

Our Ref: 04162-2/sb

11th June 2004

The General Manager
Pittwater Council
P.O.Box 882,
MONA VALE NSW 1660
Fax:9970 7150

Attn: Charles Scott

Dear Charles,

**RE: - MONA VALE GOLF CLUB – 1 GOLF AVENUE, MONA VALE
DEVELOPMENT CONSENT DA 108/04 DATED 21ST MAY 2004
CONSTRUCTION CERTIFICATE DETERMINATION**

Reference is made to the Development Consent issued by Council, for the construction of additions to the existing maintenance shed at the subject site.

In this regard, please find attached the following: -

1. Construction Certificate Determination for the proposed development;
2. Approved plans and specifications;
3. Construction Certificate Application Form completed by the applicant; and
4. Cheque in the favour of Council being the CC lodgment Fee.

The conditions of the Development Consent that needed to be satisfied prior to the issue of the Construction Certificate have now been met and as such, please find attached the subject Construction Certificate for these works.

Should you require any further information or explanation of the above, please do not hesitate to contact me.

Yours faithfully,


STUART BOYCE
Director
BCA Logic Pty. Limited

rec: 143819.

Construction Certificate Determination

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name Family name / Company Name

Flat/street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

2. Identification of the land

Flat/street no. Street name

Suburb or town Postcode

Lot no. Section

DP/MPS no. Volume/folio

3. Details of the development consent

Development application no. Date the consent was issued

4. Description of the subject work

Office additions to the existing maintenance shed at the subject site.

5. Decision of the certifying authority

This certificate is issued:

- ☒ without any conditions
☐ subject to conditions of the kind referred to in clauses 187 or 188 of the Environmental Planning and Assessment Regulation 2000

Conditions have been placed on the certificate for the following reasons:

- ☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application. See **Attachment C**

Date of this decision

11th June 2004

6. Information attached to this decision

- ☒ The advisory notes of the certificate as listed in **Attachment A**
☒ Relevant information relied upon **Attachment B**
☒ A fire safety schedule **Attachment D**

7. Certification

I, Stuart Boyce

certify that

if the work is completed following the plans and specifications which have been approved (Attachment C), it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the *Environmental Planning and Assessment Act 1979*.

Construction certificate no.

04162-cc

Date of this certificate

11th June 2004

8. Signature

Signature



Name

Stuart Boyce

Flat/Street no.

L1, 71-73

Street name

Archer Street

Suburb or town

Chatswood

State

NSW

Postcode

2067

Telephone

(02) 9411 5360

Fax

(02) 9411 5420

If the certifying authority is an accredited certifier:

Accreditation body of the certifier

NSW Accreditation Scheme Building
Surveyors & Allied Professionals
(DIPNR)

Accreditation no. of the certifier

327

9. Applicant's right of appeal

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

Attachment A Advisory notes of the certificate

1. An **Occupation Certificate** under the Environmental Planning and Assessment Regulation 2000 must be obtained from the Principal Certifying Authority (PCA) prior to the commencement of occupation or use of the whole or any part of a new building, an altered portion, or an extension to an existing building.
2. A **Fire Safety Certificate** under the Environmental Planning and Assessment Regulation 2000 must be furnished to the Principal Certifying Authority (PCA) for all of the items listed in the Fire Safety Schedule contained within **Attachment D** forming part of this approval prior to any consent for occupancy / partial occupancy being granted

Attachment B Relevant Information Relied Upon

D/ Consent Number	Description
-	Development Consent Number 108/04 issued by Pittwater Council dated 21 st May 2004.
-	Construction Certificate Application Form completed by the applicant and received on 8 th June 2004.
B10.	BCA Assessment Report Ref No 04162-r1/sb dated 11 th June 2004 prepared by BCA Logic Pty Ltd.
-	Long Service Levy Receipt dated 4 th June 2004 for \$183.00.
B33.	External finishes schedule prepared by Nomad Manufactured Buildings Pty Ltd.
B60.	Structural Engineers Design Certification dated 7 th June 2004 issued by David Cooper.
E31.	Part 3A Permit issued by DIPNR dated 21 st May 2004.
-	Nomad Complexes Steel Document / Specification document 005/SV.
-	Nomad Material Content / Specification document

Attachment C Approved Plans and Specifications**Architectural Plans Prepared by Nomad Manufactured Buildings dated 24th October 2003.**

Drawing Number	Revision	Title
41450A	A	Proposed Extension to Existing Workshop Facilities – Floor Plans / Elevations / Sections
41450AS P	A	Site Plan
-	-	Architectural / BCA Compliance Specification issued by Nomad Manufactured Buildings dated 10 th June 2004.

Attachment D Fire Safety Schedule**Existing Essential Fire and Other Safety Measures to Workshop Building**

ITEM NO.	REQUIRED ESSENTIAL FIRE OR OTHER SAFETY MEASURES	Minimum standard of performance, i.e. BCA clause and/or Australian Standard to be achieved.
1.	Emergency lighting	AS2293.1-1998
2.	Exit signs	AS2293.1-1998
3.	Paths of travel, stairways, passageways or ramps	BCA Section D
4.	Portable fire extinguishers	AS2444-1995

Proposed Essential Fire and Other Safety Measures to Workshop Building Additions

ITEM NO.	REQUIRED ESSENTIAL FIRE OR OTHER SAFETY MEASURES	Minimum standard of performance, i.e. BCA clause and/or Australian Standard to be achieved.
1.	Emergency lighting	BCA Clauses E4.2 & E4.4, AS/NZS2293.1-1998
2.	Exit signs	BCA Clauses E4.5, E4.6 & E4.8, AS/NZS2293.1-1998
3.	Fire hydrant system	BCA Clause E1.3, AS2419.1-1994
4.	Fire hose reel system	BCA Clause E1.4, AS2441-1988
5.	Paths of travel, stairways, passageways or ramps	BCA Section D
6.	Portable fire extinguishers	BCA Clause E1.6, AS2444-1995

APPENDIX

18. *Chlorophyll* – a green pigment that is found in plants and algae.

$$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}, \quad \frac{d}{dt} \left(\frac{\partial L}{\partial \dot{y}} \right) = \frac{\partial L}{\partial y}, \quad \frac{d}{dt} \left(\frac{\partial L}{\partial \dot{z}} \right) = \frac{\partial L}{\partial z}$$

City / Region	Reference	Page #1
1	WPTC-Band	107-107
6th. Band	3-11-101081-04	
	WPT	107-107
6th. Band		
7th. Band	Proceedings	107-107

Value: Amount:	000.00
Percentage: 50.00%	100.00

Quantity Discount	
Quantity	\$10.00
Price	\$20.00
Quantity	\$10.00
Quantity	\$10.00
Quantity	\$10.00

Received: 10 October 2004 / Accepted: 12 June 2005

Lawrence A. Dierker

$\frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$



BUILDING REGULATION &
FIRE SAFETY ENGINEERS

LEVEL 1
71-73 ARCHER STREET
CHATEWOOD NSW 2067
ALL CORRESPONDENCE TO:
LOCKED BAG 8
CHATEWOOD NSW 2067
ABN 86 402 469 940
PH. (02) 9411 5360
FAX. (02) 9411 9420
E-MAIL: INFO@BCALOGIC.COM.AU

Notice to Commence Building or Subdivision Work and Appointment of a Principal Certifying Authority

This form can be used to:

- notify the council that you intend to commence building or subdivision work
- notify the council and the authority that granted development consent or a complying development certificate that you have appointed a principal certifying authority.

To complete this form, please place a cross in the boxes ☐ and fill out the white sections as appropriate.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐

First name:

Family name / Company Name

Mona Vale Golf Club

Flat/street no.

Street name

1

Golf Avenue

Suburb or town

State

Postcode

Mona Vale

NSW

2103

Daytime telephone

Fax

Mobile

(02) 9999 4266

(02) 9997 5791

0418 699 965

Email

andy@mvgc.com.au

2. Details of the Land to be Developed

Flat/street no.

Street name

1

Golf Avenue

Suburb or town

Postcode

Mona Vale

2103

Lot no.

Section

—

CROWN RESERVE

DP/MPS no.

Volume/folio

RESERVE 43244

Ref No: - 04162-2/sb

1 Gorr Avenue,
Mona Vale**3. Description of the work proposed**

Type of work proposed:

Building ☒Subdivision ☐

Description of the work:

Office additions to the existing maintenance shed at the subject site.

4. Details of the Development Approvals Granted

Details of the development consent:

Development application no:

D/Consent No 108/04

Date the consent was granted:

21st May 2004

OR

Complying development certificate no:

Date the certificate was issued:

Where a construction certificate has been issued for the building:

Construction certificate no:

04162-cc

Date the certificate was issued:

11th June 2004**5. Steps Taken by the Applicant**Indicate the steps you have taken by placing a cross in the appropriate boxes ☐☒ I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work.☒ I have appointed a principal certifying authority

Name of the principal certifying authority:

Stuart Boyce

Address of the principal certifying authority:

Level 1, 71-73 Archer Street,
Chatswood NSW 2067

Telephone no. of the principal certifying authority:

(02) 9411 5360

Where the principal certifying authority is an accredited certifier:

Accreditation body of the certifier:

NSW Accreditation Scheme Building
Surveyors & Allied Professionals (DIPNR)

Accreditation no. of the certifier:

327

Ref No: - 04162-2/sb

1 Golf Avenue,
Mona Vale**6. Residential Building Work**

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

No ☒Yes ☐

Please complete part 2 below

2. Are you an owner-builder?

Yes ☐

What is your owner-builder permit no.?

