



18 July 2016

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

NEWPORT ARMS HOTEL, 1 KALINYA STREET, NEWPORT NSW 2106
LOT 1 DP 72587
DEVELOPMENT APPLICATION NO: N0103/16
CONSTRUCTION CERTIFICATE NO: 163064
DATE OF DETERMINATION: 18/07/16

As required by clause 142(2) of the EP&A Regulations 2000 notice is hereby given of the determination of the following application:

- Construction Certificate No. CC 163064

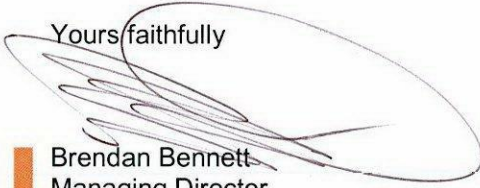
Please also find enclosed a cheque for Council's registration fee plus a CD containing the following documentation:

- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the certificate.
- Notice of Appointment of Principal Certifying Authority.

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Scott Reid on 8270-3500.

Yours faithfully



Brendan Bennett
Managing Director

Encl

Rec: 398160 3/08/2016 PRVC \$36-

PLANNING
BUILDING
HERITAGE
URBAN DESIGN

CITY
PLAN
SERVICES

Newport Arms Hotel, 1 Kalinya Street, Newport
NSW 2106
Construction Certificate No. 163064

NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

NOTICE TO

Pittwater Council
PO Box 882, Mona Vale, NSW 1660

PROPOSAL

Address of land on which the work is to be carried out:

**Newport Arms Hotel, 1 Kalinya Street,
Newport NSW 2106**

Lot & DP Number:

Lot 1 DP 72587

Description of building works covered by this Notice:

**Alterations and additions to an existing
hotel, including internal building
refurbishments.**

DETAILS OF THE PERSON APPOINTING PCA

Name of person having benefit of the development consent:

Angela Muller - Merivale

Address:

GPO Box 4719, Sydney NSW 2001

Contact Details:

Phone: (02) 9240 3051 Fax: (02) 9240 3053

The applicant has appointed Brendan Bennett as the Principal Certifying Authority as stated in the Construction Certificate Application lodged with City Plan Services for the building works identified in this Notice.

RELEVANT CONSENTS

Consent Authority:

Pittwater Council

Development Consent No:

N0103/16

Date of Development Consent:

09/05/16

Construction Certificate No:

CC 163064

Date of Construction Certificate:

18/07/16

PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of
City Plan Services Pty Ltd**

ACCREDITATION NUMBER

BPB 0027

That I, Brendan Bennett, of City Plan Services located at Suite 6.02, 120 Sussex Street, Sydney NSW accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice.

DATED THIS 18th day of July 2016


Brendan Bennett
Managing Director

CONSTRUCTION CERTIFICATE NO. 163064

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

APPLICANT

Name of person having benefit of the development consent: **Angela Muller - Merivale**
Address: **GPO Box 4719, Sydney NSW 2001**
Contact Details: **Phone: (02) 9240 3051 Fax: (02) 9240 3053**

DEVELOPMENT CONSENT

Consent Authority/Local Government Area: **Pittwater Council**
Development Consent No: **N0103/16**
Date of Development Consent: **09/05/16**

PROPOSAL

Address of Development: **Newport Arms Hotel, 1 Kalinya Street, Newport NSW 2106**
Lot & DP No: **Lot 1 DP 72587**
Building Code of Australia Classification: **Class 3, 5, 6, 7a & 10b**
Type of Construction: **Type A**
Scope of building works covered by this Notice: **Alterations and additions to an existing hotel, including internal building refurbishments.**
Value of Construction Certificate (Incl GST): **\$563,200.00**
Plans and Specifications approved: **Schedule 1**
Fire Safety Schedule: **Schedule 2**
Critical Stage Inspections: **See attached Notice**
Exclusions: **Nil**
Conditions (Clause 187 or 188 of the Environmental Planning & Assessment Regulation 2000): **Nil**
Date of the Application for Construction Certificate: **27/05/16**
Date Application Received: **27/05/16**

PROJECT BUILDING SURVEYOR

Please contact **Scott Reid** for any inquiries

CERTIFYING AUTHORITY

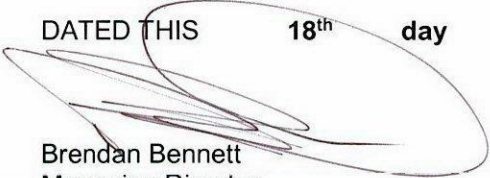
Brendan Bennett for and on behalf of **City Plan Services Pty Ltd**

ACCREDITATION NUMBER

BPB 0027

That I, Brendan Bennett, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

DATED THIS **18th** day of **July** **2016**


Brendan Bennett
Managing Director

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans prepared by Akin Creative

Plan Title	Drawing No	Revision	Date
Drawing Register	CDC-A00	A	04/07/16
Proposed Ground Floor Plan	CDC-D01	A	04/07/16
Proposed Section & Elevation	CDC-F01	A	04/07/16

2. Endorsed Mechanical plans prepared by Speedy Ventilation Pty Ltd

Plan Title	Drawing No	Revision	Date
General Notes	3886-01	1	19/03/16

3. Other documents relied upon

Title	Prepared By	Reference	Date
Construction Certificate Application	Merivale	-	27/05/16
Long Service Levy Receipt	Long Service Corporation	242687	27/05/16
Sydney Water Approval	Sydney Water	96376	13/07/16
Mechanical Design Certificate	Cavalier Installations Pty Ltd	-	27/06/16
Pizza Oven Compliance Letter	Floth Pty Ltd	S16054 ML	05/05/16
Pre CC Inspection Report	City Plan Services	163064	14/07/16

**SCHEDULE 2
FIRE SAFETY SCHEDULE**

Address of Development:

**Newport Arms Hotel, 1 Kalinya Street, Newport
NSW 2106**

Construction Certificate No:

163064

1. Statutory Fire Safety Measures.

NO.	FIRE SAFETY MEASURES (AS SET OUT UNDER CLAUSE 166 OF FP&A REGULATIONS)	CURRENTLY IMPLEMENTED	PROPOSED IMPLEMENTATION	STANDARD OF PERFORMANCE
1	Emergency lighting	YES	YES	BCA 2016 Clause E4.2, E4.3, E4.4 & AS 2293.1 – 2005 Amdt 1 & 2
2	Exit signs	YES	YES	BCA 2016 E1.5, E1.6, E1.8 Spec E4.8 & AS 2293.1- 2005 Amdt 1 & 2
3	Fire blankets	YES	YES	AS 2444-2001
4	Fire Hose reel systems	YES	NO	AS 2441-1988
5	Portable fire extinguishers	YES	YES	BCA 2016 E1.6 & AS 2444- 2001

CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of
City Plan Services Pty Ltd

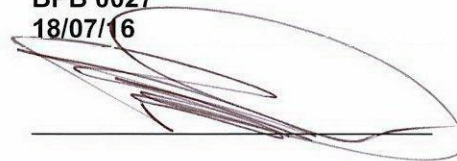
ACCREDITATION NUMBER

BPB 0027

DATED:

18/07/16

SIGNED:



NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 and Regulations 2000

PROPOSAL

Address of land on which the work is to be carried out: **Newport Arms Hotel, 1 Kalinya Street,
Newport NSW 2106**

Lot & DP Number: **Lot 1 DP 72587**

Description of building works covered by this Notice: **Alterations and additions to an existing
hotel, including internal building
refurbishments.**

APPLICANT

Name of person having benefit of the development consent: **Angela Muller - Merivale**

Address: **GPO Box 4719, Sydney NSW 2001**

Contact Details: **Phone: (02) 9240 3051 Fax: (02) 9240 3053**

RELEVANT CONSENTS

Consent Authority: **Pittwater Council**

Development Consent No: **N0103/16**

Date of Development Consent: **09/05/16**

Construction Certificate No: **CC 163064**

Date of Construction Certificate: **18/07/16**

INSPECTION TELEPHONE NUMBER

Please telephone the following number to book a critical stage inspection: **Ph: 8270 3500**

A minimum period of 48 hours is to be provided

PRINCIPAL CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION NUMBER

BPB 0027

MANDATORY CRITICAL STAGE INSPECTIONS

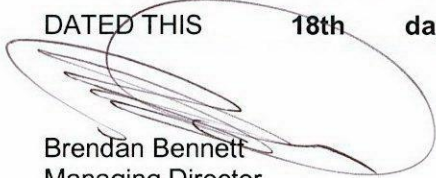
That I, Brendan Bennett, of City Plan Services located at Suite 6.02, 120 Sussex Street, Sydney NSW acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(lii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, 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 mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

DATED THIS **18th** day of **July** **2016**


Brendan Bennett
Managing Director

**SCHEDULE 1
MANDATORY CRITICAL STAGE INSPECTIONS**

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
1.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

**SCHEDULE 2
OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING
AUTHORITY**

NO.	OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
	None have been specified in this instance	N/A

RECEIVED
27/05/16

CONSTRUCTION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979* Section 109C(1)(b) & Section 139 of Regulations 2000

Information for the applicant

- This form may be used to apply for a construction certificate to carry out building work or subdivision work.
- To minimise delay in receiving a decision about the application, please fill in all sections and ensure all relevant information and documents are provided.
- A construction certificate has no effect if it is issued after the building work or subdivision work to which it relates is physically commenced on the land to which the relevant development consent applies.

