

Building Regulations, Certification & Fire Safety Consultants

23 July 2012

construction, compliance & occupation certificates
 fire safety inspections for building upgrades
 pre-development compliance advice
 principal certifying authority (PCA)
 liaising with local authorities
 BCA compliance reporting
 project management
 building approvals
 strata approval

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

Attention: Planning Department

Dear Sir/Madam,

2 4 JUL 2012 PITTWATER COUNCIL

RECEIVED

RE: DA 155/12 & CC 220/12 MLC ADVICE CENTRE 1753, PITTWATER ROAD, MONA VALE NSW 2103

Please find attached a copy of the Construction Certificate and Appointment of PCA for the proposed development.

A Construction Certificate has been approved by:

- Accredited Certifier, Mr. Peter Antcliffe.
- PCA for this Development Consent is Mr. Peter Antcliffe

This Construction Certificate relates to the Alteration and additions to the existing building including the creation of three new tenancies within an existing tenancy for commercial uses and fit-out of one of the three tenancies at the above mentioned address.

We have enclosed the following documents for Council's record:

- 1. An Approved Construction Certificate with the supporting documentation;
- 2. Appointment of PCA, and;
- 3. Notice of Commencement, which is two days from Council receipt of this application.

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises.

If you have any queries regarding the above or if Council requests additional information in relation to this development, please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

Yours faithfully,

Peter Antcliffe Building Certificates Australia Pty Ltd

CC:- Sydney Interior Projects

\$36 REC. 324582 24/

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CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979

	-
Certificate No.	220/12
Subject Land Lot and DP:	MLC Advice Centre 1753, Pittwater Road, Mona Vale NSW 2103 Lot 1 DP715158
Applicant Name: Address: Ph:	– Delmege Asset Management PO BOX 885, Narrabeen NSW 2101 02 9905 9444
Owner of the Land or Person with benefit of Development Consent Name:	 Kethel (Investments) Pty Ltd
Description of Building Works	Alteration and additions to the existing building including the creation of three new tenancies within an existing tenancy for commercial uses and fit-out of one of the three tenancies.
BCA Classification	– Class 5
Cost of Building Works	- \$115,577.00
Principal Contractor/Builder	 Sydney Interior Projects
Development Consent DA No.: Determination Date: Consent Authority:	– 155/12 6/07/2012 Pittwater Council
This Construction Certificate Date of CC application: Determination: Date of Determination:	– 19/07/2012 Approved 23/07/2012
Approved Plans	 Plans prepared by Dee Why Drafting Dated 22/05/2012, Drawing# 1,2.
Attachments	 Appendix of Supporting Documents
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	 A1 - Accredited Certifier - Building Surveying Grade 1 BPB 0009 Building Professionals Board
I certify that:	
 the work, if completed in accordance wi verified by the certifying authority as m 	th documentation accompanying the application for the certificate (with such modifications ay be shown on that documentation), will comply with the requirements of <i>Environmental ion 2000</i> as are referred to in sec. 81A (5) of the <i>EP&A Act 1979</i> .
Signed:	Date: 23/07/2012

Peter Antcliffe **Accredited Certifier**

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BUILDING CERTIFICATES AUSTRALIA PTY LTD Building Regulations, Certification & Fire Safety Consultants ABN 45 105 050 897

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APPENDIX OF SUPPORTING DOCUMENTS FOR CC 220/12

Att	achments:	
1.		Completed Construction Certificate and Appointment of PCA Application Form. (Signed by the all Owner/s of the Building)
2.		Pre Construction Certificate inspection record.
З.		The building Fire Safety Schedule;
	3.1.	Details of what fire services will be affected/ altered due to this development.
	3.2.	Provided Fire Safety Certificate/Statement/Schedule.
4.		Supporting Drawings and Design Statements;
	4.1.	BCA Compliance Design Statement:
	4.1.1.	Design Confirmed By: Nick Koncervic dated 13/07/2012 and Michael Eisenhuth dated 13/07/2012
	4.2.	Construction Certificate Architectural Plans;
	4.2.1.	By: Plans prepared by Dee Why Drafting dated 22/05/2012, Drawing numbers:1,2.
5.		If costs of works exceed \$25,000, submit either the receipt of payment of the Long Service Levy (LSL) or provide a cheque made payable to the Long Service Payments Corporation for 0.35% of the construction cost, along with the attached LSL Application Form.
		LSL can be paid over the internet, go to: <u>https://levy.lspc.nsw.gov.au</u>
	5.1.	Receipt of payment of the Long Service Levy (LSL) Dated: 12/07/2012
6.		Builder's details:
	6.1.	Builders Name: Sydney Interior Projects Pty Ltd



