE AND ADDRESS GALSTAUN COLLEGE

25.11.09 27.11.09 16.02.10 21.02.10 21.03.10

CLIENT REVIEW - NOTATION ADDED CLIENT REVIEW - CONSULTATION REVISIONS FOR AUTHORITY APPROVAL

CLIENT REVIEW

ADDITIONAL INFORMATION

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SMOKY DAWSON CENTRE

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HAMASKAINE ARSHAG AND SOPHIE GALSTAUN COLLEGE Համազգայն Արշակ Եւ Սօֆի Գօլստըն ՃԷմարան ARCHITECTURAL - DRAWING LICT

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0913 - A00	DRAWING REGISTER & LEGEND	NTS
0913 - A01	PLAN - SITE & ROOF	1:2000
0913 - A02	PLAN GROUND & BASE	1:200
0913 - A03	PLAN ROOF	1:200
0913 - A04	ELEVATION - NORTH & SOUTH	1:500
0913 - A05	ELEVATION - EAST & WEST	1:200
0913 - A06	SECTION A-A & B-B	1:200

NOTES

BY BEE & LETHBRIDGE SURVEYS DATED 21/09/09; AND ON DRAWINGS PREPARED BY LEFFLER SIMS ARCHITECTS FOR THE EXISTING COLLEGE BUILDINGS DATED JULY 1990. 1. THESE DRAWINGS ARE BASED ON SURVEY INFORMATION PREPARED

ALL STRUCTURAL WORKS TO BE CARRIED OUT & CERTIFIED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.
 DO NOT DEMOLISH, REMOVE, DAMAGE OR RELOCATE ANY ITEMS, OTHER THAN THOSE SHOWN ON DRAWINGS WITHOUT THE CONSENT OF

4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL PROVIDED DOCUMENTS INCLUDING BUT NOT LIMITED TO: LANDSCAPE, STRUCTURAL & HYDRAULIC DRAWINGS, SPECIFICATION & THE ARCHITECT.

SPECIFICATION ANNEXURES. 5. DO NOT SCALE OFF THESE DRAWINGS. USE FIGURED DIMENSIONS

ONLY. VERIFY ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

6. DOOR SWINGS SHOWN ON PLANS TAKE PREFERENCE OVER SWINGS SHOWN ON ANY DOOR ELEVATION.



maccormick simonian architects 105 RESERVOIR STREET SURRY HILLS NSW 2010 T| 9212 0201 F| 9212 0281 mail@maccormick-simonia



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24th March 2010 REF 209142ctf20100324_DW_GeorgeWatts_Structural Design

GreenField Certifiers Pty Ltd PO Box 6160 Baulkham Hills BC NSW 2153

Attention George Watts

I'v koninan Puth c I'U mi tunt Laka Ar var sozna avy Lv Samars en Var Schutz FO Bo 6532 Mort Standy 2059 Fmt ataliana Katistian widin i'r ct

> Telipirone 1011 9:35 - 485 Farsimile -011 - 9857 133

Dear Mr Watts,

CERTIFICATE OF DESIGN AND DRAWINGS HASG COLLEGE, 5 CHILTERN ROAD, INGLESIDE

We wish to certify that our firm has designed/checked the drawings and documents 209142/S0. S1, S2, S3 and S4 and we are satisfied that the structural work of the building to which the design relates will comply with the relevant clauses of the BCA, relevant Australian Standards and is based on the architectural plans supplied

Yours faithfully,

David Wilcox B E (Hons I) MIEAust NPER CPEng Director **DEMLAKIAN CONSULTING ENGINEERS**

/ Structural Engineers

Civil Engineers

Hydraulic Engineers

MULTI-PURPOSE HALL 5 CHILTERN ROAD INGLESIDE

GENERAL NOTES:

- G1. These drawings shall be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions as may be issued during the course of the Contract. All discrepancies shall be referred to the Architect/Engineer for decision before proceeding with the work.
- G2. All dimensions on these drawings are expressed in millimetres. unless noted otherwise. All levels are expressed in metres. Dimensions shall not be obtained by scaling the structural drawings.
- G3. Setting out dimensions shown on the drawings shall be verified by the Contractor prior to commencement of construction/fabrication.
- 64. During construction the Contractor shall be responsible for maintaining the structure in a stable condition and for ensuring that no part of the structure is over-stressed under or during construction activities.
- G5. No penetrations, holes or chases other than those indicated on the structural drawings shall be made in structural elements without the approval of the Structural Design Engineer, unless noted otherwise on the structural drawings.
- G6. All workmanship and materials shall be in accordance with the requirements of the current editions of the SAA codes and the by-laws and ordinances of the relevent building authority. Regulrement to comply with a particular code or standard is deemed to include all relevant amendments as well as all other codes and standards associated with or referred to in the noted code or standard.
- G7. Formal written approval from the Structural Design Engineer shall be obtained prior to proceeding with any detail and/or construction methodology which is shown on these drawings as an alternative.
- G8. The contractor shall be responsible for maintaining the adequate sedimentation control of the site during the time of construction. The above shall include conformance to all relevant requirements of local authorities.
- G9. Before commencing construction the Contractor shall: - verify all dimensions and levels verify location and levels of all existing services on site, if applicable - verify that finished floor levels will enable connection to the existing services.
- G10. Design loading criteria: A. Live loading in accordance with AS1170.1 is as follows: - roof: as per AS 1170.1, clause 3.5.1 -floor: 2.00kPa
- 5.00kPa Ground floor slab
- Live load reduction factors in accordance with AS1170.1 B. Wind loading design criteria in accordance with AS1170.2 are as follows - region - A2
- terrain category 2 C. Snow loading in accordance with AS1170.3 is as follows:
- D. Earthquake loading criteria in accordance with AS1170.4 are as
- earthquake design category N/A
- acceleration coefficient N/A - site factor - N/A
- G11. Fire resistance rating of the structural elements has been designed to comply with the following:
- basement columns 120 mins - basement walls - 120 mins
- ground floor slab 120 mins - other columns - 90 mins
- columns built into fice rated walls N/A - other walls - 90 mins
- steework to be fire rated to BCA requirements where required by covering with fire rated spray, paints or cladding to detail by others.

FOUNDATIONS AND FOOTINGS:

- F1. The footings have been designed for a minimum allowable bearing capacity of 500kPa to rock. Soil conditions to be confirmed on site prior to commencement of footing construction.
- F2. Founding levels shown are provisional and are subject to Engineer's approval of the bearing strata.
- F3. Underside of new footings to be not higher than the underside of existing footings and a constant bearing material to be maintained
- F4. If the underside of new footings exceeds depth of existing footings to achieve required minimum allowable bearing capacity then new footings adjoining the existing footings shall be extended below th existing footings for a minimum of 600mm beyond the face of the footings to underpin the edge of the existing structure, unless noted otherwise.
- F5. It shall be the responsibility of the Contractor to ensure that the minimum allowable bearing capacity, as specified in Note F1 above. is achieved. It shall also be the responsibility of the Contractor to ensure that the bearing material achieved is not reactive. Otherwise the Structural Design Engineer shall be notified for further instructions.
- F6. All loose material shall be removed from the base of excavations prior to the casting of concrete.
- F7. In all locations where excavated surfaces become softened or loosened due to adverse weather, ground seepage, or other causes, all such soft or loose material shall be removed down to
- the level where allowable bearing capacity of foundation material is as specified in Note F1. above. F8. All excavations shall be maintained free of water by provision of relief drains or drainage to suitable collection sumps for removal
- F9. Over excavations under footings shall be back filled with concrete

by pumping or manual means.

Grade 10, unless noted otherwise,

FOUNDATIONS AND FOOTINGS CONTINUED:

- F10. The Contractor shall remove all top soil and soil containing deleterious and organic matter from the area of proposed slabs on ground and provide a min. 50mm thick layer of consolidated sand covered with a waterproof membrane (0.2mm 'Fortecon') lapped and taped in accordance with manufacturers requirements.
- F11. Over excavations under slabs on ground shall be back filled with an approved granular material compacted in layers not exceeding 150mm to achieve minimum 100% of the maximum dry density as determined by AS1289 5.1.1, unless noted otherwise.
- F12. For the purpose of Note F11, the granular material shall be cohesionless material having a plasticity index not exceeding 15 and free of deleterious and organic matter, 100% of the material shall pass the 75mm sieve and material passing the 0,425mm sieve shall have a linear shrinkage not greater than 6%. The material shall be approved for use by the Geotechnical Engineer.
- F13. Where specified on the drawings, the compacted subgrade shall comply with the following requirements: a) Material shall be selected from an approved source, shall be free of vegetation matter and balls of clay and shall comply with the following - CBR value after 4 days spaking shall be not less than 50 when compacted to at least 100% of maximum dry density as determined by AS1289 5.1.1 - Maximum linear shrinkage shall be 6%