APPLICANT

Name of person having benefit of the development consent.*

Name Angela Muller

Company Merivale

ABN Number (if applicable) _____

Address CPD Box 4719

Suburb or town Sydney Postcode 2001

Telephone 02-92403000 Fax _____

Mobile 0412250997 Email angela.muller@merivale.com

**An application for a construction certificate may only be made by a person who has the benefit of the development consent. An application may not be made by the person who will carry out the building work or subdivision work unless that person owns the land on which the work is to be carried out.*

IDENTIFICATION OF BUILDING

Address 1 Kalinga Street

Lot No 1

DP No 72587

Suburb or town Newport Postcode 2106

DESCRIPTION OF DEVELOPMENT

Building or Subdivision Works:

Alterations and additions to existing hotel, including internal building refurbishments.

BUILDING CODE OF AUSTRALIA

BUILDING CLASSIFICATION

Class(s) _____

VALUE OF WORK

Estimated Cost of Work: (Including GST)

\$ 563200 -

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment).

DEVELOPMENT CONSENT

Provide electronic copies of:

- a) approved plans endorsed by the consent authority
- b) conditions of development consent
- c) other documents referenced by the development consent that are relevant to this application.

Consent Authority P. H. Water Council
 Development Consent No N0103/16
 Date of Determination 9/5/16
 Name of Applicant on Development Consent Merivale

PLANNING AGREEMENTS

Is the development or the land upon which the development is to be carried out subject to a planning agreement as referred to in section 93F EP&A Act?

Yes No
 If Yes - Provide:
 A copy of the planning agreement.

ADDITIONAL REQUIREMENTS

- Schedule 1 must be completed and accompanied by information required to be submitted with the application for a construction certificate for proposed building works. Prepare and attach a list of all documents provided.
- Applications for construction certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

Schedule 1 – Attachments relating to the proposed development.

Applicants must provide electronic copies of the documents listed below that are relevant to the type of development that is proposed. Please place a cross in the appropriate box(s) to indicate the type of development involved.

1. **FIRE LINK CONVERSION** Yes No
 Does the application relate ONLY to Fire Link Conversion?
 If Yes - provide:
 A document that describes the design and construction and mode of operation of the new fire alarm communication link.

2. **SUBDIVISION WORK** Yes No
 Does the development involve Subdivision Work?
 If Yes - provide:
 Appropriate subdivision work plans and specifications, which include copies of:
 a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
 b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned
 c) detailed engineering plans as to the following matters:
 i. earthworks
 ii. roadworks
 iii. road pavement
 iv. road furnishings
 v. stormwater drainage
 vi. water supply works
 vii. sewerage works
 viii. landscaping works
 ix. erosion control works

3. **BUILDINGS** Yes No
 3.1 Does the development involve building work (including work in relation to a dwelling house or building or structure ancillary to a dwelling house?)
 If Yes - provide:
 1. A detailed description of the development by completing page 3 of the application form
 2. Appropriate building work plans and specifications, which include copies of:
 a) detailed plans drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 i. a plan of each floor section
 ii. a plan of each elevation of the building
 iii. the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
 iv. the height, design, construction and provision for fire safety and fire resistance (if any)
 b) specifications for the development:
 i. that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and

- ii. that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used
- c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used)
- d) a description of any accredited building product or system sought to be relied on for the purposes of section 79C(4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act)*
- e) copies of any compliance certificate to be relied on
- f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building
- g) if a BASIX certificate has been obtained for the development, such other matters as the BASIX certificate requires to be included in the plans and specifications.

*S.79C(4) EP&A Act provides that a consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of the requirement in accordance with the EP7A regulation 2000.

3.2 Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion)?

Yes

No

If Yes - provide:

- a) A list of any existing fire safety measures provided in relation to the land or any existing building on the land.
- b) A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

3.3 Does the building work (see note below) involve an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement?

Yes

No

If Yes - Provide:

Either or both of the following from a "fire safety engineer" (a private accredited certifier holding Category C10 accreditation):

- a) A compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that the alternative solution complies with the relevant performance requirements of the BCA.
- b) A written report that includes a statement that the alternative solution complies with the relevant requirements of the BCA.

Note: The above requirement only applies to building work in respect of:

- a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more
- b) any building (other than a class 9a building) that is proposed to have:
 - i. a fire compartment with a total floor area of more than 2000 square metres or
 - ii. a total floor area of more than 6000 square metres that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, DP4 and DP5 in Volume 1 of the BCA.

3.4 Does the application relate to a residential flat development for which the development application was required under Clause 50(1A) of the EP&A Regulation to be accompanied by a design verification from a qualified designer?

Yes

No

If Yes - Provide:

A statement from a qualified designer which verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development (SEPP 65)

Note: If the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP 65 to the extent to which they aim to

- reduce consumption of mains-supplied potable water, or reduce emissions of greenhouse gases, in the building or in the use of the land that it is built on, or
- improve the thermal performance of the building

3.5 Has the Fire Commissioner granted an exemption under clause 188 EP&A Regulation from compliance with any specified Category 3 fire safety provision?

Yes

No

If Yes - Provide:

A copy of the exemption together with any conditions imposed.

3.6 Is any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986?

Yes

No

If Yes - Provide:

A copy of a receipt for any long service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy).

3.7 Does the application involve a BASIX affect development or a BASIX optional development in respect of which the applicant has obtained a BASIX certificate?

Yes

No

If Yes - Provide:

The BASIX certificate(s) for the development (being either the BASIX certificate issued when the development consent was granted or some other BASIX certificate(s) that have been issued no earlier than three months before the date of the Application being made), and such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

BASIX (the Building and Sustainability Index) ensures homes are built to be more energy and water efficient. BASIX uses an online program to assess a building's design and compares it against energy and water reduction targets. The design must meet these targets before a BASIX certificate can be printed. Any changes made to a building's design after a BASIX certificate has been issued requires another BASIX assessment and new BASIX certificate. "BASIX affected buildings" contain one or more dwellings (but do not include hotels or motels).

A BASIX certificate **MUST** be obtained for every "BASIX affected development", which are any of the following (other than development that is "BASIX excluded development"):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building
- (b) development that involves a change of building use by which a building becomes a BASIX affected building
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

"BASIX excluded development" is

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the Heritage Act 1977
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "BASIX optional development". "BASIX optional development" means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>

3.8 Have the plans subject to the application been stamped by a Sydney Water Quick Check Agent or the relevant water utility authority or their authorised agent?

Yes

No

If Yes - Provide:

A copy of the stamped plans.

Note: The approved plans must be submitted to a Sydney Water Quick Check agent or other relevant water utility to determine whether the development will affect any wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

4. RESTRICTIONS ON THE TITLES
Is the proposed work affected by any restrictions on the titles (including covenants, easements & rights of way)?

Yes

No

If Yes - Provide Details

5. HOME BUILDING ACT REQUIREMENTS
In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

Yes

No

If Yes - Provide:

- a) In the case of work by a licensee under the Act:
 - i) a statement detailing the licensee's name and contractor licence number, and
 - ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*.

or

b) In the case of work done by any other person:

- i) a statement detailing the person's name and owner builder permit number, or
- ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purpose of the definition of *owner-builder work* in section 29 of that Act.

**A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.*

6. LIST OF DOCUMENTS

Prepare & attach a list of all documents provided under Development Consent, Additional Requirements & Schedule 1.

Yes

If Yes - Provide Details

No

7. OWNERS CONSENT

As the owner(s) of the land on which the work is to be carried out:

1. I/we hereby consent to the applicant(s) named on the application to act on my/our behalf as the person with benefit of the development consent nominated herein.
2. I/we hereby consent to the certifying authority, or an accredited certifier nominated by City Plan Services P/L, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we will undertake all necessary steps to make access available to the property to enable the inspection to be carried out.