No ☒

Will the work be carried out by someone who is licensed to do so?

Yes ☐

What is the name of the builder?

What is the telephone no. of the builder?

What is the contractor licence no. of the builder?

Have you attached to this notice evidence that the licensed person is insured to carry out this type of work?

Yes ☐No ☐No ☒

Have you attached to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$3000?

Yes ☐No ☐**7. Date the work will commence**

Ref No: - 04162-2/sb

1 Golf Avenue,
Mona Vale**8. Signatures****The principal certifying authority must sign the notice**

I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.

Signature

Name

Stuart Hays

Date

11/6/04

The owner or person having the benefit of the consent must sign the notice.

Signature

Name. If you are not the applicant

Andy Hurcull

Date

11/6/04

In what capacity are you signing if you are not the owner

CONCRETE SUPERINTENDENT

9. Privacy policy

The information you provide in this notice is required under the *Environmental Planning and Assessment Act 1979* if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.

Office Use Only

Date Received

Recd 11/6/04

Commonwealth Bank

Commonwealth Bank

Receipt for Payment
BP bus Service levy to
Pittsburgh Council

A. Geel

DAVID R. COOPER M.I.E. (Aust.)

ABN 26 958 827 404
22 Punch Street,
ARTARMON NSW 2064
Phone: 9901 3224 Fax: 9439 1589

DRC.LE
7th June, 2004

Nomad Manufactured Buildings Pty. Ltd.,
374 Vardys Road,
KINGS PARK NSW 2148

Re: Structural Engineering Certificate
for One (1) Single Storey U.M.B. Building 18.0m x 7.8m (including Verandah)
Workshop Amenities Addition for Mona Vale Golf Club

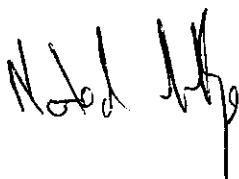
I certify as a qualified Practising Structural Engineer that the unregistrable mobile building to be installed as above complies with the relevant structural requirements of Part B of the Building Code of Australia 1996, relevant Australian Standards and Codes as listed below, and is structurally adequate and fit for its intended use and purpose.

The building is supported off footing piers to standard details, which have been engineered by this office. The footing piers' centres are nominated at 3.00m x 3.00m (maximum) which will provide adequate bearing capacity for the building's loads, and tie down points will resist the wind uplift forces for a 41m/s T.C. 3 wind.

All structural components have been designed and constructed in accordance with the following relevant Standards:

- AS1170.0 - Structural Design Actions - General Principles
- AS1170.1 - Structural Design Actions - Permanent, Imposed & Other Actions.
- AS1170.2 - Structural Design Actions - Wind Actions
- AS1170.4 - Minimum Design Loads on Structures - Earthquake Loads
- AS1870 - Residential Slabs and Footings Construction
- AS4100 - Steel Structures Code
- AS3600 - Concrete Code
- AS3700 - Masonry Code (some footing piers only)
- AS1538 - Cold-Formed Steel Structure Code
- AS1163 - Structural Steel Hollow Sections
- AS1154.1 - Welding of Steel Structures


D.R. Cooper M.I.E. (Aust.)
CHARTERED PROFESSIONAL ENGINEER


8-6-04

DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES

PERMIT UNDER PART 3A OF THE RIVERS AND FORESHORES IMPROVEMENT ACT 1948



Name and Address of Permit Holder

Mona Vale Golf Club

1 Golf Avenue

MONA VALE

NSW

2103

Permit Number

ERM2004/004538

Date Permit Issued

as per date of issue of
Council Consent

Date Permit Expires

as per expiration date of
Council Consent

By granting this Permit, the Department does not in any way release the owner/s from their obligation/s to fully comply with any covenants, regulations and restrictions imposed by other Authorities.

This permit is ONLY VALID for period of Council consent.

Name of Stream: unnamed stream

Catchment:

Purpose/Proposal: Being for works on, in or under protected lands and/or waters as defined by the Rivers and Foreshores Improvement Act (1948).

Location of Works: 1 Golf Avenue, Mona Vale Golf Course, Mona Vale

Lot/DP

Portion:

Parish:

County:

LGA: Pittwater

DA Number

DA108/04

Map Name: UBD 138 J5

Easting: 342940

Northings: 6271830

Description of Works: Mona Vale golf Course, additions to maintenance shed

SEE REVERSE SIDE FOR PERMIT CONDITIONS

Special Conditions:

APPROVED BY REGIONAL DIRECTOR PER:

Signature of Authorised Officer

Date: 24/03/2004

FOR FURTHER INFORMATION PLEASE CONTACT:

Sent To: Greg Brady

Phone: 9895 7441

Fax: 9895 7222

Department of Infrastructure, Planning and Natural Resources, Sydney South Coast
Macquarie Tower, 10 Valentine Avenue, Parramatta, NSW, 2150.
PO Box 3935, Parramatta, NSW, 2124.

STANDARD CONDITIONS FOR WORKS IN OR NEAR WATERCOURSES/FORESHORES

- 1 These Conditions apply only to the works granted on this site, under the subject Development Application.
- 2 Works are to be carried out in accordance with the plans presented to the Department of Land and Water Conservation (DLWC) for the subject Development Application.
- 3 All works proposed must be designed, constructed and operated so they minimise sedimentation, erosion and scour of the banks or bed of the watercourse/foreshore and adverse impacts on aquatic and riparian environments.
- 4 Erosion and sediment control measures are required to be implemented prior to any works commencing at this site and maintained, for as long as necessary after the completion of works, to prevent sediment and dirty water entering the watercourse/foreshore environment. These control measures are to be in accordance with the requirements of the Consent Authority and best management practices as outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction" (1998) Manual (the 'Blue Book').
- 5 This Permit is issued for works on FREEHOLD land only. This Permit is null and void for any works on Crown Land.
- 6 Rehabilitation of the area in accordance with the Permit Conditions or any direction from DLWC is the responsibility of the Permit holder and the owner or occupier of the land.
- 7 Work as executed survey plans of a professional standard and including information required by DLWC shall be provided to DLWC on request.
- 8 If, in the opinion of a DLWC officer, any activity is being carried out in such a manner that it may damage or adversely affect the stream or foreshore environment, then all work shall cease immediately upon oral or written direction of such an officer.
- 9 If these Permit Conditions are breached the Permit holder shall immediately restore the site in accordance with these Conditions and any other necessary remedial actions as directed by DLWC. If any breach of the Permit Conditions requires a site inspection by DLWC, then the permit holder shall pay a fee prescribed by DLWC for this inspection and all subsequent breach inspections.

END OF CONDITIONS

DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES
Rivers and Foreshores Improvement Act (1948)

General Terms of Approval

ERM 2004-4538

1 Golf Avenue, Mona Vale

DA Number: 108/04

LGA: Pittwater Council

1. All works proposed must be designed, constructed and operated to minimise sedimentation, erosion and scour of the banks or bed of the watercourse and to minimise adverse impacts on aquatic and riparian environments.
2. Erosion and sediment control measures are to be implemented prior to any works commencing at the site and must be maintained, for as long as necessary after the completion of works, to prevent sediment and dirty water entering the watercourse environment. These control measures are to be in accordance with the requirements of Council and best management practices as outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction" Manual (1998) - the 'Blue Book'.
3. The Part 3A Permit from DIPNR is issued for works on FREEHOLD land only. This Permit is null and void for any works on Crown Land.
4. Rehabilitation of the area in accordance with the 3A Permit Conditions or any direction from DIPNR is the responsibility of the Permit holder and owner or occupier of the land.
5. Work as executed survey plans of a professional standard and including information required by DIPNR shall be provided to DIPNR on request.
6. If, in the opinion of a DIPNR officer, works are carried out in such a manner that they may damage or adversely affect the watercourse environment, the DIPNR officer may issue an oral or written direction to immediately stop all work/s.
7. If any DIPNR Part 3A Permit Conditions are breached, the Permit holder shall restore the site in accordance with the Conditions and any other necessary remedial actions as directed by DIPNR. If any breach of the Part 3A Permit Conditions requires a site inspection by DIPNR, then the permit holder shall pay a fee prescribed by DIPNR for this inspection and all subsequent breach inspections.

Special Conditions:

None



BUILDING REGULATION &
FIRE SAFETY ENGINEERS

LEVEL 1
71-73 ARCHER STREET
CHATEWOOD NSW 2067
ALL CORRESPONDENCE TO:
LOCKED BAG 8
CHATEWOOD NSW 2067
ABN 96 402 469 940
PH. (02) 9411 5360
FAX. (02) 9411 5420
E-MAIL: INFO@BCALOGIC.COM.AU

Construction Certificate Application Form

(Part 4A Environmental Planning & Assessment Act 1979)

If you want to carry out some building work or subdivision work (such as building roads or a stormwater drainage system), you need a construction certificate before you can start work. You can use this form to apply for a construction certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐

First name Family name / Company Name

Flat/street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

2. Identification of the land

Flat/street no. Street name

Suburb or town Postcode

Lot no. Section

DP/MPS no. Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

Construction Certificate Application Form

3. Estimated cost of the development\$ 92,000.00 including GST**4. Describe the development**

What type of work do you propose to carry out?