The fraction passing the 0.075 sieve shall not exceed 67% of that passing the 0.425mm sieve. - The fraction retained on the 2.36mm sieve shall consist of hard durable particles or fragments of stone, gravel or sand and shall not include any material that breaks up when alternately wetted and dried." - The fraction passing the 0.425mm sieve shall have a liquid limit not greater than 25 and a plasticity index not greater than 6.

b) Subgrade material shall be compacted in layers not exceeding 150mm to a minimum 100% of the maximum dry density as determined by AS 1289 5.1.1 c) The material shall be approved by the Geotechnical Engineer

F14. The structural drawings shall be read in conjunction with the Geotechnical Investigation Report No. 2997 dated 30th November 2009 prepared by Crozier Geotechincal Consultants, All recommendations of the Report with repard to site preparatio excavation, footing construction, etc. shall be followed

CONCRETE WORK:

C1. All concrete materials and workmanship shall be in accordance with AS 3600.

Element	Max. Slump	Max. Agg Size	Cement Type	Admixture	MPa Concrete Grade
Foatings	80	20	Å	Nit	25
Other	80	20	A	NIL	32

C3. Clear concrete cover to reinforcement shall be as follows, unless otherwise shown on these drawings:

		Cast in forms complying with A53610				
Element	Condition 1 (not to be exposed to weather, groundwater, or fresh water)	Condition 2 (to be exposed to weather, groundwater or fresh water)	Condition 3			
Pad footings & Pile caps	25	45	45			
Strip footings	25	45	45			
Bored or cast Piers	-	45	45			
Columns	40	45	-			
Walls, incl. retaining	20	45	-			
Beams	25	45	-			
Stabs	20	45				
Reinforcement adjacent fg hollow blocks integral with structure	20	20				

Note1: Slabs poured over an impermeable membrane on ground are Note 2: Concrete elements exposed to corrosive vapours, corrosive ground water, sea water or spray are to have

- C4. All concrete shall be normal density concrete, unless noted
- C5. Minimum cement content shall be 310 kg/m³. Water/cement ratio for concrete shall be kept to a minimum and shall not exceed 0.55. Water shall not be added to ready mixed concrete after the batch
- C6. The concrete shall be tested for compliance in accordance with
- Sizes of concrete elements do not include the thickness of applied

CONCRETE WORK CONTINUED:

- CB. Construction joints shall be cleaned of all loose and foreign materials, scabbled and dampened immediately before casting the following concrete. If specified on the drawings, an approved epoxy based bonding agent shall be used. Construction joints other than those indicated on the structural drawings shall not be made without a prior approval of the Structural Design Engineer.
- C9. Beam depths are written first and include slab thickness, if any, unless noted otherwise.
- C10. All formwork shall comply with AS 3610. Minimum stripping times for formwork shall be as recommended in AS 3610 or as otherwise directed by the Engineer.
- Cover to reinforcement shall be maintained during casting concrete by use of metal chairs, plastic chairs or concrete chairs spaced at maximum 750mm centres in each direction (minimum 2 chairs in each direction). For work in contact with ground, chairs shall be supported on metal or plastic plates.
- C12. Reinforcement and formwork shall be approved by the Engineer prior to casting concrete. The Engineer shall be given minimum 24 hours notice for the inspection required.
- C13. Initial curling of concrete shall commence no later than 2 hours after concrete casting has been completed. The concrete shall be kept continually moist for at least 24 hours by: a) Ponding or continuously sprinkling with water. b) Use of an absorptive cover kept continuously wet.
- C14. Final curing shall immediately follow initial curing and shall be continued for 7 days. One of the following curing methods shall be adopted for final curing: a) Continuing the initial curing method. b) Use of moisture retaining covering approved by the Engineer.
- Such cover shall be firmly held against the concrete surfaces and shall be maintained undamaged during the curing period. C15. No holes or bores other than those shown on the structural drawings shall be made in concrete elements without the prior
- approval of the Engineer. C16. Unless noted otherwise, all conduits in structural elements shown on the structural drawings shall be placed above bottom reinforcement and below top reinforcement and as close to the centre of the element as practicable. Minimum clear spacing between conduits shall be 50mm. No other conduits than those shown on the structural drawings are allowed in structural
- C17. 'R' denotes plain round bars grade 250R conforming to AS 1302. 'S! denotes plain round bars grade 2505 conforming to AS 1302. 'SL' denotes welded wire reinforcing fabric grade 500 conforming to AS 4671 'N' denotes deformed bars, grade 0500N conforming to AS 4671.
- C18. Reinforcement shown on the structural drawings is represented diagrammatically and not necessarily shown in true projection. The Contractor shall be responsible for ensuring that the true position of reinforcement is such that the concrete can be properly placed and compacted in accordance with AS 3600.
- C19. Bending radii shall be according to As 3600, unless noted otherwise.
- C20. Splices in reinforcement shall be made only in the positions shown on the structural drawings or as otherwise approved by the Structural Design Engineer. Where the lap length is not shown on the drawings, it shall be sufficient to develop the full strength of the reinforcement.
- C21. Fabric reinforcement shall be lapped 300 minimum at ends and sides unless noted otherwise. Laps in positions of maximum bending moments are not permitted.
- C22. Welding of reinforcement shall not be permitted, unless specified on the structural drawings.
- C23. Longitudinal horizontal N12 reinforcing bars shall be provided at the maximum spacing of 250mm along both faces of all beams whose overall depth exceeds 750mm.