Signature of all owner(s):

Name Angela Muller Sign [Signature]
 Name Director Sign _____
 Date 27/05/16

A certifying authority must not issue a construction certificate for the development on a site which affects an existing building unless the certifying authority or an accredited certifier nominated by City Plan Services P/L has carried out an inspection of the site of the development.

8. APPLICANT SIGNATURE

As a person eligible to be an applicant for this work:

1. I/we hereby submit this Construction Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.
2. I/we hereby appoint Brendan Bennett/ Chris Michaels/ Adam DeLooze/ Darren Bugg of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.
3. I/we (if not the owner(s) of the land on which the work is to be carried out), hereby state that I/we are not the contractor who will carry out the building work or subdivision.
4. I/we hereby state that, to the best of my knowledge, the information provided within this application is true and accurate.

Signature of applicant(s):

Sign Angela Muller Date [Signature]
 Sign _____ Date _____
 Date 27/05/16

DETAILED DESCRIPTION

For each proposed new building, indicate:

The number of storeys (including underground storeys) in the building.

Gross floor area of existing building (m²)

The gross site area of the land on which the building is to be erected (m²)

For each proposed new residential building, indicate:

The number of existing dwellings on the land on which the new building is to be erected.

The number of existing dwellings that are to be demolished in connection with the erection of the new building

The number of dwellings to be included in the new building

Whether the new building is to be attached to any existing building

Whether the new building is to be attached to any other new building

Whether the site contain a dual occupancy

The materials to be used in the construction of the new building by completing the table below

MATERIALS TO BE USED

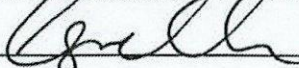
Walls	Code	Roof	Code
Brick (double)	11	Tiles	10
Brick (vener)	12	Concrete/Slate	20
Concrete /Stone	20	Fibrous cement	30
Fibrous cement	20	Steel	60
Timber	40	Aluminium	70
Curtain glass	50	Other	80
Steel	60	Not specified	90
Aluminium cladding	70		
Timber/weatherboard	40		
Other	80		
Not specified	90		

Floor	Code	Frame	Code
Concrete/Slate	20	Timber	40
Timber	40	Steel	60
Other	80	Aluminium	70
Unknown	90	Other	80
		Unknown	90

Schedule 2 – Existing Essential Fire Safety Measures
Part 1 of 2

Item No.	Existing Measure	Is this measure Installed in the Building? Yes / No	If yes, enter the current standard of performance (eg: ORD 70 Clause 19.2 or BCA Clause E1.5 & AS 2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Building occupant warning system		
7	Emergency lighting		
8	Emergency lifts		
9	Emergency warning and intercommunication system		
10	Exit signs		
11	Fire control centres and rooms		
12	Fire dampers		
13	Fire doors		
14	Fire hydrant systems		
15	Fire seals (protecting openings in fire resisting components of the building)		
16	Fire shutters		
17	Fire windows		
18	Hose reel system		
19	Light weight construction		
20	Mechanical air handling systems		
21	Paths of travel stairways passageways or ramps		
22	Perimeter vehicle access for emergency vehicles		
23	Portable fire extinguishers		
24	Pressurising system		
25	Required (automatic) exit doors		
26	Safety curtains in proscenium openings		
27	Smoke and Heat Vents		
28	Smoke Control System		
29	Smoke dampers		
30	Smoke detectors and heat detectors		
31	Smoke doors		
32	Solid-Core doors		
33	Stand-By Power Systems		
34	Wall wetting sprinkler and drencher systems		
35	Warning and operational signs		
36	OTHERS - Specify		

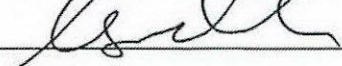
This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed  (Owner/ Agent) Name Angela Moller Date 27/5/16

Schedule 3 – Proposed Essential Fire Safety Measures
Part 2 of 2

Item No.	Proposed New Measure	Is this measure Installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Building occupant warning system		
7	Emergency lighting		
8	Emergency lifts		
9	Emergency warning and intercommunication system		
10	Exit signs		
11	Fire control centres and rooms		
12	Fire dampers		
13	Fire doors		
14	Fire hydrant systems		
15	Fire seals (protecting openings in fire resisting components of the building)		
16	Fire shutters		
17	Fire windows		
18	Hose reel system		
19	Light weight construction		
20	Mechanical air handling systems		
21	Paths of travel stairways passageways or ramps		
22	Perimeter vehicle access for emergency vehicles		
23	Portable fire extinguishers		
24	Pressurising system		
25	Required (automatic) exit doors		
26	Safety curtains in proscenium openings		
27	Smoke and Heat Vents		
28	Smoke Control System		
29	Smoke dampers		
30	Smoke detectors and heat detectors		
31	Smoke doors		
32	Solid-Core doors		
33	Stand-By Power Systems		
34	Wall wetting sprinkler and drencher systems		
35	Warning and operational signs		
36	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed  (Owner/ Agent) Name Angela Muller. Date 25/6/16



Levy Online Payment Receipt

Building and Construction

MERIVALE
GPO BOX 4719
SYDNEY NSW 2001

Application Details:

Applicant Name:	MERIVALE
Levy Number:	5129266
Application Type:	DA
Application Number:	N0103/16
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	1 KALINYA ST NEWPORT NSW 2106
Value of work:	\$563,200
Levy Due:	\$1,971.00

Payment Details:

LSC Receipt Number:	242687
Payment Date:	27/05/2016 1:08:28 PM
Bank Payment Reference:	897566811
Levy Paid:	\$1,971.00
Credit card surcharge:	\$7.88
Total Payment Received:	\$1,978.88

Building plan assessment application

Application number: 96376
Property address: Kalinya St, Newport 2106
Lot details: Lot 1, Deposited Plan 72587

13/07/2016

Dear Maryana Stetsyuk

Your building plan assessment application has been

APPROVED

This Approval is provided subject to the Conditions and Important Information issued to you by Sydney Water, which you are taken to have accepted by using the approval.

This Approval is based on the information you provided to us through Sydney Water Tap in.

If any of the information you have provided is incorrect or incomplete, Sydney Water may revoke this Approval.

This approval is valid until 13/07/2017 (one year).

ANY QUESTIONS?

Email us
swtapin@sydneywater.com.au

Call us
[1300 082 746](tel:1300082746)

STRUCTURES

The structures and information you supplied are displayed below.