Building work ☒Subdivision work ☐

Describe the work

Extension to current staff canteen Building

For building work, what is the class of the building under the Building Code of Australia?

Class 5.*This can be found on the development consent*

Has development consent been granted for the development?

No ☐Yes ☒

What is the development application no.?

102/04

What date was development consent granted?

21/5/04**5. Information to be attached to the application**

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

1. If you are going to carry out **building work**:☒ a copy of any compliance certificates on which you rely☒ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

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

Construction Certificate Application Form

5. Continued

- ☒ detailed specifications of the building (4 copies)

The specifications are to:

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

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

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

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

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

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

- ☐ evidence of any accredited component, process or design on which you seek to rely

Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.

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

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

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

- ☐ the attached schedule, completed for the development

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

- ☒ a long service levy to construct a building, unless:

- a long service levy has already been paid for the building
- the cost of construction is less than \$25,000
- the building will be constructed for a public authority and those who will do the work are employed by that public authority
- the building will be constructed by or for a church or non-profit organisation and will be built wholly or partly by volunteers, or

the building will be constructed by an owner-builder.

Construction Certificate Application Form

5. Continued

2. If you are going to carry out work to do a subdivision (e.g. building roads or a stormwater drainage system):
- ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
 - ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
 - ☐ the existing ground levels and the proposed ground levels when the subdivision is completed
 - ☐ copies of any compliance certificates on which you rely
 - ☐ detailed engineering plans (4 copies). The detailed plans might include the following:
 - earthworks
 - roadworks
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

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

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):
- ☐ a list of any fire safety measures you propose to include in the building or on the land
 - ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
 - ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

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

Construction Certificate Application Form

6. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application.

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

Signature

Name

Date

Signature

Name

Date

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

Date

In what capacity are you signing if you are not the applicant?

7. Appointment of Principal Certifying Authority

Do you wish to appoint a representative of BCA Logic Pty Ltd as the "Principal Certifying Authority"?

Yes

☒

No

☐

Under the relevant provisions of the Environmental Planning and Assessment Regulation 2000, you are required to appoint a "Principal Certifying Authority" (PCA) before you carry out any building work. You can appoint a representative of BCA Logic Pty Ltd to be your PCA. Alternatively you are free to appoint either Council or another accredited certifier.

The role of the PCA is to ensure that building work has been executed in accordance with the development consent, the approved construction certificate and relevant building regulations. The PCA will carry out inspections and issue the occupation certificate. If you appoint and accredited certifier to be your PCA, you generally cannot change to another accredited certifier.

8. Privacy Policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Construction Certificate Application Form

Schedule to application for a Construction Certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

Single

140 m²

Golf Course. (50 Ha)

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

3

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s).

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40	Steel	<input checked="" type="checkbox"/> 60
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input checked="" type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input checked="" type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						

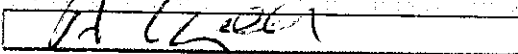
Construction Certificate Application Form

Schedule of Current Essential Fire Safety Measures

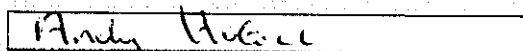
ITEM NO.	CURRENT ESSENTIAL FIRE SAFETY MEASURE	Is this measure installed in the building? Yes/No	If yes, enter the minimum standard of performance, i.e. Australian Standard number/year
1.	Access panels, doors and hoppers to fire resisting shafts		
2.	Automatic fail safe devices		
3.	Automatic fire detection and alarm system		
4.	Automatic fire suppression system (sprinkler system)		
5.	Emergency lighting		
6.	Emergency lifts		
7.	Emergency warning and intercommunication system		
8.	Exit signs	yes	AS 2243.1
9.	Fire control centres and rooms		
10.	Fire dampers		
11.	Fire doors		
12.	Fire hydrant system		
13.	Fire seals protecting openings in fire resisting components of the building		
14.	Fire shutters		
15.	Fire windows		
16.	Fire hose reel system	yes (handwritten) No	
17.	Lightweight construction		
18.	Mechanical air handling systems		
19.	Paths of travel, stairways, passageways or ramps	Yes	BCA Section D
20.	Perimeter vehicle access for emergency vehicles	yes No	
21.	Portable fire extinguishers	yes	AS 2444.1
22.	Pressurisation system		
23.	Required (automatic) exit doors		
24.	Safety curtains in proscenium openings		
25.	Sliding fire doors		
26.	Smoke and heat vents		
27.	Smoke control system		
28.	Smoke dampers		
29.	Smoke detectors and heat detectors	yes No	
30.	Smoke doors		
31.	Solid core doors	yes No	
32.	Standby power system		
33.	Wall wetting sprinkler and drencher system		
34.	Warning and operational signs		
35.	OTHERS (specify)		

This is an accurate statement of all existing essential fire or other safety measures implemented in the whole building and the land on which it is situated:

Signature



Name



Date



Construction Certificate Application Form

Schedule of Proposed Essential Fire Safety Measures

ITEM NO.	PROPOSED ESSENTIAL FIRE SAFETY MEASURE	Measure to be installed in the building? Yes/No	If yes, enter the minimum standard of performance, i.e. BCA clause and/or Australian Standard number/year
1.	Access panels, doors and hoppers to fire resisting shafts		BCA Clause C3.13
2.	Automatic fail safe devices		Manufacturer's Specification
3.	Automatic fire detection and alarm system		BCA Clause E2.2a, AS1670.1-1995, AS3786-1993
4.	Automatic fire suppression system (sprinkler system)		BCA Clause E1.5, AS2118.1-1999
5.	Emergency lighting	Yes	BCA Clauses E4.2 & E4.4, AS/NZS2293.1-1998
6.	Emergency lifts		BCA Clause E3.4, AS1735.2-1997
7.	Emergency warning and intercommunication system		BCA Clause E4.9, AS2220 Parts 1 and 2 - 1989
8.	Exit signs	Yes	BCA Clauses E4.5, E4.6 & E4.8, AS/NZS2293.1-1998
9.	Fire control centres and rooms		BCA Clause E1.8
10.	Fire dampers		AS/NZS1668.1-1998
11.	Fire doors		BCA Spec C3.4, AS/NZS1905.1-1997
12.	Fire hydrant system	Yes	BCA Clause E1.3, AS2419.1-1994
13.	Fire seals protecting openings in fire resisting components of the building		BCA Clause C3.15, Manufacturer's Specification
14.	Fire shutters		BCA Spec C3.4, AS1905.2-1989
15.	Fire windows		BCA Spec C3.4
16.	Fire hose reel system	Yes	BCA Clause E1.4, AS2441-1988
17.	Lightweight construction		Manufacturer's Specification
18.	Mechanical air handling systems		AS/NZS1668.1-1998
19.	Paths of travel, stairways, passageways or ramps	Yes	BCA Section D
20.	Perimeter vehicle access for emergency vehicles		BCA Clause C2.4
21.	Portable fire extinguishers	Yes	BCA Clause E1.6, AS2444-1995
22.	Pressurisation system		AS/NZS1668.1-1998
23.	Required (automatic) exit doors		BCA Clause D2.19, AS1670.1-1995
24.	Safety curtains in proscenium openings		BCA NSW Clause H101.10
25.	Sliding fire doors		BCA Clause C3.6
26.	Smoke and heat vents		BCA Spec E2.2c, AS2665-1983
27.	Smoke control system		BCA Spec E2.2a, BCA Spec E2.2b, AS/NZS1668.1-1998
28.	Smoke dampers		AS/NZS1668.1-1998
29.	Smoke detectors and heat detectors	Yes No	BCA Clause E2.2a
30.	Smoke doors		BCA Spec C3.4
31.	Solid core doors	Yes No	BCA Clause C3.11
32.	Standby power system		BCA Spec G3.8 Clause 6
33.	Wall wetting sprinkler and drencher system		AS2118.1-1999

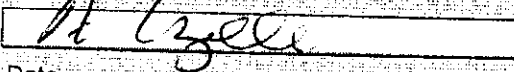
Construction Certificate Application Form

Schedule of Proposed Essential Fire Safety Measures Continued

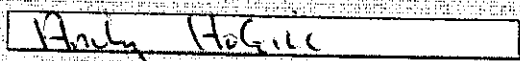
ITEM NO.	PROPOSED ESSENTIAL FIRE SAFETY MEASURE	Measure to be installed in the building? Yes/No	If yes, enter the minimum standard of performance, i.e. BCA clause and/or Australian Standard number/year
34.	Warning and operational signs		BCA Clause D2.23, EP&A Reg. 2000 Clause 183
35.	OTHERS (specify)		

This is an accurate statement of all existing essential fire or other safety measures proposed to be implemented in the whole building and the land on which it is situated.

Signature



Name



Date



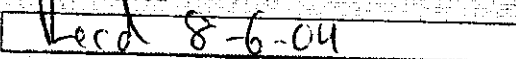
How to Lodge this application

This application may be posted or by courier to Level 1, 71-73 Archer Street, Chatswood NSW 2067. We are open for business 8.00 to 5.00pm Mon - Fri (excluding Public Holidays). We recommend that you consult a BCA Logic Consultant before submitting this application.