C24. 'BONDEK' panels, where specified, shall be fastened to structural steelwork by one weld per every second panel. Puddle welds shall be located adjacent to female side flap flange, and shall be formed by burning through the pan and forming a Ø12 puddle. The recommended welding rods are 3.23mm cellulose iron power AC/DC high penetration electric type.

STRUCTURAL STEEL:

- S1. Steelwork materials, fabrication and erection shall comply with requirements of as4100, unless noted otherwise.
- S2. Unless otherwise noted, all steel shall be in accordance with: AS 3679.1 grade BHP~300 plus for hot rooled sections. AS 1163 grade C350 for RHS sections. AS 1163 grade C350 for CHS - diameter 168.3 to 457.0 AS 1163 grade C250 for CH5 - diameter 42.4 to 165.1
- S3. Cold-formed steelwork shall comply with AS 1538, roll formed from hot-dipped zinc-coated high strength steel grade: G450-Z200, G500-Z200 or G550-z200 conforming to AS 1397
- 54. All bolts shall be commercial bolts, grade 4.6, conforming to AS 1112, unless noted otherwise.
- All high strength structural bolts, grade 8.8, marked on the structural drawings as: (B.8) - shall conform to AS 1252. High strength structural bolts shall be installed with snug-tight only, unless noted atherwise. High strength structural bolts designed as working in friction type mode - marked on the structural drawing as: (8.8-TF) - shall be fully tensioned in accordance with AS4100. Contact surfaces of the connection shall be left uncoated. High strength structural bolts designed as working in bearing type connections - marked on the structural drawings as: (8.8-TB) shall be fully tensioned in accordance with AS4100.

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- included as condition 2.
- reinforcement cover as noted on the drawings.
- otherwise.
- has left the batching plant.
- AS3600, Section 20.

S6. All holding down bolts shall be commercial bolts, grade 4.6 or be made from bars with minimum yield stress of 250MPa unless noted otherwise. 57. All botts shall be in holes complying with relevant Australian

STRUCTURAL STEEL CONTINUED:

- Standards and allowing for adequate fabrication and installation tolerances, as well as any reasonably expected movements in the building, as required. S8. Fillet welds shall be full length continuous welds, unless noted
- otherwise. Fillet weld sizes as specified on the drawings refer to fillet weld leg size and not to throat thickness. S9. Butt welds shall be complete-penetration full length continuous
- welds, as defined in AS 1554, unless noted otherwise. S10. All welding shall be in accordance with AS 1554, category: Special Purpose (SP) using electrode types E48xx, and shall be performed by a qualified welder. General Purpose welding - if specified - is shown on the structural drawings by a symbol: (GP) located next to the weld leg size/length specification.
- S11. The contractor shall verify that all members can be assembled and erected properly. S12. Prior to commencement of fabrication the contractor shall submit to the Structural Engineer three (3) copies of shop detail drawings
- for approval. No steelwork shall be fabricated until the final written approval of shop detail drawings has been received by the Contractor.
- S13. All bolts, nuts and washers shall be hot-dip galvanized in accordance with AS1214 and AS 4680, unless noted otherwise.
- S14. All steelwork encased in concrete or blockwork shall be hot-dip galvanized in accordance with AS 4680. Unless noted otherwise.
- S15. Camber, where indicated, shall be provided as follows: span/360 at midspan, unless noted otherwise. S16. Ceiling systems, ductwork, etc., to be suspended from purlins or beams shall be fixed with hook bolts through the centre of
- purlin/heam web. The flange of purlins, girl's or beams shall not be holed, unless noted otherwise on the structural drawings.
- S17. The ends of all tubular members shall be sealed with 4mm thick plates welded with 3mm continuous fillef welds all round, unless noted otherwise.
- S18. All specified propritary products shall be installed and used strictly in accordance with the manufacturers specifications and
- S19. Concrete fire encased steelwork shall be wrapped with FGW41 or S5 wire at 150 centres and shall have minimum 50mm cover, unless otherwise noted.