Structure(s) that will not impact Sydney Water infrastructure

Structure 1	Interior fit-out	40.0 m x 27.0 m x 0.0 m
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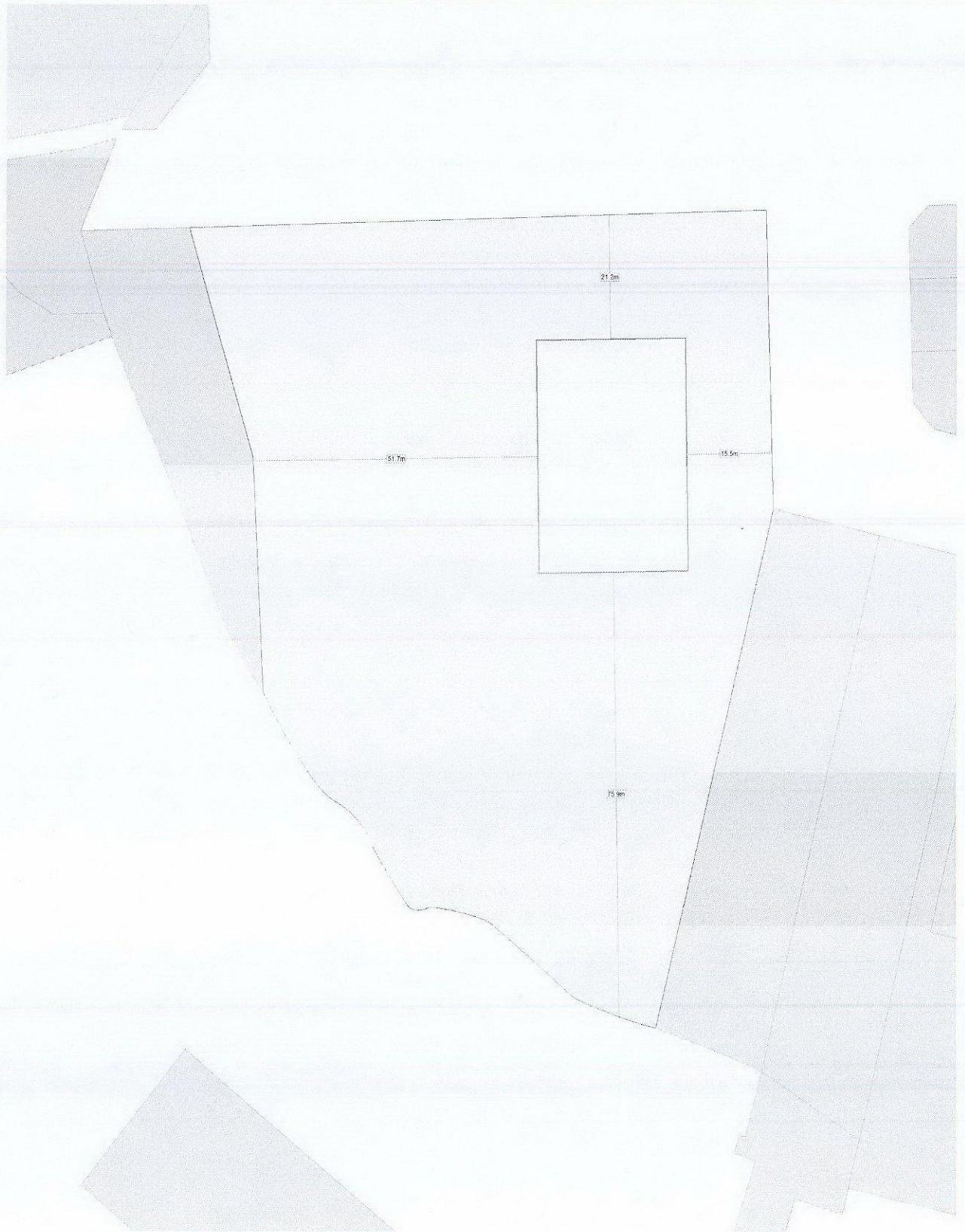
Structure 1 of 1: Interior fit-out

Application number: 96376

Property address: Kalinya St, Newport 2106

Lot details: Lot 1, Deposited Plan 72587

This structure will not impact Sydney Water infrastructure.



CONDITIONS AND IMPORTANT INFORMATION

Conditions and Important Information

Attention: You must read the information below.

- 1 The approval of your building plan by Sydney Water (Approval) has been generated by an automated system based on the information you have provided to Sydney Water through the Sydney Water Tap in. Sydney Water does not make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Approval.
- 2 It is your responsibility to ensure that the information is correct and complete when submitting your building plan for approval through Sydney Water Tap in and, if any of the information is incorrect or incomplete, to resubmit information that is correct and complete. If any of the information that you have provided is incorrect or incomplete, this may result in the revocation of the Approval.
- 3 The Approval is provided on each of the following conditions which you are taken to have accepted by using the Approval. To the fullest extent permitted by law:
 - (a) all conditions and guarantees concerning the Approval (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:
 - i. the supplying of the Approval again; or
 - ii. payment of the cost of having the Approval supplied again;
 - (b) in no event will Sydney Water be liable for, and you release Sydney Water from all Losses arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval:
 - i. whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including wilful default) by Sydney Water; and
 - ii. regardless of whether Sydney Water is or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;
 - (c) you will indemnify, defend and hold harmless Sydney Water from and against all Losses of Sydney Water in respect of, or in connection with loss or damage to any property, personal injury (including death or illness of any person), arising out of or in connection with:
 - i. you providing incorrect or incomplete information to Sydney Water in connection with the Approval; or
 - ii. any third party claim against Sydney Water; and
 - (d) you assume all risks associated with the use of the Sydney Water Tap in and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water from all Losses which might arise in respect of your use of the websites.

- 4 Subject to condition numbered 3(c) in this document, your liability under condition numbered 3(c) in this document is reduced to the extent that the loss, liability, expense or damage:
 - (a) is caused solely and directly by any negligent act or omission of Sydney Water; or
 - (b) could not reasonably be foreseen and was not reasonably within the contemplation of you and Sydney Water at the time of the loss, liability, expense or damage.
- 5 The position of the proposed building/building works in relation to Sydney Water's pipes and structures is satisfactory. You are responsible for, amongst other things:
 - (a) protecting underground structures, including Sydney Water's pipelines, from damage and interference;
 - (b) maintaining minimum clearances between Sydney Water's structures and structures belonging to others;
 - (c) preventing loss or damage to any property, personal injury (including death or illness of any person) arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
 - (d) repairing or making good loss or damage to any property or the environment arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
 - (e) ensuring that connections to Sydney Water's sewer, watermain or stormwater are only be made following the issue of a permit to a licensed plumber/drainer;
 - (f) ensuring that all proposed fittings will drain to Sydney Water's sewer;
 - (g) ensuring that all plumbing and/or drainage Work is to be carried out in accordance with the NSW Code of Practice, AS 3500 and the Sydney Water Act 1994;
 - (h) ensuring that gullies, inspection shafts and boundary traps are not placed under any roof, balcony, verandah, floor or other cover unless otherwise approved by Sydney Water; and
 - (i) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water's structures.
- 6 **"Sydney Water"** means Sydney Water Corporation and its employees, agents, representatives and contractors. References to "you" include references to your employees, agents, representatives, contractors, executors, administrators, successors, substitutes, assigns and anyone else using the Approval. References to "Losses" means all liabilities, losses, damages, expenses, compensations, fines, penalties, charges and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature however they arise and whether they are present or future, fixed or unascertained, actual or contingent and including any loss of profits, loss of revenue or loss of opportunity. To the extent of any inconsistency, the conditions numbered 1 to 6 in this document will prevail over any other information provided or made available to you by Sydney Water.

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 92 (24 hours, 7 days).



Cavalier Installations PTY LTD

ABN: 63 608 888 928

DESIGN CERTIFICATE

Date: 27th June 2016

Client: Merivale

Project Address: 1 Kalinya St Newport, NSW

Reference: Mechanical Ventilation.

Items of work or services installed, implemented and/or constructed in the building/development.	Standard(s) of performance.
Supply and install the following: Kitchen mechanical ventilation system as per provided plan 3886-01.	AS 1668.1 - 2015

I certify that I am appropriately qualified and competent person practising in the relevant area of this work. I have recognised relevant experience in the area of work being certified.

My company Cavalier Installations holds appropriate current insurance policy to the satisfaction of the building owner or the principal authorising the installation work being certified.

Jake Fellows
Mechanical Engineer for
Cavalier Installations Pty Ltd

BM:bm
S16054 ML

5th May 2016

SJA Construction Services Pty Ltd
Level 1, 109 Pitt Street
Sydney NSW 2000
EMAIL: Sarrah_obeid@sja.com.au

ATTENTION: Sarrah Obeid

Dear Sarrah,

RE: Newport Arms Hotel – Additional Wood Fired Pizza Oven Exhaust Discharge Compliance Notification

This letter is written to address and assess the location of the proposed additional wood fired pizza oven and associated exhaust air discharge stack to be installed within the main kitchen area at the Newport Arms Hotel, Newport with respect to compliance with the Australian Standards ventilation code AS1668.2-2012 and commentary surrounding the potential for odours to cause nuisance to neighbouring properties.

This letter specifically relates to the type and location of the exhaust air discharge stack of the additional single wood fired pizza oven proposed to be installed within the Newport Arms main kitchen area and does not reference any other works for the site.

Information Used In This Assessment

This letter is based on:

1. Australian Standards Ventilation Code AS1668.2-2012.
2. Architectural site plan outlining the proposed discharge stack location, this information was provided by SJA Constructions (generally referred to herein as the design intent).
3. Information supplied by the Pizza Oven Supplier.

Assessment

This assessment reviews the proposed pizza oven exhaust stack location (1 off) with regards to distances from the site boundaries, compliance with Australian Standard AS1668.2 and review the potential to cause nuisance to nearby receivers in order to formulate an expert opinion (or Expert Judgement as per NCC terms) with the proposed locations.

1. The proposed pizza oven details are as follows:

- Brand: O SOLE MIO – Forno Mobile Oven 150
- Number off Pizza Ovens: 1
- Exhaust Air Discharge Stack Size: Ø250mm (estimated exhaust discharge to be less than 500 l/s for the oven)
- Fuel: Wood fired only
- Emissions are not considered toxic because the burning fuel is food graded. These ovens are used throughout Australia and the world.