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RECORD OF SITE INSPECTION

Issued under the Environmental Planning and Assessment Regulation 2000 Record of inspections conducted under section 129C, 143C

Subject Land:	MLC Advice Centre 1753, Pittwater Road, Mona Vale NSW 2103		
Type of Inspection:	Pre CC Inspection		
DA No.	DA 155/12		
Construction Certificate No. CC Application date:	220/12 19/07/2012		
The above listed Critical Stage Inspection/s are	⊠ Satisfactory □ Unsatisfactory		
Comments:	 Pre CC Inspection Works have not started which are subject to this Construction Certificate. Attached is a list of the buildings current fire safety measures and measures affected by the new works listed. I confirm that the proposed Construction Drawings and Specifications provided adequately and accurately depict the existing site/building conditions. 		
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	A1 - Accredited Certifier - Building Surveying Grade 1 BPB 0009 Building Professionals Board		
Signed:	Peter Antcliffe Accredited Certifier Date of Inspection: 19 July 2012		



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FIRE SAFETY SCHEDULE

Clause 168 of the Environmental Planning and Assessment Regulation 2000

Premises:	MLC Advice Centre 1753, Pittwater Road, Mona Vale NSW 2103
Development Consent No.:	155/12
Construction Certificate No.:	220/12

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

Essential Fire and Other Safety Measures	Standard of Performance	Existing	Proposed
Emergency lighting	AS 2293.1	✓	✓
Exit signs	AS 2293.1	✓	✓
Hose reel systems	AS 2441, BCA E1.4	✓	_ ✓

Information within this schedule was obtained from Paul Khouri of All Stop Fire Systems Pty Lt dated 15/05/2012.

Statements - State ath att de Appress States States - Stary Blak NEW date 1937 (1924-1936) THE TEST (1934-1944-1965) - Sagesti - anning in fielen eine genegites after an