Surface Preparation (AS1627-Part 1)	Treatment or Coating
Grit blast to Class 2.5	Hot dip galvanised,
Hand or powerfooled clean to Class 2	Specific Paint design by others
Hand or powerfooled clean to Class 2	2 coats of Inorganic Zinc Silicate primer or equivalent (total OFT 70 jum)
	Preparation (AS1627-Part 1) Grit blast to Class 2.5 Hand or powerfooled clean to Class 2 Hand or powerfooled

- S21. All steelwork in the ground shall be encased in concrete with minimum cover of 75mm all round.
- S22. For all steel beams bearing onto brickwork, 200x100x10 bearing plates shall be provided fully bearing on min. 15mm thick non shrink grou

MASONRY:

M1. All workmanship and materials shall be in accordance with AS 3700. M2. Except where varied by the Contract Documents, strengths of bricks, class of blocks and type of mortar (portland cement : bydrated lime : sand) shall be :

Element	sand) shall be Material	Strength or class of masonry units	Mortar Type
Walls	Brickwork	20MPa	M4 (1:1:6)
Walls	Blockwork	15MPa	M4 (1:1:6)

- M3. All props and formwork for floor beams and slabs shall be removed before commencement of construction of any masonry walls or partitions on this floor.
- M4. Vertical control joints shall be provided in all block walls at a maximum of 15 metres centres and in all brick walls at a maximum of 8 metres centres or where indicated on plan.
- Non load bearing masonry M1.1 Where walls are non load bearing at either horizontal or vertical faces they shall be separated from the load bearing structure by a minimum 20mm and 10mm respectively. Refer to architect for
- M1.2 All brickwork shall be reinforced with 'Bricktor' or approved equivalent every 4th course, and also above and below openings.
- M1.3 All brickwork shall be fixed to adjacent steel or concrete framework by standard brick fies at 600 centres maximum.
- Load bearing brickwork masonry M2.1 No chases shall be cut into load bearing masonry without the approval of the Engineer.
- M2.2 Provide joints between the underside of concrete stab and top of load bearing masonry using 'Super Alcore' or approved equivalent. Greased slip joints shall not be used. Refer to drawings for slip bearing under beams,

PRELIMINARY

NOT FOR CONSTRUCTION

- MASONRY CONTINUED:
- M2.3 Only load bearing masonry is shown on the structural drawings. Load bearing reinforced or unreinforced blockwork masonry M3.1 Concrete masonry blocks shall have a minimum characteristic
- compressive strength F'b = 15MPa. M3.2 Concrete blocks shall conform to AS 2733. Bond beam blocks and lintel blocks shall be used to form bond beams and lintels respectively. Top groave blocks shall be used elsewhere where horizontal reinforcement is required, double flush blocks shall be used where horizontal reinforcement is not needed. All horizonta
- reinforcement shall be laid within the body of the top groove blocks and be completely encased in grout, unless noted otherwise. M3.3 All blocks must be cured for minimum of 28 days before
- transportation to site. M3.4 Grout shall be in accordance with AS 3700, Clause 2.4 and comply

Max aggregate size (mm)	Slump (mm)	f'c at 28 days - (MPa)
10	230	20
- minimum cement cont - water/cement ratio		oduce a pouring