2. Classification of Effluent:

AS1668.2-2012 Clause C3.3.1 indicates that effluents emitted by the cooking process such as kitchen exhaust which includes pizza oven exhausts have the potential to be more of a nuisance (compared to other general exhaust systems) and therefore are classified as Type B effluents.

3. Required distance of air discharges relative to site boundaries for Type B effluents:

AS1668.2-2012 Clause 3.10 stipulates kitchen exhaust systems are required to be discharged vertically (subject to final air quantity) with a minimum separation distance of 6 metres from any of the sites boundaries.

4. Actual distance of air discharges relative to site boundaries:

The proposed location of the new single pizza oven exhaust discharge is located centrally of the main building, directly above the main kitchen and the exhaust discharge is to be arranged to discharge vertically. The associated distances from the exhaust stack to the associated site boundaries are as follows:

Northern Boundary: 50 metres

Eastern Boundary: 28 metres

Southern Boundary: 76 metres

Western Boundary (vacant land): 67 metres

Distance to nearest residential receiver that is located adjacent to the Eastern Boundary: 31 metres

5. In light of the exhaust discharge location relative to the boundaries, neighbouring properties and the small quantity of exhaust air effluent emitted from the pizza oven, it is not considered that this would cause a nuisance to the neighbouring properties or nearby receivers.

Conclusion

In our opinion, the proposed location of the additional pizza oven exhaust stack far exceeds the separation distance requirements stipulated within AS1668.2-2012. The closest boundary is the eastern boundary, at 28 metres distance, and the nearest residential receiver is at 31 metres distance which both separation distances exceed the minimum AS1668.2 separation requirement by 4.5 times.

The exhaust stacks are located well within the confines of the 1.040 hectare site and the potential of nuisance is not considered to be an issue due to the distance to neighbouring properties and the relative small quantity of exhaust air.

Compliance Statement

Based on the above Assessment, it is my professional opinion that the relevant AS1668.2-2012 requirements are met and that the type, volume and location of effluent are located such not to cause nuisance to nearby receivers.

Yours faithfully,
FLOTH PTY LTD

Brian Murphy

BRIAN MURPHY
SENIOR MECHANICAL ENGINEER
bmurphy@floth.com.au

INSPECTION REPORT

This inspection report is a record of inspections in accordance with Clause 143C of the Environmental Planning & Assessment Regulation 2000.

CC No.	:	163064
DA No.	:	N0103/16
PCA	:	Brendan Bennett, BPB0027
Site Address	:	1 Kalinya Street, Newport
Requested by	:	
Contact No.	:	Contact email:
Inspection Type	:	Inspection of the existing building as per Clause 143B of the EP&A Regs
Date Inspected	:	14 July 2016 Time Requested:


RESULT OF INSPECTION

- Satisfactory No re-inspection required
- Satisfactory subject to actions No re-inspection required
- Unsatisfactory/actions required Re-inspection required Yes
No

1. The existing fire safety measures installed within the existing building will be affected by the proposed works as outlined below;

No:	FIRE SAFETY MEASURES (as set out under clause 166 of EP&A Regulations)	Currently Implemented	Proposed implementation	Standard of Performance
1	Emergency lighting	YES	YES	BCA 2016 Clause E4.2, E4.3, E4.4 & AS 2293.1 – 2005 Amdt 1 & 2
2	Exit signs	YES	YES	BCA 2016 E4.5, E4.6, E4.8 Spec E4.8 & AS 2293.1-2005 Amdt 1 & 2
3	Fire blankets	YES	YES	AS 2444-2001
4	Portable fire extinguishers	YES	YES	BCA 2016 E1.6 & AS 2444-2001

2. The plans and specifications accompanying the application for the CC adequately and accurately depict the condition of the existing building and/or site conditions.
3. At the time of the inspection, building works subject to the CC has not commenced on site.

Signature : 

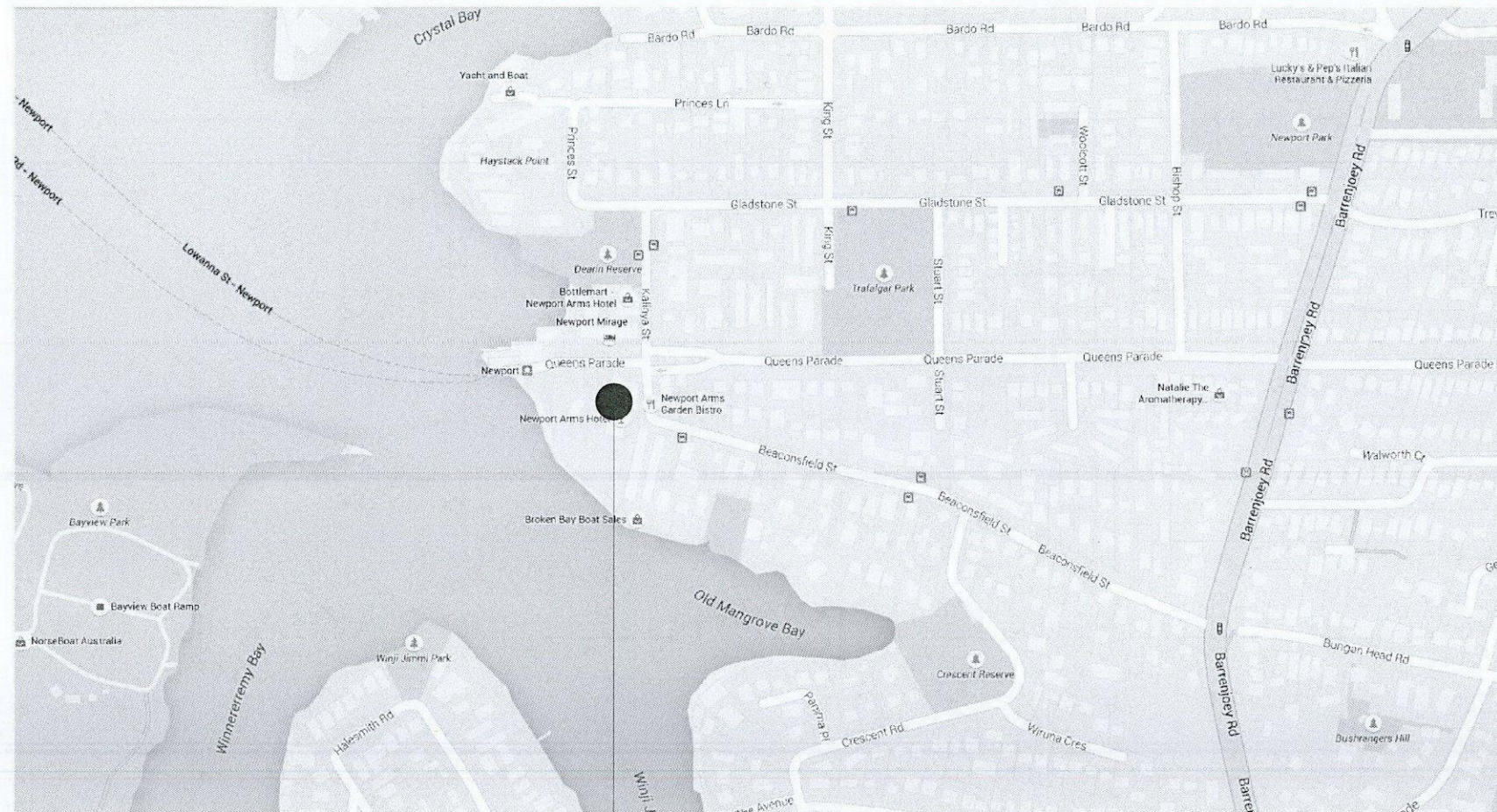
Inspected by* : Brendan Bennett

Accreditation No. : BPB0027

Date : 14 July 2016

**This serves as written notification from the contractor for a change in the nominated inspector for this project as required under the contract agreement made under Clause 73A of the Building Professional Act 2005 and Clause 19A of the Building Professional Regulations 2007.*

DRAWING REGISTER:			ISSUE DATE+REVISION
DRWG NO.	DRWG TITLE	SCALE	04.07.16 cdc
CDC-A00	DRAWING REGISTER	NTS	A
CDC-D01	PROPOSED GROUND FLOOR PLAN	1:250@A3	A
CDC-F01	PROPOSED SECTION THROUGH GROUND FLOOR PLAN	1:250@A3	A



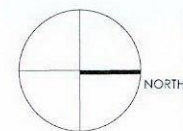
NEWPORT ARMS HOTEL

01 LOCATION MAP
SCALE: NTS

CITY PLAN SERVICES	
Construction Certificate No:	Approved Date:
163064	18 July 2016
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027