RECEIVED Tick sither) Construction Certificate (CC) or Complying Development Certificate (CDC); 19 JUL 2012 And. V Appointment of Principal Certifying Authority (PCA) SUBJECT LAND OF THIS APPLICATION Subject Control of Street No. 1753 Street Name: Pittwater Rd Subject: Mana Vale Post Code: 2103 Lot & DP No: Lot 1 DP 715758 Land Use Zone:	
19 JUL 2014 SUBJECT LAND OF THIS APPLICATION BC AUST PLEVENSUITE: Ground Street No. 1753 Street Name: Pittwater Rd BC AUST PLEVENSUITE: Ground Street No. 1753 Street Name: Pittwater Rd Suburb: Mana Vale Suburb: Mana Vale Lot & DP No. 2011 DP 715158 Land Use Zone:	
BC AUST PLEVENSUITE: Ground Street No. 1753 Street Name: Pittwater Rd Suburb: Mana Vale Post Code: 2103 Lot & DP No. 2011 DP 715158 Land Use Zone:	
BC ADD: Leverality Mona Vale Post Code: 2103 Lot & DP No: Lot 1 DP 715158 Land Use Zone:	
Suburb: Mana Vale Post Code: 2000 Lot & DP No: Lot 1 DP 7151578 Land Use Zone:	
 All fields must be correctly filled in or Council will reject the application, building details must match Council's rate rotices. Land Use Zone only applies to a CDC, this Information is obtained from Council under a 149 (1 & 6) Planning Certificate. 	
BUILDING OWNERS CONSENT (All owner(s)/directors must sign this document or provide a fetter of authority)	
 Every owner of the fand must sign this application and as the owner(s) of the above property. I/we all consent to this application, provide a statement signed by all owner/s of the land to the effect that the owner consents to the making of the application. If the owner is a company, this form must be signed by an authorised director of the company. If the property is a unit under strata ble, relates to common property or a lot in a community ble, this form must be signed by an outport or a lot in a community ble, this form must be signed by an authorised director of the application and as the owner consents to the making of the application. 	auon.
Owner(s) Name. KETHEL (INVESTMENTS) PTYLTD	
Contact No: 03 54-26 4059 Email: 444 1926 @ 016000	90. LOM
Signature(s) 21 11 11 11 11 11 11 11 11 11 11 11 11	and the second second
Signature(s) <i>If I + & T + & T + & T + & D = & D = D = D = D = D = D = D = D =</i>	ant is the
 We as the deters of this land development consent. I/we as the owner/s of this land agree that Building Certricates Australia Pty Ltd and the appointed Accredited Certifie Principal Certifying Authority is not liable for any cost, defects or non-compliances identified as part of their role in actin Accredited Certifier and/or Principal Certifying Authority for this approaction. 	er and/or
DETAILS OF THE APPLICANT (Applicant must sign last page Declaration and unless the builder/contractor owns the land, the builder can't be the applicant) Applicant Name: Delmede, Asset Management	
Applicant Name: Delmege Asset Management Applicant Actorss: 7-9 Federal Pde Brookvale State NSW Post Code:	2100
All correspondence to be C/_ Brett Delmege Yes I No	
Mailing Add:-ss. See aboveStatePost Code;	
Contact No's <u>9905 9444</u> Email: <u>brett@delmege</u> .	.com.au
Name: Sydney Interior Projects P/L	
Address PO Box 885 Narrabeen NSW 2101	
Contact No's: 0408218577 Email: info@sydneyip.cun.culicense/Permit No	
HOME OWNERS WARRANTY INSURANCE (Must that as applicable) Where development works rulate to residential building only: - I have obtained the necessary builders insurance or owner builder license under the Home Building Act, Yes I No I N/	A
물건 그 것 같이 많이	c (02) 9211 9
Address: Suita 505, 64-76 Kippax Sireet, Surry Tei: (02) 8914/7/20 Fax: Email: admin@br	nau suzira ne
Tel: (02) 69147720 Fax:	
Tel: (02) 89/147720 Fax. Email: admin@bi CONSTRUCTION CERTIFICATES Certificate No. Date 2 2 0 - 1 2 2 3 JUL 2012	
Tel: (02) 89147720 Fax. Email: admin@bi dUILDING CERTIFICATES AUSTRALIA CONSTRUCTION CERTIFICATE Certificate No. Date	
Email: admin@bi CONSTRUCTION CERTIFICATES AUSTRALIA CONSTRUCTION CERTIFICATE Certificate No. Date 2 2 0 - 1 2 2 3 JUL 2012 FOR INFORMATION This information has been provided to us and relied on in good faith to confirm that works will comply to BOA. DA	
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hilding Regulations, Certification & Fre Sefuty Consultants ASN 45 105 050 897

DESCRIPTION OF DEVELOPMENT FOR THIS CONSENT

Type of Work:	Building Works			Subdivision 🗌 Change of Use
Full Description	of Development:	At out works	40	create seperate tenancies

THIS APPLICATION RELATES TO A	A DEVELOPMENT CONSENT (DA) Yes 🗹 N/A 🗆
DA No: NO155/12	Consent Authority (Council):
Date of DA Lodgment: 24/5/12	Date of DA Determination:6[7][12
Sec 96 Modifications:	Date of Sec 96 Determination:
Sec 96 Modifications:	Date of Sec 96 Determination:

THIS APPLICATION SEEKS APPROVAL FOR COMPLYING DEVELOPMENT (CDC) Yes I N/A

Name of Environmental Planning Instrument or Development Control Plan in which approval is sought:

(if any), the estimated area in square metres, of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development: $\underline{m^2}$ N/A

COST OF DEVELOPMENT / LONG SERVICE LEVY PAYMENT

The New South Wales Parliament has put a levy on all building and construction work costing \$25,000 and above (inclusive of GST) in New South Wales. The levy is paid by the owners of a building or construction project into a fund administered by the Building and Construction Industry Long Service Payments Corporation, and from this fund, the Corporation makes long service payments to building and construction workers.