We may be contacted on Phone (02) 9411 5360 or fax (02) 9411 5420.

Office Use Only

Date Received



Pittwater Council ABN 61 340 837 871
All Correspondence to be Addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
WARRIEWOOD NSW 2102
Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

Postal Address
P.O. Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02)9970 1111
Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

Business Hours:

8.00am to 6.00pm, Monday to Thursday

8.00am to 5.00pm, Friday

DA No: N0108/04

21 May 2004

MONA VALE GOLF CLUB
GOLF AVENUE
MONA VALE NSW 2103

Dear Sir/Madam

Development Application for additions to maintenance shed at MONA VALE GOLF COURSE 1 GOLF AVENUE MONA VALE NSW 2103.

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

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

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

In addition, pursuant to the provisions of Section 80(10A), of the Environmental Planning and Assessment Act, 1979, the Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act, 1996, must be paid prior to issue of the Construction Certificate.

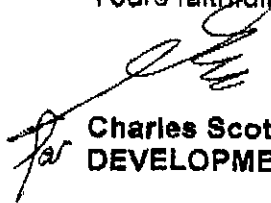
Based on your stated value of development ie \$91500, the Long Service Levy payable is \$183.00. In the event that you have paid this levy direct to the Building Services Corporation, I will require proof of that direct payment.

Please note that some sections of the Consent may require the lodgement of Building Component Certificates at various stages of the development. These Certificates must be returned to Council or the Accredited Certifier prior to issue of the Occupation Certificate or Subdivision Certificate. **You should also note that both Council and the Accredited Certifier will charge a fee for acknowledging compliance with conditions and the issue of the Occupation or Subdivision Certificates.** . You must nominate either Council or an accredited certifier prior to commencing work.

You will be required to notify Council a minimum of 2 days prior to your commencing work on the site.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'Charles Scott', written over a horizontal line.

**Charles Scott - Consultant
DEVELOPMENT OFFICER**



Pittwater Council

ABN 61 340 837 871

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CONSENT NO: N0108/04

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

**NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION**

Applicant's Name and Address:

MONA VALE GOLF CLUB, GOLF AVENUE MONA VALE NSW 2103

Being the applicant in respect of Development Application No N0108/04

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No N0108/04 for:

additions to maintenance shed

At:

RES 45244

MONA VALE GOLF COURSE 1 GOLF AVENUE MONA VALE NSW 2103

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with plans numbered 41450ASP, 41450A dated 24/10/03 prepared by Nomad Manufactured Buildings, as amended in red (shown clouded) or as modified by any conditions of this consent.

In accordance with Part A3 "Classification of Buildings and Structures" of the Building Code of Australia, it has been determined that the building or part subject of this consent has a Class 5 Classification.

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

Endorsement of date of consent 21/05/2004


Angus Gordon
GENERAL MANAGER

Per: M. Edmonds



Pittwater Council

ABN 61 340 837 871

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CONDITIONS OF DEVELOPMENT CONSENT

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

A. PRESCRIBED CONDITIONS

- A1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
- A4. To allow a principal certifying authority or another certifying authority time to carry out critical stage inspections required by the principal certifying authority, the principal contractor for the building site, or the owner builder must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a critical stage inspection is required before the commencement of the work, in accordance with clause 162 of the Environmental Planning and Assessment Regulation 2000.

B. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

NOTE: The issue of partial or limited Construction Certificates is not permissible under the terms of this consent unless otherwise specifically stated. All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications/details can not be accepted.

- B10. ~~Three sets of drawings~~ **Three sets of drawings** that comply in all respects with the Building Code of Australia and the conditions of the Development Consent are to be submitted prior to the release of the Construction Certificate.
- B33. The finished surface materials, including colours and texture of any building, shall blend with the surrounding and/or natural materials and shall be non-glare. Three copies of a specification shall be submitted with the Construction Certificate application in the form of ~~a~~ **Schedule of Finishes**.
- B60. Three sets of Structural Engineering details relating to the footings, structural framing are to be submitted prior to release of the Construction Certificate. ~~Each plan/sheet is to be signed by a /~~ **Each plan/sheet is to be signed by a /** ~~qualified~~ **qualified** practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field.

C. MATTERS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORK

NOTE: It is an offence to commence works prior to issue of a Construction Certificate.

- C25. A permit under Part 3A of the Rivers and Foreshores Improvement Act, 1948 is required from the Department of Infrastructure, Planning and Natural Resources in relation to this development. You will find attached the Department's "General Terms of Approval" which are required to be included as part of any consent given by Council.

NOTE: If the plans are amended and there is a change to any works proposed within 40 metres of a waterway, Council needs to contact the Department to ascertain if the amended plans will require a fresh review.

The General Terms of Approval is not the actual permit and therefore a permit application is



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development to which it refers is not commenced within two (2) years after the date of approval, provided that Council may, if good cause be shown, grant an extension of renewal of such consent beyond such period.

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

- G27. To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended).
 - G28. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing together with a \$500 fee, within 1 year from the date of determination.
 - G29. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 12 months of the date of endorsement of this Consent.
-



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required to be made to the Department prior to commencement of work. Information regarding the above may be obtained by contacting the Department of Infrastructure, Planning and Natural Resources, 10 Valentine Avenue, Parramatta, NSW, 2150 or PO Box 3720, Parramatta, NSW, 2124. Telephone (02) 9895 6211, Facsimile (02) 9895 7281.

D. CONDITIONS TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE NATURAL AND BUILT ENVIRONMENT

- D11. Any proposed demolition works shall be carried out in accordance with the requirements of AS2601-1991 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:

1. Protection of site workers and the general public.
2. Erection of hoardings where appropriate.
3. Asbestos handling and disposal where applicable.
4. Any disused service connections shall be capped off.

Council is to be given 48 hours written notice of the destination/s of any excavation or demolition material. The disposal of refuse is to be to an approved waste disposal depot.

- D12. In order to ensure safe handling of asbestos materials, the re-use or sale of asbestos building materials is prohibited.
- D20. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
- D21. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
- D25. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing the movement of the soil, must be provided with adequate provision made for drainage.
- D32. No fill is to be introduced within the drip line of canopy trees on the site.
- D33. No fill is to be introduced in the area of native vegetation or habitat remaining on the site.
- D42. Roofs to all structures are to be of dark grey, brown and/or ~~green~~ **green** tones only.
- D43. All colours are to be in accordance with Section D 9.3 of Pittwater 21 DCP.
- D74. A sign is to be erected in a prominent position on the site stating that unauthorised entry to the work site is prohibited and showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours. No sign is required where works are internal only or where the premises are occupied continuously during and outside working hours.
- D75. Toilet facilities are to be provided at or in the vicinity of the work site during the duration of the development.



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D76. A stamped copy of the approved plans is to be kept on the site at all times, during construction.

D85. All external glazing is to have a maximum reflectivity index of 25%.

D89. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.

D164. All stormwater is to be piped to the existing system.

D219. No skip bins or materials are to be stored on Council's Road Reserve.

E. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

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

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

E10. A certificate prepared by an appropriate qualified person is to be submitted for the following building components, certifying to the satisfaction of Council or the accredited certifier that the nominated works have been carried out in accordance with the Building Code of Australia, relevant Australian Standards and any conditions of Development Consent. Works are not to progress past this point until Council or the Accredited Certifier has confirmed that this condition has been satisfied (see copy of form attached).

Where this confirmation of compliance is issued by a private certifier, for the purposes of keeping a public record, a copy of the letter is to be forwarded to Council within 5 working days of the date of issue.

E10d. Footings/slabs/piers/retaining walls FN-1

E10f. Wall, roof frames and window location FM-1

E10k. Balustrading adequacy BA-1

E10o. Roof ridge levels RL-1

E12b. BCA certification BCA-1

E16. On completion of the erection of the building, the Owner of the building shall submit to Council or



Pittwater Council

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the accredited certifier a **Fire Safety Certificate** with respect to each essential fire safety measure installed in association with the building - as listed on the Fire Safety Schedule. Such certificate must be received by Council or the accredited certifier prior to occupation of the building.

Copies of the Fire Safety Certificate(s) must also be forwarded by the Owner to the Commissioner of the NSW Fire Brigades, and copies displayed in a prominent location specified in the schedule, within the building.

The owner must also submit a copy of the Fire Safety Certificate to Council and the Commissioner of the NSW Fire Brigades on an annual basis from the date of issue of the Occupation Certificate.

- E31. Prior to the issue of the Occupation Certificate, an Accredited Certifier/Licensed Builder is to certify to the satisfaction of Council or the Accredited Certifier that the attached requirements of Department of Infrastructure, Planning and Natural Resources, dated 24/03/2004 have been satisfied.
- E86. The building is not to be occupied or used until an Occupation Certificate has been issued, confirming that the project complies with the relevant standards and the conditions of development consent. The request for an Occupation Certificate is to be accompanied by a copy of all of the Compliance Certificates required by the conditions of development consent (see copy of form attached).

F. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Nil

G. ADVICE

- G1. You are reminded of your obligations under the provisions of the Disability Discrimination Act.
- G5. This approval does not prejudice any action in respect of upgrading the building pursuant to the provisions of the Section 121B of the Environmental Planning and Assessment (Amendment) Act, 1997.
- G23. Failure to comply with the relevant provisions of the Environmental Planning and Assessment Act, 1979 (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
- G24. The applicant is also advised to contact the various supply and utility authorities, ie Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area.
- G25. It is the Project Manager's responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with Council. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent Council from issuing the Occupation Certificate or the Building Certificate.
- G26. In accordance with Section 80A(1)(d) and (e) of the Act, any consent given shall be void if the



Pittwater Council
Component Certificate

DA No: N0108/04

CC No:

Property: MONA VALE GOLF COURSE 1 GOLF AVENUE MONA VALE
NSW 2103

Footings/Slabs/Piers/Retaining Walls
FN-1

I of
(Name) (Business)

at
(Mailing Address)

being an:

- ☐ accredited certifier
☐ practising structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

.....
.....
hereby certify that the footings/slabs/piers/retaining walls/other have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3.2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council
Component Certificate

DA No: N0108/04

CC No:

Property: MONA VALE GOLF COURSE 1 GOLF AVENUE MONA VALE
NSW 2103

Wall, Roof Frames and Window Location
FM-1

I of
(Name) (Business)

at
(Mailing Address)

being an:

- ☐ accredited certifier
☐ licensed builder

my qualifications being:

.....
.....
hereby certify that the **timber/steel wall and roof frames** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council

Component Certificate

DA No: N0108/04

CC No:

Property: MONA VALE GOLF COURSE 1 GOLF AVENUE MONA VALE
NSW 2103

Balustrading Adequacy

BA-1

I of
(Name) (Business)

at
(Mailing Address)

being an:

- ☐ accredited certifier
☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

.....
.....
hereby certify that the **balustrading** has been designed and constructed in accordance with Part 3.9.2 "Balustrades" of the Building Code of Australia Housing Provisions, AS 1170.1-1989 "Minimum design loads on structures - Dead and live loads and load combinations", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council
Component Certificate

DA No: N0108/04

CC No:

Property: MONA VALE GOLF COURSE 1 GOLF AVENUE MONA VALE
NSW 2103

Roof Ridge Levels
RL-1

I of.....
(Name) (Business)

at
(Mailing Address)

being a qualified surveyor, my qualifications being:

.....
.....

hereby certify that the **roof ridge levels** comply with the levels nominated on the approved plans
or by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component
of the project.

Signature Date



Pittwater Council
Component Certificate

DA No: N0108/04

CC No:

Property: MONA VALE GOLF COURSE 1 GOLF AVENUE MONA VALE
NSW 2103

Building Code of Australia Certification
Class 2-9
BCA-1

I of
(Name) (Business)

at
(Mailing Address)

being an:

- ☐ accredited certifier
☐ fire engineer

my qualifications being:

.....
.....

hereby certify that the development has been inspected and found to have been **constructed in accordance with the provisions of the Building Code of Australia**, any standards adopted by reference within the Building Code of Australia, approved Development Consent plans and any conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

MONA VALE GOLF COURSE

Colour Selection

EXTERIOR

Roofing	*	Mist Green
Guttering	*	“ “
Downpipes	*	“ “
Barges	*	“ “
Eaves	*	White
Wall Sheeting	*	Mist Green
Windows	*	“ “
Hand Rails	*	“ “
Exterior side of doors	*	“ “

INTERNAL

Ceiling	*	Off White
Walls	*	“ “
Flooring	*	Grey
Interior Doors/Arch	*	Off White
Window Reveals/Arch	*	“ “

DOCUMENT NO: 005/SV

CLIENT:

DATE:

NOMAD COMPLEXES - STEEL

GENERAL

The buildings are standard Nomad Transportable modules. The units are of a standard production type as is normally accepted by NSW Government and Private Education Authorities. As a standard unit the modules conform to all manufacturer's specification for materials.

This specification has generally been broken into two major sections:

1. Site preparation, services and finishings.
2. A specification of materials used in the transportable modules.

1. SITE PREPARATION, SERVICES AND FINISHINGS

Extent of Work

Supply, erection and completion of transportable modules, as shown in approved drawings.

Regulations, Notices and Fees

The owner shall pay all fees to Council, Water Board, New South Wales Fire Brigade and any other authorities.

Insurance

Nomad will take out all necessary insurances in respect of transit works and public risk during construction.

Set Out

Nomad will be responsible for the accuracy of the set out of the works from clients marker peg.

The check survey, if required is to be the responsibility of the owner.

2. MATERIALS USED IN TRANSPORTABLE MODULES

Chassis and Floor Units

The floor system is the standard Nomad complex galvanised steel system.

The perimeter bearers are 200-24 or 150-24mm, depending on module length, rolled 'C'-channel sections.

The joists are 1.5mm thick rolled channel sections, welded at a maximum of 600mm centres to perimeter bearers.

Floors are to be lined with 18mm T&G structural floorply glued and screwed to floor joists.

Prefabricated Wall and Ceiling Units

These are standard BHP galvanised 75mm x 32mm x 1.2mm thick steel sections and are to be manufactured, erected and braced to the manufacturer's specification. Ceiling panels are to be manufactured as per wall frames and fitted with graded battens to take the roof decking.

EXTERNAL LININGS

Wall Linings

These shall be off white Colorbond steel Panelrib, fixed horizontally and fitted to the manufacturer's specification. Colours are available.

All joining caps are to be BHP Colorbond of a selected colour.

Roof Linings

The roof linings are to be .47mm Zinalume Trimclad screw fixed to the manufacturer's specification, at the required pitch and support centres. Optional Colorbond finish.

Flashings

All flashings are to be BHP Colorbond where fitted as module joins, corner caps and barge capping. All flashings and external linings are specifically designed to stop the ingress of water and vermin.

All soffits, where fitted are to be finished in 4.5mm painted fibre cement glued and screwed to manufacturer's specification.

INTERNAL LININGS

Wall Linings

Walls to all areas are lined with pre-finished, polyester coated, ply sheeting glued and screwed with joints seated in PVC H moulds.

All sheets are to be fixed to studs to the standard Nomad detail.

Optional linings include Plasterboard, Villaboard or tiling.

Ceiling Linings

Ceiling linings are pre-finished Mono White ply sheeting glued and screw fixed to the manufacturer's recommendation. All joints are to be seated in PVC H mould. Optional linings include Plasterboard in H moulds or set.

Windows

The windows are standard Nomad face fixed strengthened aluminum sash horizontal sliding type.

All windows are brown or white acrylic, with timber reveals and include flyscreens.

All windows are to be fixed in the standard method and caulked and sealed with a Mastic sealant.

Powdercoat finished Security Bar Screens an optional extra.

DOORS

External Doors

These will be a nominally 40mm thick Solid core waterproof door in a paint finish fitted to a two hinge ERG steel jamb. The doors will be fitted with a Lane entrance lock set.

Colorbond or Glass Sliding doors may be fitted.

Internal Doors

Where required these will be 35mm thick hollow core doors in a paint finish fitted to timber jambs on two hinges with Lanes passage sets.

Optional Solidcore doors.

Internal Trims

Quads and cornices are to be standard, to match internal linings.

All architrave's and internal cover moulds will be timber in a stain or paint finish.

Gutters and Downpipes

All gutters are to be overflow fascia type in a Colorbond finish with similarly coloured 100mm x 50mm downpipes at no more than 9m centres, fixed to the building on site.

Floor Coverings

Where floor coverings are required, they will be 2mm thick welded sheet vinyl in standard colours to be selected by the client.

Carpet or other finishes can be supplied as an option.

Insulation

50mm thick Insulwool "Fattbatts" are fitted to external walls and Builders Blanket to ceilings as an option.

Temporary Services

The owner will provide all temporary services for the duration of the contract by way of access to the power supply and water.

On completion, Nomad shall clean the building and the adjacent site and clean and leave all installations in correct working order.

Concreter

All concreting is to be carried out in accordance with the relevant S.A.A. codes.

Pads - Concrete or Brick

Subject to site conditions

Concrete pads are to be 400mm x 400mm x 300mm deep minimum.

Brick pads are to be a minimum of two (2) courses of 350mm x 350mm brickwork.

Piers

To be 225mm and 350mm x 225mm brick piers with cement joints.

Stairs and Landings

Where shown on the drawings, a timber stair and landing is to be constructed to separate details and is to have a steel handrail.

Verandahs

Verandah posts are to be constructed from 40 or 50mm galvanised RHS, and fitted with steel handrails, subject to application.

Verandah floors are to be constructed from treated pine timber slats.

Plumber and Drainer

All drainage is to be taken to the street or to the sump, (by owner), but is to be at the direction of the Council.

Electrician

All wiring is to conform to relevant S.A.A. codes and is to be fixed in a method as directed by Nomad, and the Electrical Authority. The Electrician is to run all services to one or more junction boxes on the exterior or the interior of the modules (at the direction of the authorities) for connection to power.

Note: Items or finishes that are not covered in this standard specification will be itemised in a separate addendum attached to this specification. Covered in the attached proposal.

NOMAD MANUFACTURED BUILDINGS

MONA VALE GOLF CLUB (Cont.)...