DATE 04.07.16
ISSUE NO. A
ISSUE + REVISIONS FOR CDC

AKIN CREATIVE
#4 / 1 MARY PLACE
SURRY HILLS
NSW, Australia, 2010
T: +61 2 9043 3166
F: +61 2 85691739
E: INFO@AKINCREATIVE.COM



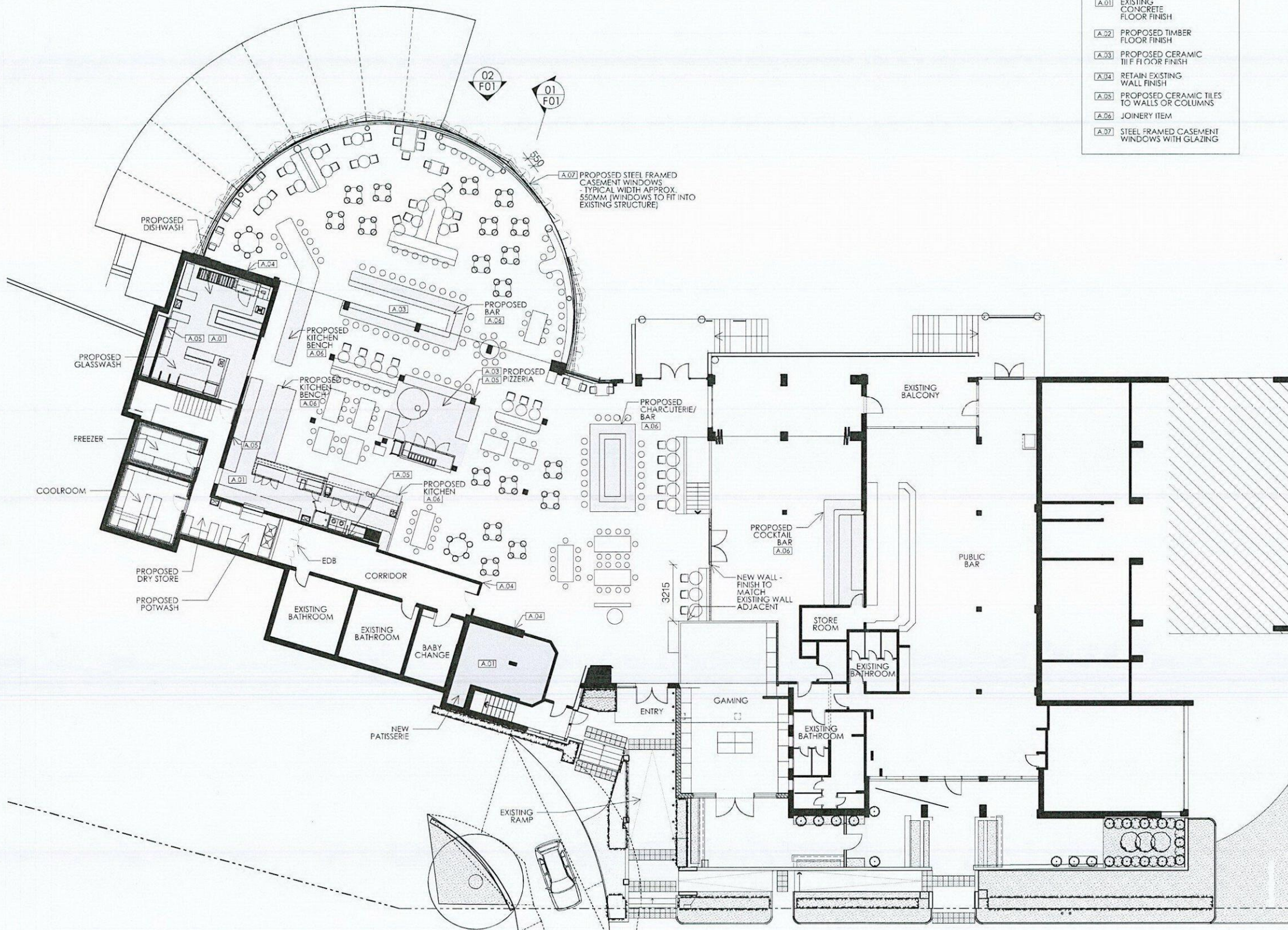
CLIENT
MERIVALE

PROJECT
NEWPORT ARMS HOTEL
KALINYA STREET
NEWPORT
NSW

DRAWING
DRAWING REGISTER

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
USE FIGURED DIMENSIONS ONLY DO NOT SCALE
COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
COMPLY WITH BUILDING CODE OF AUSTRALIA
COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY AKIN CREATIVE

PROJECT NO. 0359	DRAWN KF
SCALE@A3 NTS	CHECKED KH
DWG NO. CDC-A00	ISSUE A



SCHEDULE OF FINISHES

A.01	EXISTING CONCRETE FLOOR FINISH
A.02	PROPOSED TIMBER FLOOR FINISH
A.03	PROPOSED CERAMIC III FLOOR FINISH
A.04	RETAIN EXISTING WALL FINISH
A.05	PROPOSED CERAMIC TILES TO WALLS OR COLUMNS
A.06	JOINERY ITEM
A.07	STEEL FRAMED CASEMENT WINDOWS WITH GLAZING