The current levy rate is 0.35 % of the true value of building and construction works costing \$25,000 or more (inclusive of GST). (The cost of land, non-building inputs such as design and legal services is excluded from the cost of building)

The Long Service Levy can be paid over the internet, go to: https://levy.lspc.nsw.gov.au

Note: If you're applying for a CDC, you will need a CDC reference No. from us before hand - to obtain this, please contact our office before making you're payment online.

The cost of building and construction in broad terms includes yet is not limited to:

- Cost of labour and materials,	- Concreting and structural steelwork.	- Paving and kerbing etc are also
– Excavation,	– Bricklaying,	included,
- Site preparation,	- Carpentry,	– Gyprocking,
- External permanent structures su	uch – Painting,	- Plumbing,
as retaining walls,	- Tiling,	- Electrical,

Cost of Work for this Application, as defined above:

s 115,577

including GST

Required LSL Payment to be made (0.35% of true cost): \$___404

LSL = Cost of works multiplied by 0.0035

If Council Sec 94 payments are needed, each Council calculates costs differently

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f	ALLST(Fax: 10/196470577 (Teenatie NSVV 2190
	TYPE OF STATEMENT	Under the Environmental Planning and Assessment Regulation 2000 – Part 9, Division 5 & 6, Clauses 175, 178 & 182
	ANNUAL STATEMENT	
	Name Of Owner/Agent	I, Paul Khouri
	Address	Of Allstop Fire Systems Pty Ltd
)	Autos	39 Roberts Rd Greenacre Post Code 2190
		Certify:
		fire safety schedule, to a standard no less than that to which the measure wa originally designed and implemented, and
)	SUPPLEMENTARY STATEMENT	fire safety schedule, to a standard no less than that to which the measure we originally designed and implemented, and(b) the building has been inspected by a properly qualified person and was found, when it we inspected, to be in a condition that did not disclose any grounds for a prosecution und Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and(c) the information contained in this statement is, to the best of my knowledge and belief, tra and accurate.
)	STATEMENT	 originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it we inspected, to be in a condition that did not disclose any grounds for a prosecution und Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and (c) the information contained in this statement is, to the best of my knowledge and belief, traand accurate.
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)	STATEMENT -Name Of Owner/Agent	 originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it winspected, to be in a condition that did not disclose any grounds for a prosecution und Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and (c) the information contained in this statement is, to the best of my knowledge and belief, trans and accurate. I, Brett Delmege Delmege Asset Management Pty Limited Federal Pde, Brookvale Post Code 2100
	STATEMENT -Name Of Owner/Agent	 originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it we inspected, to be in a condition that did not disclose any grounds for a prosecution und Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and (c) the information contained in this statement is, to the best of my knowledge and belief, tra and accurate. I, Brett Delmege Delmege Asset Management Pty Limited Federal Pde, Brookvale Post Code 2100 Certify: (a) that each critical fire safety measure specified in this statement has been assessed by properly qualified person and was found, when it was assessed, to be capable of performin to a standard not less than that required by current fire safety schedule for the building for the building for the provide the performance of the performance o
ILDIN	STATEMENT Name Of Owner/Agent Address COUNCIL COPY	 originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it w inspected, to be in a condition that did not disclose any grounds for a prosecution and Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and (c) the information contained in this statement is, to the best of my knowledge and belief, the and accurate. 1, Brett Delmege Or Delmege Asset Management Pty Limited Or Federal Pde, Brookvale Post Code 2100 Certify: (a) that each critical fire safety measure specified in this statement has been assessed by properly qualified person and was found, when it was assessed, to be capable of performin to a standard not less than that required by current fire safety schedule for the building for which the statement is issued, and (b) the information contained in this statement, is to the best of my knowledge and belief, the and accurate.
ILDIN CO Certi	STATEMENT Name Of Owner/Agent Address COUNCIL COPY G GERTIFICATES AUST NATRUCTION CERTIFICAT Ificate No. Date	 originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it winspected, to be in a condition that did not disclose any grounds for a prosecution und Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and (c) the information contained in this statement is, to the best of my knowledge and belief, the and accurate. I, Brett Delmege Delmege Asset Management Pty Limited Of Federal Pde, Brookvale Post Code 2100 Certify: (a) that each critical fire safety measure specified in this statement has been assessed by properly qualified person and was found, when it was assessed, to be capable of performing to a standard not less than that required by current fire safety schedule for the building for which the statement is issued, and (b) the information contained in this statement, is to the best of my knowledge and belief, the and accurate.
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IDENTIFICATION OF BUILDING