MATERIAL CONTENT

External Lining

Walls – Colorbond Panel Rib
Roof – Colorbond Trimdek.
Colorbond gutters and downpipes

Internal Linings

Walls – 6mm Versilux painted
Ceilings – Pre-painted plywood
Cornice – Painted timber

Floor Covering

Welded sheet vinyl with a 100mm high coving to all walls

Insulation

R1.5 insulation batts to the roof area

Windows

5 only 1800 x 1400 Aluminium pre-painted sliding sash windows
1 only 1200 x 1400 “ “ “
2 only 1200 x 600 “ “ “
1 only 1200 x 900 Internal windows
Security screens have been allowed on 5 windows.

Doors

4 only solid core external doors in a paint finish, including locksets
2 only hollow core internal doors in a paint finish plus latchsets
1 only cavity slider door

Air Conditioning

Split systems to suit

Cupboards

1 only laminated cupboard 1200 long x 450 deep
1 only “ “ 5.4 metres long x 600 deep
1 only overhead cupboard 3000 long x 300 deep

MONA VALE GOLF CLUB (Cont.)...

Electrics

- 14 only 1 x 36 watt Fluoro's
- 2 only external Fluoro's
- 10 only 10 amp double GPO's
- 4 only 15 amp single GPO's
- Earth leakage to board
- Smoke detectors (battery type)
- Connection back to main board

Fittings

- 1 only 80 litre H.W. unit
- 1 only 50 cup Autoboil
- 1 only 900 x 900 Skylite
- 1 only 450 x 450 Skylite
- 1 set of drawers in lunch room cupboard
- 1 timber seat in toilet
- 1 only floor waste to toilet
- 1 only Ceramic W.C. with P.V.C. seat and cistern
- 1 only toilet roll holder
- 1 only stainless steel hand basin
- 2 only double bowl stainless steel sinks

External Fittings

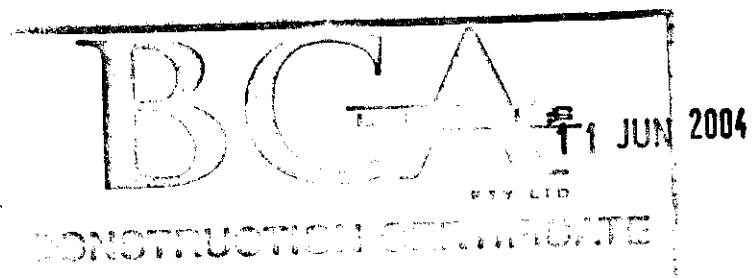
- Timber slatted verandah
- Timber steps where shown
- Connection of sewer, stormwater and water to existing lines
- Brick piers in cement mortar
- Cut out and trim opening in existing toilet area for access
- Pre-painted steel handrail to verandah and steps

Note:

Council Fees etc. will be paid by the Golf Club as due

BCA Compliance

- 1/ Materials, linings, surface finishes used in the works will comply with the fire hazard properties in accordance with Specification C1.10 of the BCA.
At the completion of the project certificates will be submitted detailing compliance with this specification.
- 2/ The dimensions of exits and paths of travel to exits will be provided in accordance with D1.6 of BCA96.
- 3/ The construction of the EDB's will be in accordance with D2.7 of BCA96 with the enclosure bounded by a non combustible or fire protective covering and smoke seals provided around the perimeter of the doors.
- 4/ The width of all stairways will be 1.0m measured clear of all handrails or balustrades in accordance with D2.9 of BCA96.
- 5/ The stair dimensions throughout the development will be in accordance with D2.13 of BCA96.
- 6/ Landings and door thresholds will be constructed in accordance with D2.14 and DC.15 of BCA96
- 7/ The handrails and balustrades to the proposed non fire isolated stair and balcony throughout the building will be in accordance with D2.16 and D2.17 of BCA96 being 1.0m above any landing or balcony and 865mm above the stair nosings and not contain any gaps that would permit a 125mm sphere to pass through.
- 8/ The door latching mechanisms to the proposed required exit doors will be in accordance with D2.21 of BCA96.
- 9/ Disabled persons access will be provided via the existing workshop area and a disabled person's sanitary facility will be constructed in accordance with AS1428.1. Circulation spaces to all accessible doorways will also be provided in accordance With AS1428.1 and clear width of all doorways required for disabled access will be 800mm measured clear of all door jambs and the like in accordance with AS1428.1.
- 10/ Disabled persons signage will be provided throughout the development in accordance with Specification D3.6 of BCA96.



C/Fwd:

BCA Compliance...Cont..

- 11/ Tactile indicators will be provided on all stairs in accordance with D3.8 of BCA96 and AS1428.4
- 12/ One disabled person's car space will be provided in accordance with D3.5 of BCA96 and AS2890.1 adjacent to the workshop forecourt area.
- 13/ Waterproofing of the wet areas will be carried out in accordance with AS3740 and F1.7 of BCA96.

Electrical Services Consultant to Certify

- 14/ Exit signage and emergency lighting will be installed throughout the development in accordance with E4.2, E4.4, E4.5, E4.6, E4.8 of BCA96 and AS2293.1 – 1998
- 15/ Artificial lighting will be installed throughout the development in accordance with AS1680 and F4.4 of BCA96.

Hydraulic Services Consultant to Certify

- 16/ Storm water drainage will be provided in accordance with F1.1 of BCA96 and AS3500.
- 17/ A fire hydrant system will provide suitable protection and coverage to the development in accordance with E1.3 of BCA96 and AS2419.1.
- 18/ One fire hose reel will be installed to serve the subject development in accordance with E1.4 of BCA96 and AS2441 located 4.0m from a dedicated exit.
- 19/ Portable Fire Extinguishers will be installed in accordance with E1.6 of BCA96 and AS2444.2001.

WEST ELEVATION
SCALE 1:100

Architectural floor plan of a building with overall dimensions of 18000 (width) by 7800 (depth). The plan shows a central corridor (2000 wide) flanked by rooms. Key features include:

- Dimensions:**
 - Overall width: 18000
 - Overall depth: 7800
 - Room widths (from left to right): 75, 5925, 75, 1463, 75, 2850, 150, 6375, 75, 2400, 75.
 - Room depths (from top to bottom): 75, 4688, 75, 2887, 75.
- Rooms and Features:**
 - Top Right:** Staircase (1800 wide).
 - Top Left:** Room with a large 'X' mark, labeled 'AIR COND. FITTED THRU WALL OF EXISTING BLDG'.
 - Central Corridor:** 2000 wide, with a dashed line indicating a centerline.
 - Bottom Left:** Room labeled '2.5H/P'.
 - Bottom Center:** Room labeled '80L HWS' (Hot Water System).
 - Bottom Right:** Room labeled '1.5H/P'.
- Other Labels:**
 - 'A' in a circle at the top center.
 - 'DP' (Drainage Point) at the bottom right.
 - '1.5H/P' at the bottom left.
 - '2.5H/P' at the top left.

NORTH ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100

75mm GALV. STEEL
CEILING PANELS
C/250 ROOF BEAMS
PARAPET WALL
FLASHING TO
EXISTING BLDG.
C/BOND ROOF SHEETING

APPROVED DEVELOPMENT CONSENT PLANS

PREFINISHED PLYWOOD
CEILING & WALL LININGS

PAINTED TIMBER
ARCHITRAVES
& SKIRTINGS

NOTE: THESE PLANS MUST BE USED IN FULL COMPLIANCE WITH ALL CONDITIONS OF

2420
FFL

1400

22mm STRUCTURAL
FLOORING

8

C/150 PURMAN
FLOOR PANELS
JOIST @ 800CIRS

AIR COND FITTED
THRU WALL OF
EXISTING BLDG

C/BOND GUTTER
& DOWNPIPE
FCL


TEATED PINE
DECKING

POOL STYLE
VERM HAND RAILS

COMMON DIMENSIONS
ITY & LEVELS
AINED

SECTIONAL ELEVATION, 'A-A'
SCALE 1:100

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DRAWN: HJC SCALE: 1:100		DATE: 24/10/03		CHECKED:		DATE:	



NOMAD MANUFACTURED BUILDINGS
 374 VARDYS RD. , KINGS PARK (BLACKTOWN)
 ACN 072 168 631 FAX (02) 9676-8176
 TELEPHONE (02) 9622-8555

PATENT NO:

REV:	AMMENDMENT	DATE:
BY		



**NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
SALE AND THE ASSAULT**

1 JUN 2004

SITE PLAN
SCALE 1:200


SEWER & STORMWATER CONNECTION
POINTS UNDER EXISTING BLDGS.

CONFIDENTIAL

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PROJECT: Proposed Extension to Existing Workshop Amenities, Mona Vale Golf Club, Golf Ave. Mona Vale. SITE PLAN

DRAWING N°:	41450ASP A		ISSUE:	A
DRAWN: HJC	DATE: 24/10/03	CHECKED:		
SCALE:				

 **NOMAD MANUFACTURED BUILDINGS**
374 VARDYS RD. , KINGS PARK (BLACKTOWN)
ACN 072 168 631 FAX (02) 9676-8176
TELEPHONE (02) 9622-8555
PATENT NO.:

**1 GOLF AVENUE, MONA VALE
WORKSHOP OFFICE ADDITION**

**BUILDING CODE OF AUSTRALIA
ASSESSMENT REPORT**

**PREPARED FOR
BCA LOGIC PTY LTD**

REPORT NO: 04162-r1/sb

DATED: 11th June 2004

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PART 1 BASIS OF ASSESSMENT

1.1 Location and Description

The building development, the subject of this report, is located within the existing grounds of the Mona Vale Golf Course located at 1 Golf Avenue, Mona Vale.