- M3.5 Concrete used for bond beams, lintels, etc. shall comply with requirements of AS 3600.
- M3.6 'R' denotes plain round bars grade 250R conforming to A\$1302. 'S' denotes plain round bars grade 250S conforming to AS1302. 'N' denotes deformed bars, grade D500N conforming to A54671.
- M3.7 Bending radii for reinforcement shall be in accordance with A\$3600
- M3.8 Unless noted otherwise all blockwork shall be reinforced as follows al Vertical reinforcement:
 - -N16 at 400mm centres, and -N16 at both sides of all openings, and -N16 in all wall corners
- bl Horizontal reinforcement -N16 at 400mm centres, and
- -N16 at bottom of all openings (projected minimum 600mm beyond both sides of openings!
- M3.9 Minimum cover to reinforcement shall be: 20mm from inside face of the block, unless shown otherwise:
- M3.10 Unless noted otherwise, reinforcement splices shall be:
- 40 times bar diameter
- M3.11 Distance between vertical bar splices shall be not less than 1600mm centres, unless noted otherwise
- M3.12 Vertical reinforcement at any level shall be correctly positioned and securely fied to starter bars projecting from construction below prior to placing blocks. As construction progresses, vertical reinforcement shall be securely field to horizontal reinforcing bars, so it is not displaced from its correct position during grouting.
- M3.13 Mortar joints shall be 10mm thick.
- M3.14 Cores shall be grouted as follows: every core.
- M3.15 All blocks shall be laid dry and wetting shall not be permitted during or after laying.
- M3.16 Internal mortar fins shall be removed during placement of blocks. M3.17 In construction of blockwork walls that are required to perform as retaining walls, mortar shall be applied over the full end face area of each block, so as to completely fill the vertical joints between
- the blocks. M3.18 All masonry shall be cured for at least 2 days before grouting of
- cores M3.19 All masonry shall be approved by the Engineer before grouting of
- M3.20 Clean-out holes shall be provided at the bottom of all grouted cores in any lift. Care shall be taken to ensure that all grouted cores are free from obstructions and the bottom of cores are
- thoroughly cleaned from mortar, dust and dirt immediately prior to commencement of grouting. maximum height of 1.2m, unless core filling is carried out by
- M3.21 Masonry walls shall be costructed and grouted in lifts limited to a
- pumping using a sultable approved pump mix, in which case the
- maximum lift shall be 3.0m. M3.22 Pour shall be stopped 50mm below top of block to provide a key
- for the following pour.
- M3.23 Immediately after placing, infill grout shall be thoroughly
- vibrators).
- compacted by rodding or by mechanical vibration (small immersion
- M3.24 Reinforcement shall be left undisturbed for at least 12 hours
- after grouting. Any reinforcement showing signs of separation from grout shall render that section of the wall liable to rejection.
- M3.25 At the completion of a day's work and during rainy weather tops to cores or wetting of blocks.
- and sides of all walls shall be covered to prevent rain penetration M3.26 Where bond beams join bond beams in walls at the right angle at
- building corners and at 'T' junctions, reinforcement shall be cogged for a distance equal to a minimum lap length, unless noted otherwise. The same is required for horizontal reinforcement of the walls.



M3.27 Waterproofing and drainage to back of the retaining walls shall be

MASONRY CONTINUED:

matter.

otherwise:

Element

Joists

Solid

Blocking

Beams

otherwise.

qualified welder

unless noted atherwise

heads and nuts as follows:

- standard round washers

accordance with AS1214 and AS4680.

incorporation into the Works.

otherwise.

LIST OF ABBREVIATIONS

CTS

C.T.J.

CFW

0.1

E.J.

F.S.B.W.

F.S.

L.V.

N.F.

N.S.

S.S.L.

U.N.O.

U/S

CLIENT:

T.L.

N.S.O.E

N.S.0.P

Batton

Both Sides

Centres

Brick Course

Dawel Joint

Each Face

ach Way

Far Face

Far Side

Construction Joint

Continuous Fillet Weld

Contraction Joint

Expansion Joint

Ground Level

Length Varies

Mass Concrete

Keyed Joint

Near Face

Near Side

Tool Joint

Underside

ARCHITECT: MACCORMICK SIMONIAN

Reduced Level

Finished Floor Level

Full Strength Butt Weld

Not Shown On Elevation

Structural Slab Level

Unless Noted Otherwise

Not Shown On Plan

fillet welds of connection plates, cleats, etc.

(one on each face of connected members) and located

Against steel:

Against timber:

TIMBER

provided as required by the specifications.

stability during construction.

unless otherwise noted.

M3.28 Temporary propping to walls shall be provided where required for

T2. Timber quality shall be as tabulated below, unless noted

Sel.merch S5

Pine SD6

Species

Oregon

Canada

Pine

supporting walls and beams, typical.

manufacturer's recommendation

assembled and erected properly.

comply with AS4100, steel grade 250,

nominal diameter as the diameter of the bolt used."