Street PITTWATER ROAD
Nearest Cross Street
BARRENJOEY ROAD

Suburb MONA VALE House/Unit No. or Name 1753

OWNER'S DETAILS

h

)

 Name
 DELMEGE ASSET MANAGEMENT

 Address
 7-9 FEDERAL PARADE BROOK VALE NSW

ESSENTIAL/CRITICAL FIRE SAFETY MEASURES (THIS SECTION MUST BE COMPLETED IN FULL) Standard of Performance Fire Safety Measure Date of Assessment (Design & Installation) **Emergency** Lighting 03/05/2012 AS 2293.1 Exit Signs 03/05/2012 AS 2293.1 **Fire Hose Reels** 03/05/2012 AS 2441 BCA E1.4

DATE OF STATEMENT Dated this 1574

May day of

2012

SIGNATURE

130/1 Owner AGENT

Ma

A copy of this statement together with the relevant fire safety schedule must be forwarded to the local council and the Commissioner of the New South Wales Fire Brigade.

A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building at all times.

PURSUANT TO THE PROVISIONS OF PART 4A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND CLAUSE 145 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000. Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1 (Class 2-9 Buildings)

All works must comply with the BCA and Relevant Australian Standards.

SITE ADDRESS: Ground Floor 1753	Pit	Hwater Rd
Mana Vale NSW 2003		DA/CDC NO: NO 155/12
1. Nick Knoevic	of	Sydney Interior Projects P/L
(Name of Appropriately Qualified Person)		(Firm Name and ABN No.) 963 (29 686 004
I'm an: Architect / Guilder / Office Fitout Designer /	Certi	fier / Specialist Contractor / Engineer (Please circle)
Qualifications and Experience: 15 years		
42-4 010000	ax	Mob
I hereby certify that:-		
I am an appropriately qualified and competent person in this area a	and in	conjunction with other professionals and trades engaged for this
project thought the construction process, I can certify that the		
provided to the Certifier/Council have been checked and at the com		
 All the following clauses of the Building Code of Australia a 		
BCA Clauses (Plea		
□ Spec. Cl.1.1 – Fire Resisting Construction		Clause D3.6 - Identification of Accessible Facilities, Services and
Spec. Cl1.10 – Fire Hazard Properties	-	Features Clause D3.8 – Tactile Indicators
Spec. Cl.11 – Performance of external Walls in a Fire		
ClauseC2.12 – Separation of Equipment		Clause F1.7 – Waterproofing of Wet Areas
Clause C2.13 – Electricity Supply System		Clause F2.4 – Provision for Accessible Sanitary Facilities
Clause C3.4 – Acceptable Methods of Protection (of openings)		- Accessible Toilet designed in accordance with AS1428.1
Clause C3.8 – Openings in Fire Isolated Exits		Clause F2.5 – Construction of Sanitary Compartments
□ Clause C3.15 – Openings for Service Installations	9	-Elause F3 – Rooms Heights
Clause D2.7 – Installations in Exits and Paths of Travel	P	Part F4 – Lighting and Ventilation
Clause D2.13 – Goings and Risers		Clause G1.2 – Refrigerated Chambers
Clause D2.14 – Landings		Clause J1 - Building Fabric
Clause D2.15 – Thresholds		Clause J2 - External Glazing
Clause D2.16 – Balustrades		Clause J3 - Building Sealing
Clause D2.17 – Handrails		Clause J4 – Air Movement
Clause D2.21 – Operation of Latch		Clause J5 - Air-Conditioning and Ventilation Systems
Clause D2.23 – Signs on Doors		Clause J6 - Artificial Lighting and Power
Clause D3.2 – General Building Access Requirements		Clause J7 - Hot Water Supply
Clause D3.3 – Parts of a Building to be Accessible		Clause J8 - Access for Maintenance
- cloce colo i allo or a ballaring to be Accessible		