The proposed construction consists of a 140m² addition to the existing workshop building to be used for office accommodation.

1.2 Purpose

The purpose of this report is to assess the design proposal against the Deemed-to-Satisfy provisions of the BCA, and to clearly outline those areas where compliance is not achieved.

1.3 Building Code of Australia

This report is based on the Deemed-to-Satisfy Provisions of the Building Code of Australia 2004 Edition incorporating N.S.W. variations where applicable.

1.4 Limitations

This report does not include, nor imply, any detailed or assessment for design, compliance or upgrading for: -

- (a) the structural adequacy or design of the building;
- (b) the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- (c) the design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- (a) the Disability Discrimination Act;
- (b) Demolition Standards not referred to by the BCA;
- (c) Occupational Health and Safety Act;
- (d) Construction Safety Act; and
- (e) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, RTA, Council and the like.

1.5 Design Documentation

This report has been based on the following design documentation.

Architectural Plans Prepared by Nomad Manufactured Buildings dated 24 th October 2003.		
Drawing Number	Revision	Title
41450A	A	Proposed Extension to Existing Workshop Facilities – Floor Plans / Elevations / Sections
41450ASP	A	Site Plan
-	-	Architectural / BCA Compliance Specification issued by Nomad Manufactured Buildings dated 10 th June 2004.

- Structural Engineers Design Certification dated 7th June 2004 issued by David Cooper.
- Nomad Complexes Steel Document / Specification document 005/SV.
- Nomad Material Content / Specification document.

PART 2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia 2004 the development may be described as follows.

2.1 Rise in Storeys (Clause C1.2)

The subject building has a rise in storeys of one (1).

2.2 Classification (Clause A3.2)

The building has been classified as follows.

Class	Level	Description
5	Part Ground Floor	Office Usage
8	Par Ground Floor	Workshop

2.3 Effective Height (Clause A1.1)

The building has an effective height of less than 25 metres.

2.4 Type of Construction Required (Table C1.1)

Type C Construction.

2.5 Floor Area and Volume Limitations (Table C2.2)

The building is subject to maximum floor area and volume limits of:-

- Class 5 - Maximum Floor Area 3,000m²
Maximum Volume 18,000m³
- Class 8 - Maximum Floor Area 2,000m²
Maximum Volume 12,000m³

PART 3 ESSENTIAL FIRE OR OTHER SAFETY MEASURES

The following fire or other safety measures are required to be installed in, or to serve, the subject building. This schedule may be used as the Fire Safety Schedule for the proposed building.

Item No.	Proposed Essential Fire or Other Safety Measure	If yes, enter the minimum standard of performance, i.e. BCA clause and/or Australian Standard number/year
1.	Emergency lighting	BCA Clauses E4.2 & E4.4, AS/NZS2293.1-1998
2.	Exit signs	BCA Clauses E4.5, E4.6 & E4.8, AS/NZS2293.1-1998
3.	Fire hydrant system	BCA Clause E1.3, AS2419.1-1994
4.	Fire hose reel system	BCA Clause E1.4, AS2441-1988
5.	Paths of travel, stairways, passageways or ramps	BCA Section D
6.	Portable fire extinguishers	BCA Clause E1.6, AS2444-1995

PART 4 FIRE RESISTANCE LEVELS

The following fire resistance levels (FRL's) are required for the various structural elements throughout the building.

Item	Class 5	Class 8
External walls Load bearing greater than 3.0m to a fire source feature	Nil FRL	Nil FRL
Floors	Nil FRL	Nil FRL
Roofs	Nil FRL	Nil FRL

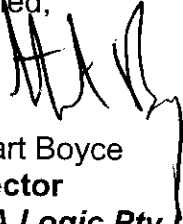
PART 5 STATEMENT OF COMPLIANCE

The architectural and structural design documentation as referred to in this report has been assessed against the applicable provisions of the Building Code of Australia 2004 and it is considered that such documentation complies or is capable of complying (as outlined in Annexure A) with that Code.

It should be noted that the attached detailed BCA assessment is primarily of the proposed extension and not of the individual BCA compliance clauses of the existing development. However where appropriate reference has been made to the level of compliance of the existing building.

In accordance with Clause 143 of the Environmental Planning & Assessment Act 2000 there is an obligation on the Accredited Certifier to ensure that with proposed alteration and additions to existing buildings, that the current level of occupant fire and life safety, and structural performance is not reduced. Following the assessment of the above referenced documentation in Point 1.5 and recent on site inspections we would confirm that with the proposed alterations and additions the current level of fire safety and structural performance will not be reduced, and will in fact be significantly improved in accordance with the relevant provisions of BCA96.

Signed,



Stuart Boyce
Director
BCA Logic Pty Limited

ANNEXURE A

DETAILED ASSESSMENT OF THE DEEMED-TO-SATISFY PROVISIONS OF BCA96

BUILDING ASSESSMENT

Outlined below is a detailed assessment of the Deemed-to-Satisfy Provisions of the Building Code of Australia 2004 (BCA) including the N.S.W. variations where applicable.

All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause.

The abbreviations outlined below have been used in the following tables.

N/A	-	Not Applicable. The Deemed-to-Satisfy clause does not apply to the subject building.
Complies	-	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA	-	<p>'COMPLIANCE READILY ACHIEVABLE'. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.</p> <p>This information may be included in other documentation, which was not forwarded to this office for assessment, such as door schedules, electrical, mechanical and hydraulic design documentation or architectural specifications.</p>
FI	-	Further Information is necessary to determine the compliance potential of the building design.
AS	-	Alternative Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	-	Does Not Comply

DEEMED TO SATISFY CLAUSE ASSESSMENT SUMMARY

Clause	Comment	Status
SECTION B: STRUCTURE		
PART B1 – STRUCTURAL PROVISIONS		
B1.0: Deemed-to-Satisfy Provisions	Noted	-
B1.1: Resistance to Actions	For Information Only – Structural Engineer to certify	Complies Refer Structural Engineers Certification
B1.2: Determination of Individual Actions	No details of loads imposed upon the building – Structural Engineer to certify.	Complies Refer Structural Engineers Certification
B1.3: Loads	No details of loads imposed upon the building – Structural Engineer to certify.	Complies Refer Structural Engineers Certification
B1.4: Determination of Structural Resistance of Materials and Forms of Construction	No details of materials and forms of construction – Structural Engineer and Manufacturers to certify.	Complies Refer Structural Engineers Certification
SECTION C: FIRE RESISTANCE		
PART C1 – FIRE RESISTANCE AND STABILITY		
C1.0: Deemed-to-Satisfy Provisions	Noted	-
C1.1: Type of Construction Required	Type C Construction	Noted
C1.2: Calculation of Rise in Storeys	The building has a rise in Storeys of One (1)	Noted
C1.4: Mixed Types of Construction	The entire building is to be constructed out of a single Type of Construction – Type C.	Noted
C1.8: Lightweight Construction	No lightweight construction required with development.	N/A
C1.10: Fire Hazard Properties	No details of Fire Hazard Indices of all materials – Finishes have been selected and incorporated in architectural documentation.	Complies Refer Architectural Specification
C1.12: Non-combustible Materials	Information Only	Noted
PART C2 - COMPARTMENTATION AND SEPARATION		
C2.0: Deemed-to-Satisfy Provisions	Noted	-
C2.1: Application of Part	Noted	-

C2.2: General Floor Area and Volume Limitations	The existing workshop area and proposed office extension are within the limitations of this clause.	Complies
C2.8: Separation of Classifications in the Same Storey	There are no fire walls required or proposed to the building as being of Type C construction the entire building irrespective of classification must achieve the same FRL level.	Complies
C2.12: Separation of Equipment	There is no equipment existing or proposed that is required by this clause to be fire separated.	N/A
C2.13: Electricity Supply System	The main switch board does not sustain equipment required to operate in the emergency mode.	N/A
PART C3 – PROTECTION OF OPENINGS		
C3.0: Deemed-to-Satisfy Provisions	Noted	-
C3.1: Application of Part	Noted	-
C3.2: Protection of Openings in External Walls	The subject building is located greater than 6.0m to any other buildings on the allotment or any fire source features.	Complies
C3.15: Openings for Service Installations	No elements are required to possess a FRL thus no services require fire rating, thus provisions of this clause are not applicable.	N/A
SPECIFICATION C1.1 – FIRE-RESISTING CONSTRUCTION		
2.0: General Requirements	Noted	-
2.1: Exposure to Fire-Source Features	The subject development is not exposed to a fire source feature being a side boundary or within 6.0m to the far boundary of a roadway adjoining the allotment or other buildings on the allotment.	Noted
2.2: Fire Protection for a Support of Another Part	Elements contained within the same fire compartment require the same FRL	Noted
2.4: Attachments Not to Impair Fire-resistance	There are no attachments to the external façade of the building currently nominated on the plans and the external walls do not require any FRL.	N/A
2.5: General Concessions	The only concessions applicable under this clause to the subject building is that any structures located on the roof containing plant equipment only can be of a non combustible material in lieu of a material with a FRL in accordance with table 5 of Specification C1.1 of BCA96.	Noted
5.0: Type C Fire-resisting Construction	As the building is located greater than 3.0m to any FSF's no elements contained within the building require a FRL.	Complies
5.1: Fire-resistance of Building Elements	As the building is located greater than 3.0m to any FSF's no elements contained within the building require a FRL.	Complies