T11. Unless noted otherwise washers shall be provided under all bolt

- 65x65x5 square washers - for 20mm diameter bolts

50x50x3 square washers - for 12mm diameter bolts

- 40x40x2,5 square washers - for 10mm diameter bolts

~ 57x57x4 square washers - for 16mm diameter bolts

frength

Grade

F7

FS

F16

Group

55

M3.29 Retaining walls shall be backfilled after obtaining Engineer's approval, with clean granular filling, free from clay and organic

T1. All timber framing work shall comply with AS1684 and AS1720,



T3. Provide solid blocking between each alternate joists over all T4. All exposed LVL timber shall be treated with Inner Guard to

T5. The contractor shall verify that all timber members can be

T6. Steel components used for timber member connections shall T7. Fillet welds shall be full length continuous welds, unless noted

TB. Welding shall comply with AS1554 using electrode type E41xx or

E48xx, category: General Purpose (GP) and shall be performed by a

T9. Bolts used for timber connections shall be commercial bolts, grade 4.6, conforming to AS1111 fitted with nuts conforming to AS1112,

T10. Bolt holes drilled through assembled timber shall be of the same

T12. All bolts, nuts and washers shall be hot-dipped galvanized in T13. All bolts shall be re-rightened at the completion of construction.

T14. Where necessary, timber shall be chamfered locally to just clear T15. Where proprietary connectors are specified on the drawings, they shall be installed and used in accordance with the manufacturer's specifications and recommendations. Use of substitutes shall be

approved in writing by the Structural Design Engineer prior to T16. All toothed and nail plate connectors shall be installed in pairs

symmetrically about the joint line, sp the same number of teeth/nails is driven into each connected member. All nail-on plate connectors shall have all holes filled with nails, unless noted

T17. All timber member sizes and timber to timber connections which are not specified on the drawings shall be in accordance with



STRUCTURAL DRAWINGS

SO. STRUCTURAL NOTES & DRAWING SCHEDULE

S1. FOOTING AND BASEMENT SLAB PLAN

S2. GROUND FLOOR SLAB PLAN

ROOF FRAMING PLAN

S4. PORTAL FRAME ELEVATION

2010 1324 Warning: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Greenfield Accredited Cartifiers does not neties a the Structural Engineer of their responsibility to ensure the structural adoquacy of the project.



Intelligent Thinking in Engineering

Demlakian Engin	eers Psy Limited
T/A Demlakian Cons	ulling Engineers
ABN	25 270 948 695
Level 2	. 5 Ridge Street
	dney NSW 2040
Telephone:	(02) 9955 4485
Facsimile:	(02) 9955 6122

Z

N

ORIGINAL: A1 DWG

www.demlakign.com.au

DESIGNED: D.F. DATE: 16:03.10

MACCORMICK SIMONIAN ARCHITECTS	PROJECT:	MULTI-PURPOSE HALL 5 CHILTERN ROAD INGLESIDE		DATE: 16.03.10 CHECKED: D.W. 14.2
HAMAZKAINE ARSHAK & SOPHIE GALSTAUN SCHOOL	TITLE:	STRUCTURAL NOTES & DRAWING SCHEDULE	DRAWING; SO	REVISION:
	COPYRIGH	T. DRAWINGS ISSUED UNDER LICENSE BY DEMLAKIAN CONSULTING E	ENGINEERS	





PTION	DIMENSIONS	REINFORCEMENT
CORE FILLED	200W	N12-400 B.W.
ING	300D x 400W	3 WIRE L11 T.M. (T&B) WITH R6-600 TIES, TYP
ING	300D × 700W	3 WIRE L11 T.M. (T&B) WITH R6-600 TIES, TYP
G	1000 × 1000 × 300D	3N16 (T&B) B.W.
EDESTAL	700 × 350	3N16 E.F. WITH N12-200 TIES
EDESTAL	430 × 250	3N16 E.F. WITH N12-200 TIES
HICKENING	300 × 400	3 WIRE L11 T.M. (T&B) WITH R6-600 TIES, TYP
HICKENING	300 × 400	3 WIRE L11 T.M. (T&B) WITH R6-600 TIES, TYP