(If you're unsure, refer to the BCA or Standards, you can always call your PCA or BCA consultant for more guidance)

- 2. The building/s is to be or is constructed in accordance with Type 'A')B' 'C' Construction as detailed under Spec. Cl.1.1 Fire Resisting Construction under the Building Code of Australia;
- 3. All architectural/services/structural plans and specifications provided to the Accredited Certifier / Council are released for construction are consistent with the lodged design,
- 4. All relevant Australian Standards listed in the Building Code of Australia (Specification A1.3),
- 5. Other practices or standards relied upon for this certification:
- 6. All works to be undertaken will comply with all DA/CDC Conditions and all relevant Conditions have been satisfied and implemented into the Construction Plans and/or design as required prior to the issuing of a Construction Certificate or Complying Development Certificate,
- 7. There are no variations at all to the building design, scale, height and appearance as approved under the Development Consent issued by Council.

COUNCIL COPY

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CONSTRUCTION	ATES AUSTRALIA
CONSTRUCTION	CERTIFICATE
Certificate No.	Date
220 - 12	2 3 JUL 2012

2	2	0	1	2	7	3	J	U	 6

FOR INFORMATION This information has been provided to us and relied on in good faith to confirm that works will comply to BCA, DA Consent Conditions & all relevant Australian Standards.

8. The following specific Australian Standards but also not limited to:

Most Common Australian Standards and Other References (Please tick relevant Standards)

- Mechanical Ventilation to comply with AS1668
- I All Plumbing works to comply with AS 3500
- All Electrical works to comply with AS3000
- □, All Waterproofing to wet areas to comply AS3740
- All Glazing to comply with AS1288 and if a balustrade, will be structural in accordance with AS1170 and AS1288
- □ All Fit-out works to a Food Premises are to be in accordance with AS4674 Design, Construction and with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003.
- □ All Fit-out works where skin penetration procedures are carried out which a skin penetration procedure within the meaning of the Public Health Act 1991 will comply with the Public Health (Skin Penetration) Regulation 2000.
- □ The building is designed and will comply with AS3959
- 'Construction of Buildings in Bushfire Prone Areas'.
- All doors, ramps, fixtures and toilets designs comply with AS1428.1 and .4 Access and Mobility requirements.

- □ All requirements and recommendations contained in the BASIX assessment have and will be implemented into the construction of the building to achieve the calculated energy efficiency rating.
- □ All balustrades being glass or other to comply with the structural loading requirements of AS1170.1
- □ The layout and configuration of the carparking areas, complies with AS2890, and relevant Council policies, including the instalment of pedestrian and vehicular safety barriers in carparking areas where there is a >1m fall to AS1170.1
- □ Fencing to the Swimming Pool will comply with the Swimming Pools Act 1992, and AS1926.1.
 - Swimming pool / spa units will been installed to comply with the requirements of AS1926.3-2003, Swimming pool safety, Part 3: Water recirculation and filtration systems.
- Termite protection measures have been implemented into the building construction in accordance with AS3660.1.
- 9. Please identify which Fire Safety Measures are to be installed, altered or affected due to your project for our review; (please tick) Final Fire Safety Certificates will be required for each measure altered, if works are to an existing building, see also the buildings Statement/Schedule for installed measures within the building.