LEGEND

	EXISTING WALL / COLUMN
	PROPOSED WORKS
	NEW WALLS

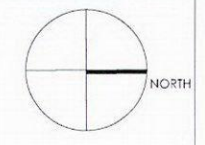
- GENERAL NOTES**
- 1 STRUCTURE IS TO COMPLY WITH BCA 2016 PART B1.
 - 2 MASONRY CONSTRUCTION IS TO COMPLY WITH BCA 2016 AS 3700 2011 AMDT 1.
 - 3 STEEL STRUCTURES ARE TO COMPLY WITH CLAUSE AS 4100 1998 AMDT 1 & AS/NZS 4600 2005 AMDT 1, AND NASH STANDARD RESIDENTIAL & LOW-RISE STEEL FRAMING PART 1 2005 OR PART 2 2014, AS RELEVANT.
 - 4 GLAZING ASSEMBLIES ARE TO COMPLY WITH BCA 2016 CLAUSE B1.4 & F1.13, AS 2047-2014 AND AS 1288-2006 AMDT 1 & 2.
 - 5 FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES ARE TO COMPLY WITH BCA 2016 CLAUSE C1.10 AND SPEC C1.10.
 - 6 SEPARATION OF EQUIPMENT IN ACCORDANCE WITH BCA 2016 CLAUSE C2.12
 - 7 FIRE DOORS MUST COMPLY WITH BCA 2016 SPEC C3.4 AND AS/NZS 1905.1 2015.
 - 8 SERVICE PENETRATIONS IN FIRE RATED CONSTRUCTION ARE TO BE PROTECTED IN ACCORDANCE WITH BCA 2016 C3.12, C3.15 & SPEC C3.15, AS 1530.4-2005 & AS 4072.1-2005 AMDT 1.
 - 9 INSTALLATION IN EXITS AND PATHS OF TRAVEL ARE TO COMPLY WITH BCA 2016 CLAUSE D2.7 ALL TELECOMMUNICATION AND ELECTRICAL CUPBOARDS ARE TO BE INSTALLED WITH NON-COMBUSTIBLE BACKINGS ON THE DOORWAY AND SMOKE SEALS INSTALLED TO ALL DOOR LEAVES. ALL SERVICES WHICH PENETRATE THE CUPBOARD HAVE BEEN SMOKE SEALED TO PREVENT THE FREE PASSAGE OF SMOKE.
 - 10 DOORWAYS AND DOORS ARE TO COMPLY WITH BCA 2016 CLAUSE D2.19 AND D2.20.
 - 11 OPERATION OF DOOR LATCHES IS TO COMPLY WITH BCA 2016 CLAUSE D2.21.
 - 12 ACCESS FOR PEOPLE WITH DISABILITIES IS TO COMPLY WITH BCA 2016 CLAUSES D3.1, D3.2, D3.3.
 - 13 SIGNAGE FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH BCA 2016 D3.6, SPEC D3.6 AND AS 1428.1-2009 AMDT 1.
 - 14 TACTILE INDICATORS TO BE PROVIDED IN ACCORDANCE WITH BCA 2016 CLAUSE D3.8 AND AS/NZS 1428.4.1-2009 AMDT 2.
 - 15 MARKING OF GLAZING IN ACCORDANCE WITH BCA 2016 D3.12, AND AS 1428.1-2009 AMDT 1.
 - 16 EXISTING FIRE HYDRANTS TO PROVIDE COVERAGE TO THE NEW LAYOUT IN ACCORDANCE WITH BCA 2016 CLAUSE E1.3 AND AS 2419.1 2005 AMDT 1.
 - 17 EXISTING FIRE HOSE REELS TO PROVIDE COVERAGE TO THE NEW LAYOUT IN ACCORDANCE WITH BCA 2016 E1.4 AND AS 2441-2005 AMDT 1.
 - 18 PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH BCA 2016 CLAUSE E1.6 AND AS 2444-2001.
 - 19 AUTOMATIC SHUTDOWN OF CERTAIN AIR HANDLING SYSTEMS AS REQUIRED BY BCA 2016 E2.2, TABLE E2.2A & NSW TABLE E2.2B.
 - 20 AN AIR-HANDLING SYSTEM WHICH DOES NOT FORM PART OF A SMOKE HAZARD MANAGEMENT SYSTEM IN ACCORDANCE WITH BCA 2016 TABLE E2.2A OR TABLE E2.2B AND WHICH RECYCLES AIR FROM ONE FIRE COMPARTMENT TO ANOTHER FIRE COMPARTMENT OR OPERATES IN A MANNER THAT MAY UNDULY CONTRIBUTE TO THE SPREAD OF SMOKE FROM ONE FIRE COMPARTMENT TO ANOTHER FIRE COMPARTMENT MUST BE DESIGNED TO COMPLY WITH BCA 2016 CLAUSE E2.2(B).
 - 21 MISCELLANEOUS AIR HANDLING SYSTEMS COVERED BY SECTIONS 5 (MISCELLANEOUS) AND 11 (KITCHEN HOOD EXHAUST) OF AS/NZS 1668.1 SERVING MORE THAN ONE FIRE COMPARTMENT (OTHER THAN A CARPARK VENTILATION SYSTEM) AND NOT FORMING PART OF A SMOKE HAZARD MANAGEMENT SYSTEM MUST COMPLY WITH THAT SECTION OF THE STANDARD.
 - 22 EMERGENCY LIGHTING IS TO COMPLY WITH BCA 2016 CLAUSE E4.2, E4.3, E4.4 AND AS 2293.1-2005 AMDT 1 & 2.
 - 23 EXIT SIGNS ARE TO COMPLY WITH BCA 2016 CLAUSE E4.5, E4.6, E4.8 AND AS 2293.1-2005 AMDT 1 & 2.
 - 24 ARTIFICIAL LIGHTING & POWER IS TO BE IN ACCORDANCE WITH BCA 2016 CLAUSE F4.4, J6.2, J6.3, J6.4, J6.5 & J6.6 & AS/NZS 1680.0-2009.
 - 25 NATURAL VENTILATION IS TO BE IN ACCORDANCE WITH BCA 2016 CLAUSE F4.5, F4.6 & F4.7.
 - 26 COMMERCIAL KITCHEN EXHAUST INSTALLED WITH A KITCHEN HOOD COMPLYING WITH AS/NZS 1668.1-2015 & AS 1668.2-2012 AMDT 1 AS REQUIRED BY BCA 2016 CLAUSE F4.12.
 - 27 REFRIGERATED CHAMBERS STRONG-ROOMS & VAULTS ARE TO COMPLY WITH BCA 2016 G1.2.
 - 28 FACILITIES FOR ENERGY MONITORING - BCA 2016 CLAUSE J8.3.
 - 29 FITOUT OF FOOD PREMISES IS TO BE UNDERTAKEN WITH THE REQUIREMENTS OF COUNCIL, AND WILL BE REGISTERED WITH COUNCIL PRIOR TO THE APPLICATION FOR AN OCCUPATION CERTIFICATE.
 - 30 CONSTRUCTION OF FOOD PREMISES SHALL COMPLY WITH THE REQUIREMENTS OF THE FOOD ACT AND REGULATIONS 2003, NATIONAL CODE FOR THE CONSTRUCTION AND FITOUT OF FOOD PREMISES AND AS 4674-2004 AS APPROPRIATE AND COUNCIL'S FOOD CODE.
 - 31 FIRE BLANKETS IN ACCORDANCE WITH AS 2444-2001.

CITY PLAN SERVICES

Construction Certificate No:	Approved Date:
163064	18 July 2016
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027

DATE	ISSUE NO.	ISSUE + REVISIONS
04.07.16	A	FOR CDC

AKIN CREATIVE
 #4 / 1 MARY PLACE
 SURRY HILLS
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 E: INFO@AKINCREATIVE.COM



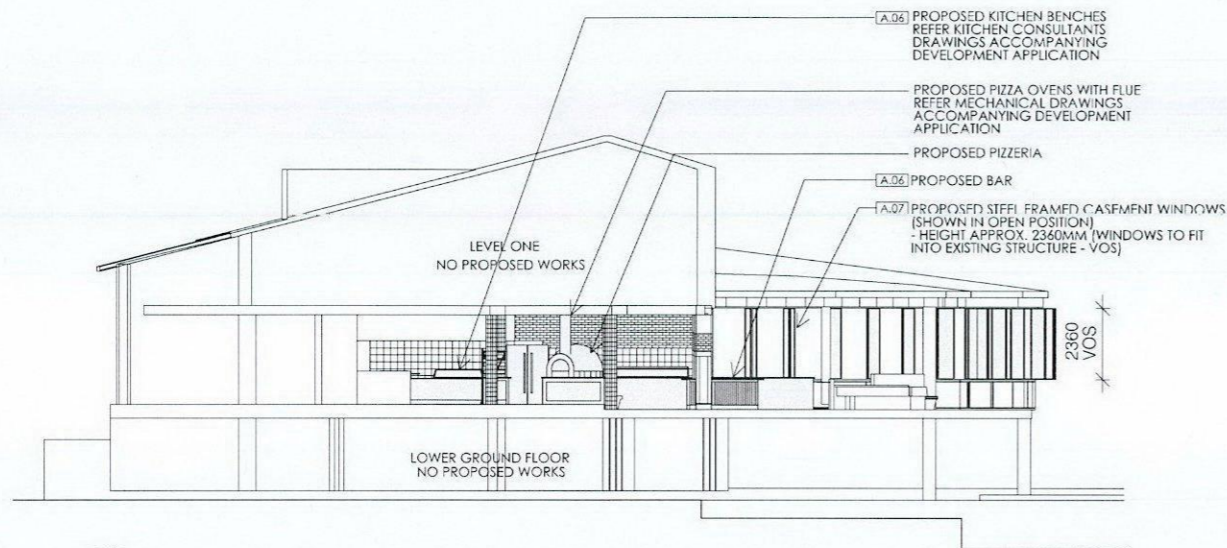
CLIENT
MERIVALE

PROJECT
NEWPORT ARMS HOTEL
KALINYA STREET
NEWPORT
NSW

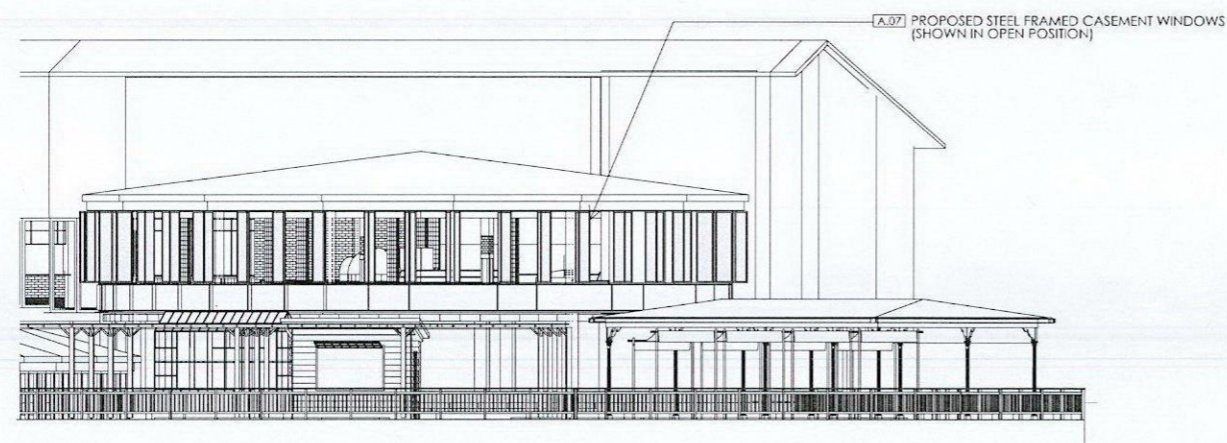
DRAWING
PROPOSED GROUND FLOOR PLAN

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
 USE FIGURED DIMENSIONS ONLY DO NOT SCALE
 COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
 COMPLY WITH BUILDING CODE OF AUSTRALIA
 COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
 COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY AKIN CREATIVE