SPECIFICATION C1.10 - FIRE HAZARD PROPERTIES		
1. Scope	Noted	-
2. Class 2 to 9 Buildings: General Requirements	Details of Fire Hazard Indices of all materials proposed as required.	Complies Refer Architectural Specification
5. Materials Deemed to Comply	For Information Only	Noted
6. Fire-retardant Coatings Not Acceptable	For Information Only	Noted
7. Exempted Building Parts and Materials	For Information only	Noted

SECTION D: ACCESS AND EGRESS		
PART D1 – PROVISION FOR ESCAPE		
D1.0: Deemed-to-Satisfy Provisions	Noted	-
D1.1: Application of Part	Noted	-
D1.2: Number of Exits Required	As required one exit provided .	Complies
D1.4: Exit Travel Distances	Egress travel distances to as required	Complies
D1.5: Distance Between Alternative Exits	No alternate exits required to any portion of the building with all points being within 20 and 30m of a required exit	N/A
D1.6: Dimensions of Exits and Paths of Travel to Exits	The aggregate width of the egress suitable for the calculated population to the building.	Complies Refer Architectural Specification
D1.10: Discharge from Exits	All exits discharge as required where they cannot be blocked by parked cars or the like.	Complies
D1.13: Number of Persons Accommodated	Less than 10 persons to the building	Noted
D1.14: Measurement of Distances	Information only	Noted
D1.15: Method of Measurement	Information only	Noted
PART D2 – CONSTRUCTION OF EXITS		
D2.0: Deemed-to-Satisfy Provisions	Noted	-
D2.1: Application of Part	Noted	-
D2.3: Non-fire-isolated Stairways and Ramps	The non fire isolated stairway is to be built from timber construction as required.	Complies
D2.7: Installations in Exits and Paths of Travel	No details of EDB enclosures nominated on plans.	Complies Refer Architectural Specification
D2.9: Width of Stairways	The width of the stairway is to be measured clear of all obstructions such as handrails, etc. The height of the stairway is to be no less than 2 metres. Stairway width as required.	Complies Refer Architectural Specification
D2.13: Goings and Risers	Goings and riser measurements are to be within the dimensions set out in Table D2.13, and have non-slip treads.	Complies Refer Architectural Specification

D2.14: Landings	Landing dimensions to appear to be suitable.	Complies Refer Architectural Specification
D2.15: Thresholds	Details of all finished ground and floor levels as required providing compliant door thresholds.	Complies Refer Architectural Specification
D2.16: Balustrades and Other Barriers	Balustrades are to be a minimum of 1 metre in height from the finished ground level.	Complies Refer Architectural Specification
D2.17: Handrails	Handrails are to be provided along one side of the stairway as required.	Complies Refer Architectural Specification
D2.19: Doorways and Doors	All required exit doors are nominated as single leaf exit doors.	Complies
D2.20: Swinging Doors	As required all egress doors to the new office portion serve an area less than 200m ² thus can swing inwards.	Complies
D2.21: Operation of Latch	The latches on the doors in the direction of egress are to be readily operable without a key using a single handed downward or pushing action.	Complies Refer Architectural Specification
PART D3 - ACCESS FOR PEOPLE WITH DISABILITIES		
D3.0: Deemed-to-Satisfy Provisions	Noted	-
D3.1: Application of Part	Noted	-
D3.2: General Building Access Requirements	Generally disabled access will be provided via an opening created from the existing workshop area.	Complies Refer Architectural Specification
D3.3: Parts of Buildings to be Accessible	Currently access will be provided via an opening in the common wall from the existing workshop area.	Complies Refer Architectural Specification
D3.5: Car Parking	One carparking space will be nominated for people with disabilities in accordance with AS2890.1.	Complies Refer Architectural Specification
D3.6: Identification of Accessible Facilities, Services and Features	Clear and legible Braille signage will be provided to indicate the path of travel from the entrance with the ramp to the accessible entrance.	Complies Refer Architectural Specification
D3.8: Tactile Indicators	Tactile indicators will be installed on the main entry ramp as required by Council.	Complies Refer Architectural Specification
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS		
1. Scope	Noted	-
2. Braille and Tactile Signage	Noted	-
2.1 Location of Braille and Tactile Signs	No details of accessible signage proposed throughout site.	Complies Refer Architectural Specification

2.2	Braille and Tactile Sign Specification	No details of accessible signage proposed throughout site.	Complies Refer Architectural Specification
2.3	Luminance-contrast	No details of accessible signage proposed throughout site.	Complies Refer Architectural Specification
2.4	Lighting	No details of accessible signage proposed throughout site.	Complies Refer Architectural Specification
2.5	Braille	No details of accessible signage proposed throughout site.	Complies Refer Architectural Specification

SECTION E: SERVICES AND EQUIPMENT		
PART E1 – FIRE FIGHTING EQUIPMENT		
E1.0: Deemed-to-Satisfy Provisions	Noted	-
E1.3: Fire Hydrants	A fire hydrant system is required and must be installed in accordance with AS 2419.1 to serve the subject building as the combined total area exceeds 500m ² .	Complies Refer Architectural Specification
E1.4: Fire Hose Reels	A fire hose reel system is required and must be installed in accordance with AS 2441 to serve the subject building as the combined total area exceeds 500m ² .	Complies Refer Architectural Specification
E1.6: Portable Fire Extinguishers	Portable fire extinguishers are to be provided and distributed in accordance with AS 2444.	Complies Refer Architectural Specification
E1.9: Fire Precautions During Construction	Whilst the building is under construction there is to be not less than one fire extinguisher provided at all times to each storey. For Information only	Noted
PART E2 – SMOKE HAZARD MANAGEMENT		
E2.0: Deemed-to-Satisfy Provisions	Noted	-
E2.1: Application of Part	Noted	-
E2.2: General Requirements (including Tables E2.2a and E2.2b)	As the building has a rise in storeys of one there are no smoke hazard management requirements applicable by this clause.	N/A

PART E4 – EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS		
E4.0: Deemed-to-Satisfy Provisions	Noted	-
E4.2: Emergency Lighting Requirements	Emergency lighting required.	Complies Refer Architectural Specification
E4.3: Measurement of Distance	For Information Only.	Noted
E4.4: Design and Operation of Emergency Lighting	Emergency lighting required.	Complies Refer Architectural Specification
E4.5: Exit Signs	Exit lighting required.	Complies Refer Architectural Specification
E4.6: Direction Signs	Exit lighting required.	Complies Refer Architectural Specification
E4.8: Design and Operation of Exit Signs	Exit lighting required.	Complies Refer Architectural Specification

SECTION F: HEALTH AND AMENITY		
PART F1 – DAMP AND WEATHERPROOFING		
F1.0: Deemed-to-Satisfy Provisions	Noted	-
F1.1: Stormwater Drainage	To comply with AS 3500.3.2.	Complies Refer Architectural Specification
F1.5: Roof Coverings	Metal roof sheeting to comply with AS 1562.1.	Complies Refer Architectural Specification
F1.6: Sarking	To comply with AS 4200.	Complies Refer Architectural Specification
F1.7: Water Proofing of Wet Areas in Buildings	Waterproofing to wet areas to comply with AS 3740.	Complies Refer Architectural Specification
F1.9: Damp-proofing	Moisture is to be prevented from reaching the walls above a damp-proof course, and the underside of the suspended floors.	Complies Refer Architectural Specification
F1.10: Damp-proofing of Floors on the Ground	A vapour barrier in accordance with AS 2870 must be installed.	Complies Refer Architectural Specification
F1.13: Glazed Assemblies	Glazed assemblies are to comply with AS 2047 and AS1288.	Complies Refer Architectural Specification

PART F2 – SANITARY AND OTHER FACILITIES		
F2.0: Deemed-to-Satisfy Provisions	Noted	-
F2.3: Facilities in Class 3 to 9 Buildings	Existing sanitary facilities to workshop area suitable for staff population.	Complies
F2.4: Facilities for People with Disabilities	As required a disabled person's sanitary facility will be provided for within the subject building	Complies Refer Architectural Specification
PART F3 – ROOM SIZES		
F3.0: Deemed-to-Satisfy Provisions	Noted	-
F3.1: Height of Rooms and Other Spaces	Based on the sections provided, ceiling heights appear adequate to all areas.	Complies
PART F4 – LIGHT AND VENTILATION		
F4.0: Deemed-to-Satisfy Provisions	Noted	-
F4.1: Provision of Natural Light	Natural light is not required to a class 5 building.	Noted
F4.4: Artificial Lighting	Artificial lighting to comply with AS 1680.0.	Complies Refer Electrical Engineers Certification
F4.5: Ventilation of Rooms	Natural ventilation provided to all offices and rooms as required	Complies
F4.6: Natural Ventilation	As required natural ventilation is provided to all habitable rooms.	Complies