	anone to fine registing shaft				
Access panels, doors and ho Automatic fail and a doubles	oppers to fire resisting shaft	Mechanical air handling systems			
Automatic fail safe devices		Smoke Exhaust System. Zone Smoke Control System.			
Automatic fire detection and		Air Pressurisation System.			
Automatic fire suppression s	system (sprinklers)	Auto-shutdown of Air-handling System.			
Emergency Lifts		Mechanical ventilation to carpark.			
Emergency Lighting		Perimeter Vehicular Access for Emergency Vehicles			
Emergency Warning and Interview	ercommunication System	Openings in fire-isolated lift shafts			
Exit Signs					
□ Fire Control Centres and Roo	oms	 Path of travel for stalrways, passageway and ramps Portable fire extinguishers 			
□ Fire Doors					
C2.12 (Separation of E		Pressurising Systems			
C2.13 (Electricity Supp		Required (automatic) Exit Doors			
C3.4 (Methods of Pro C3.5 (Doors in Fire Wa		Safety Curtains in Proscenium Openings			
C3.6 (Sliding Fire Door		Smoke Control Systems			
C3.7 (Horizontal Exits)		Smoke detectors and heat detectors			
C3.8 (Openings in Fire		Smoke dampers			
C3.10 (Opening in Fire C3.11 (Bounding Cons		Smoke and Heat Vents			
D2.8 (Enclosure of Spa		□ Smoke doors			
Spec E1.8 (Fire Contro	l Rooms),	Solid Core Doors			
July		□ Stretcher Lifts			
Fire hydrant systems		Wall wetting drencher systems			
I Fire seals (protecting openin, the building/Fire Collars)	gs in fire resisting components of	Warning and Operational Signs –			
Fire Shutters		BCA C3.6 (Sliding Fire Doors),			
], Fire Windows		D2.23 (Signs on Fire Doors),			
Hose reel system		 E3.3 (Lift Sign), NSW H101.8 (Stage Load Notice), EPA Reg's 2000, Clause 183 			
	untin a	EPA Reg's 2000, Clause 183			
		Standby Power Systems			
Alternative Solution Existing/	Proposed:				

Levy Online Payment Receipt

LONG SERVICE

Levy Online Payment Receipt

Thank you for using our Levy Online payment system. Your payment for this building applic processed.

Applicant Name:	DELMEGE ASSET MANAGEMENT			
Levy Application Reference:	5030081			
Application Type:	DA			
Application No.:	N0155/12			
Local Government Area/Government Authority:	PITTWATER COUNCIL			
Site Address:	1753			
	PITTWATER RD			
	MONA VALE			
	NSW			
	2103			
Value Of Work:	\$115,577			
Levy Due:	\$404			
Levy Payment:	\$404			
Online Payment Ref.:	658292742			
Payment Date:	12/07/2012 9:01:43 PM			

COUNCIL COPY

BUILDING CERTIFICATES AUSTRALIA CONSTRUCTION CERTIFICATE Certificate No. Date 2 2 0 - 1 2 2 3 JUL 2012

FOR INFORMATION This information has been provided to us and relied on in good faith to confirm that works will comply to BCA, DA Consent Conditions & all relevant Australian Standards.

https://online.longservice.nsw.gov.au/bci/levy/Receipt.aspx

12/07/2012

COUNCIL COPY

		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
	EULDING CENTIFICATE CONSTRUCTION CER Contificato No.	Date			
	220-12 2	3 JUL 2012	DESIGN CONFIDENCE		
	FOR INFORMAT	rion	DESIGN CONFIDENCE		
DESIGN CERTIFICATE No. P2	This internation has been provided	to us and relied on In- Il comply to BCA, DA	Design Confidence (Sydney) Pty Ltd ABU DHABI DUBAI SYDNEY		
ANALICAN					
Name of person:	n ang pana pa pananan ng ang Agama naka manana ang tang Agama na ang ang pananan na ang pananan na pananamina m	Sydney Interior P	Projects Pty Ltd		
Address:		PO Box 885, Narabeen, NSW 2101			
Contact Details:		Phone: 0408 218	3 517		
ICIOMIALIANCE DEMENDIQUE	RIFIC/ATE				
Certifying Authority		Building Certifico	ates Australia		
107205/AU					
Address of land on which the v	vork was is to be carried out:	1753 Pittwater Ro MONA VALE NS	-		
Scope of building works covere	ed by this Notice:	Principal pedestrian entrance leading from street footpath to and throughout proposed work shown on DA approved plans by Dee Why Drafting Job 1229, dwg 1, dated 22.5.12, as relates to tenancies 2, 3 & 4.			
Information relied upon:		 Site Inspection dated 17.7.12, and DA approved plans by Dee Why Drafting Job 1229, dwg 1, dated 22.5.12 as relates to tenancies 2, 3 & 4. 			