GROUND FLOOR SLAB PLAN SCALE 1:100 130mm THICK SLAB WITH SL82 FABRIC (T) ON APPROVED WATERPROOFING MEMBRANE ON 50mm SAND BLINDING LAYER TYPICAL U.N.O. ADDITIONAL SLAB REINFORCEMENT SHOWN ON PLAN. REPRESENTS 200 BLOCKWORK WALL CORE FILLED REINFORCE WITH N12-400 BOTH WAYS 22 INDICATES 610UB113 COLUMN INDICATES 310UB46.2 WIND COLUMN INDICATES 76.1 x 3.6 CHS COLUMN INDICATES 300D × 400 WIDE THICKENING REINFORCED WITH 3 WIRE L11 TRENCH MESH (T) INDICATES 200 THICK × 2500 WIDE THICKENING REINFORCED WITH SL82 MESH (T&B) Conference on the second REINFORCEMENT SCHEDULE T1 N12-300 (T) B1 NOT USED NOTE: THE SHOP DETAILER IS TO PREPARE DETAILS OF ALL MEMBER CONNECTIONS TO BE CAPABLE OF TRANSFERRING FULL MEMBER CAPACITY. DETAILS TO BE SUBMITTED TO NETEN DE 1 3 2 4 5 ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE. ural Details C.C. No. Warning: A comprehensive check of the Structural Design has not been carned out & the approval of the relieve the Structural Engineer of their responsibility Demlakian Enginears Pty Limited T/A Demlakian Consulting Engineers ABN 25 270 948 695 LUN Level 2, 5 Ridge Street North Sydney NSW 2060 Telephone: (02) 9955 4485 Facsimile: (02) 9955 6122 P.O. Box 6553 North Sydney 2059 DEMLAKIAN -E-mail: info@demlakian.com.au www.clemlakiain.com.au ENGINEERING ORIGINAL: A1 DWG Intelligent Thinking in Engineering DESIGNED: D.F. DATE: 16:03:10 DRAWN: J.H. CHECKED: D.W. PROJECT: MULTI-PURPOSE HALL 5 CHILTERN ROAD - INGLESIDE 209142 DRAWING: REVISION: TITLE: GROUND FLOOR SLAB PLAN **S2** NOTE: (O. COPYRIGHT, DRAWINGS ISSUED UNDER LICENSE BY DEMLAKIAN CONSULTING ENGINEERS



 200 10	PRELIMINARY	ARCHITECT: MACCORMICK SIMONI ARCHITECTS		
	NOT FOR CONSTRUCTION	CLIENT:	HAMAZKAINE ARSHAK & SOPH	
 BY	INVITOR CONSTRUCTION		GALSTAUN SCHOOL	





TYPICAL PORTAL FRAME - 6500 SPACING SCALE 1:50

TAG	SIZE
FB1	75 x 75 x 5.0 EA AT 2400 CTS FLY BRACE
FB2	75 x 75 x 5.0 EA AT 6000 CTS FLY BRACE
RB1	530UB92.4 RAFTER
RB2	310UB46.2 RAFTER

RB1

 	PRELIMINARY	ARCHITECT: MACCORMICK SIMONIAN ARCHITECTS	
 BY	NOT FOR CONSTRUCTION	CLIENT:	HAMAZKAINE ARSHAK & SOPHI GALSTAUN SCHOOL
 Di			



10th March 2010 RET 209143ctf20100310_DW_GeorgeWatts_Sewage Treatment System Inspection

GreenField Certifiers Pty Ltd PO Box 6160 Baulkham Hills BC NSW 2153

Attn George Watts

Dea1 George,

RE HYDRAULICS CERTIFICATE HASG COLLEGE, 5 CHILTERN ROAD, INGLESIDE

Further to your request we confirm that a suitably qualified engineer inspected the above site in regard to assessing the condition of the existing sewage treatment system and to ensure its adequacy for integration with a new system from the proposed multi-purpose hall

The existing sewerage system, including septic tank and aeration tank, were visually inspected on 9th March. 2010 by Mr David Wilcox and Mr Diran Fabricatorian Our firm has also reviewed previous site hydraulic drawings 90897/ H01B, H02B, H03B. H07A and HZ2\3 prepared by Smith Paul & Partners and the Martins Wastewater Management Study, Report No 2001E609JR1

Based upon the above, it is our opinion that the current system will be adequate for any integration from the proposed new Sinokey Dawson Centre with minimal alterations

Yours faithfully,

1 1

David Wilcox B E (Hons I) MIEAust NPER CPEng Director DEMLAKIAN CONSULTING ENGINEERS

Structural Engineers

Civil Engineers

EMLAKIAN

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D