DIGUSIONS

This certificate relates only to the works identified above and excludes the following:-

The design basis and/or operating capabilities of any electrical, mechanical or hydraulic services;

- The structural adequacy or design of the subject buildings/structures;
 Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water,
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, RTA, Council and the like;
- Conditions of Development Consent by the relevant consent authority, other than that listed;
- Slip resistance testing and luminance contrast measurements;
- □ The Disability Discrimination Act.

STATEMENT OF DESIGN CERTIFIC: (110)

That I, Michael Eisenhuth, certify that:

- a) The identified building part/s were inspected Tuesday 17 July 2012,
- b) The proposed works, subject to compliance with the conditions provided at Schedule 1, are designed capable of complying with the following
 - (i) BCA 2012 Clause/s D3.1, D3.2, D3.3, F2.4(a) & associated AS1428.1-2009;
 - (ii) Accessibility Control C2.6 in Pittwater 21 DCP and condition C3 of Development Consent DA N0155/12.

DATED THIS 13 day of July 2012

M. Ela

Michael Eisenhuth Principal For Design Confidence (Sydney) Pty Ltd



SCHEDULE 1 CONDITIONS OF APPROVAL

BCA Access is capable to and throughout the new tenancies 2-4 and through the proposed CI. D3.1 entry door in accordance with A\$1428.1-2009, with exception of the following issue which needs to be resolved –

<u>issue</u>

The proposed entry door should be re-swung to allow latch side circulation space of 530mm on the approach side. However, latch side circulation space at the inside corridor approach (530mm required) cannot be achieved unless the corridor is –

- (a) increased in width to achieve 530mm latch side circulation space; or
- (b) Pursue a BCA Alternative Solution with respect to this matter to negate the need for latch side circulation from the inside corridor. Such can be prepared by this office to satisfy the performance requirements of the BCA based on the current design, however, an automatic door opening device would need to be provided to open the door automatically upon button activation located inside the corridor.

Also, the following matters are raised, not as deficiencies, but considerations to comply with during construction –

Continuous Accessible path of travel -

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.



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BCA Doorways / Doors -

(i)

Cl. D3.1 Cont'd

- All doorways to new work and along the 'affected part' shall have a minimum luminance contrast of 30% between
 - door leaf and door jamb;
 - door leaf and adjacent wall;
 - architrave and wall;
 - door leaf and architrave;
 - door jamb and adjacent wall.
- (ii) The minimum width of the area of luminance contrast shall be 50mm.
- (iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm.
- (iv) Doors shall have a clear opening width of 850mm.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces -

- (i) A continuous accessible path of travel and any circulation spaces shall have a slipresistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.
- (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows
 - 0 ±3mm vertical change in level see Figure 1
 - 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping – see Figure 2



Figure 1



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3 | P a g e



BCA Cl. D3.1 Cont'd (iii)

- Where carpets or any soft flexible materials are used on the ground or floor surface –
- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
- Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,
- At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 12 mm



- (iv) Matting recessed within an accessible path of travel -
 - Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
 - Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

Switches and Controls -

All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners.

BCA AS1428.4 tactile ground surface indicators must be provided at the top of the existing entry CI. D3.8 steps on the basis that the current tactiles are damaged or have fallen out from the floor.

BCA Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, CI D3.12 including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

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BUILDING GERTIFICATES AUSTRALIA CONSTRUCTION CERTIFICATE FOR INFORMATION

These plans MUST be read in conjunction with all related approved documentation issued by the Consent Authority, the BCA & all relevant Australian Standards.

ELEVATION - SCREEN WALL & GLAZING SCALE 1:50@A3



MLC

20 April REV 01



LOCKWOOD LEVER DOOR HANDLE 260/261/-/59/SS OR APPROVED SIMILAR. - EXISTING STRUCTURAL COLUMN

40MM SOLID CORE DOOR. TBC

CLEAR SILICON JOIN GLAZING JUNCTION

HATCH AREA INDICATES VINYL FILM APPLIED TO GLAZING

SUITE 50 X100MM SECTIONS

BUILDING DERTIFICATES AUSTRALIA CONSTRUCTION CERTIFICATE FOR INFORMATION

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