PROJECT NO. 0359	DRAWN KF
SCALE@A3 1:250	CHECKED KH
DWG NO. CDC D01	ISSUE A



01 PROPOSED SECTION THROUGH KITCHEN
SCALE 1:250



02 PROPOSED REAR ELEVATION
SCALE 1:250

SCHEDULE OF FINISHES

A.01	EXISTING CONCRETE FLOOR FINISH
A.02	PROPOSED TIMBER FLOOR FINISH
A.03	PROPOSED CERAMIC TILE FLOOR FINISH
A.04	RETAIN EXISTING WALL FINISH
A.05	PROPOSED CERAMIC TILES TO WALLS OR COLUMNS
A.06	JOINERY ITEM
A.07	STEEL FRAMED CASEMENT WINDOWS WITH GLAZING

LEGEND

	EXISTING WALL / COLUMN
	PROPOSED WORKS
	NEW WALLS

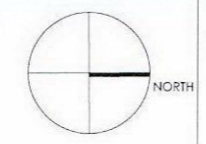
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 - GLAZING ASSEMBLIES ARE TO COMPLY WITH BCA 2016 CLAUSE B1.4 & F1.13, AS 2047-2014 AND AS 1288-2006 AMDT 1 & 2.
 - FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES ARE TO COMPLY WITH BCA 2016 CLAUSE C1.10 AND SPEC C1.10.
 - SEPARATION OF EQUIPMENT IN ACCORDANCE WITH BCA 2016 CLAUSE C2.12
 - FIRE DOORS MUST COMPLY WITH BCA 2016 SPEC C3.4 AND AS/NZS 1905.1 2015.
 - SERVICE PENETRATIONS IN FIRE RATED CONSTRUCTION ARE TO BE PROTECTED IN ACCORDANCE WITH BCA 2016 C3.12, C3.15 & SPEC C3.15, AS 1530.4-2005 & AS 4073.1-2005 AMDT 1.
 - INSTALLATION IN EXITS AND PATHS OF TRAVEL ARE TO COMPLY WITH BCA 2016 CLAUSE D2.7 ALL TELECOMMUNICATION AND ELECTRICAL CUPBOARDS ARE TO BE INSTALLED WITH NON-COMBUSTIBLE BACKINGS ON THE DOORWAY AND SMOKE SEALS INSTALLED TO ALL DOOR LEAVES. ALL SERVICES WHICH PENETRATE THE CUPBOARD HAVE BEEN SMOKE SEALED TO PREVENT THE FREE PASSAGE OF SMOKE.
 - DOORWAYS AND DOORS ARE TO COMPLY WITH BCA 2016 CLAUSE D2.19 AND D2.20.
 - OPERATION OF DOOR LATCHES IS TO COMPLY WITH BCA 2016 CLAUSE D2.21.
 - ACCESS FOR PEOPLE WITH DISABILITIES IS TO COMPLY WITH BCA 2016 CLAUSES D3.1, D3.2, D3.3.
 - SIGNAGE FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH BCA 2016 D3.6, SPEC D3.6 AND AS 1428.1-2009 AMDT 1
 - TACTILE INDICATORS TO BE PROVIDED IN ACCORDANCE WITH BCA 2016 CLAUSE D3.8 AND AS/NZS 1428.4.1-2009 AMDT 2.
 - MARKING OF GLAZING IN ACCORDANCE WITH BCA 2016 D3.12, AND AS 1428.1-2009 AMDT 1.
 - EXISTING FIRE HYDRANTS TO PROVIDE COVERAGE TO THE NEW LAYOUT IN ACCORDANCE WITH BCA 2016 CLAUSE E1.3 AND AS 2419.1 2005 AMDT 1.
 - EXISTING FIRE HOSE REELS TO PROVIDE COVERAGE TO THE NEW LAYOUT IN ACCORDANCE WITH BCA 2016 E1.4 AND AS 2441-2005 AMDT 1.
 - PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH BCA 2016 CLAUSE E1.6 AND AS 2444-2001.
 - AUTOMATIC SHUTDOWN OF CERTAIN AIR HANDLING SYSTEMS AS REQUIRED BY BCA 2016 E2.2, TABLE E2.2A & NSW TABLE E2.2B.
 - AN AIR-HANDLING SYSTEM WHICH DOES NOT FORM PART OF A SMOKE HAZARD MANAGEMENT SYSTEM IN ACCORDANCE WITH BCA 2016 TABLE E2.2A OR TABLE E2.2B AND WHICH RECYCLES AIR FROM ONE FIRE COMPARTMENT TO ANOTHER FIRE COMPARTMENT OR OPERATES IN A MANNER THAT MAY UNDULY CONTRIBUTE TO THE SPREAD OF SMOKE FROM ONE FIRE COMPARTMENT TO ANOTHER FIRE COMPARTMENT MUST BE DESIGNED TO COMPLY WITH BCA 2016 CLAUSE E2.2(B).
 - MISCELLANEOUS AIR-HANDLING SYSTEMS COVERED BY SECTIONS 5 (MISCELLANEOUS) AND 11 (KITCHEN HOOD EXHAUST) OF AS/NZS 1668.1 SERVING MORE THAN ONE FIRE COMPARTMENT (OTHER THAN A CARPARK VENTILATION SYSTEM) AND NOT FORMING PART OF A SMOKE HAZARD MANAGEMENT SYSTEM MUST COMPLY WITH THAT SECTION OF THE STANDARD.
 - EMERGENCY LIGHTING IS TO COMPLY WITH BCA 2016 CLAUSE E4.2, E4.3, E4.4 AND AS 2293.1-2005 AMDT 1 & 2.
 - EXIT SIGNS ARE TO COMPLY WITH BCA 2016 CLAUSE E4.5, E4.6, E4.8 AND AS 2293.1-2005 AMDT 1 & 2.
 - ARTIFICIAL LIGHTING & POWER IS TO BE IN ACCORDANCE WITH BCA 2016 CLAUSE F4.4, J6.2, J6.3, J6.4, J6.5 & J6.6 & AS/NZS 1680.0-2009.
 - NATURAL VENTILATION IS TO BE IN ACCORDANCE WITH BCA 2016 CLAUSE F4.5, F4.6 & F4.7.
 - COMMERCIAL KITCHEN EXHAUST INSTALLED WITH A KITCHEN HOOD COMPLYING WITH AS/NZS 1668.1-2015 & AS 1668.2-2012 AMDT 1 AS REQUIRED BY BCA 2016 CLAUSE F4.12.
 - REFRIGERATED CHAMBERS STRONG-ROOMS & VAULTS ARE TO COMPLY WITH BCA 2016 G1.2.
 - FACILITIES FOR ENERGY MONITORING - BCA 2016 CLAUSE J8.3.
 - FITOUT OF FOOD PREMISES IS TO BE UNDERTAKEN WITH THE REQUIREMENTS OF COUNCIL, AND WILL BE REGISTERED WITH COUNCIL PRIOR TO THE APPLICATION FOR AN OCCUPATION CERTIFICATE.
 - CONSTRUCTION OF FOOD PREMISES SHALL COMPLY WITH THE REQUIREMENTS OF THE FOOD ACT AND REGULATIONS 2003, NATIONAL CODE FOR THE CONSTRUCTION AND FITOUT OF FOOD PREMISES AND AS 4674-2004 AS APPROPRIATE AND COUNCIL'S FOOD CODE.
 - FIRE BLANKETS IN ACCORDANCE WITH AS 2444-2001.

CITY PLAN SERVICES

Construction Certificate No:	Approved Date:
163064	18 July 2016
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027

DATE	ISSUE NO.	ISSUE + REVISIONS
04.07.16	A	FOR CDC

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CLIENT
MERIVALE

PROJECT
NEWPORT ARMS HOTEL
KALINYA STREET
NEWPORT
NSW

DRAWING
PROPOSED SECTION AND ELEVATION

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
 USE FIGURED DIMENSIONS ONLY DO NOT SCALE
 COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
 COMPLY WITH BUILDING CODE OF AUSTRALIA
 COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
 COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY AKIN CREATIVE

PROJECT NO. 0359	DRAWN KF
SCALE@A3 1 : 250	CHECKED KH
DWG NO. CDC F01	ISSUE A

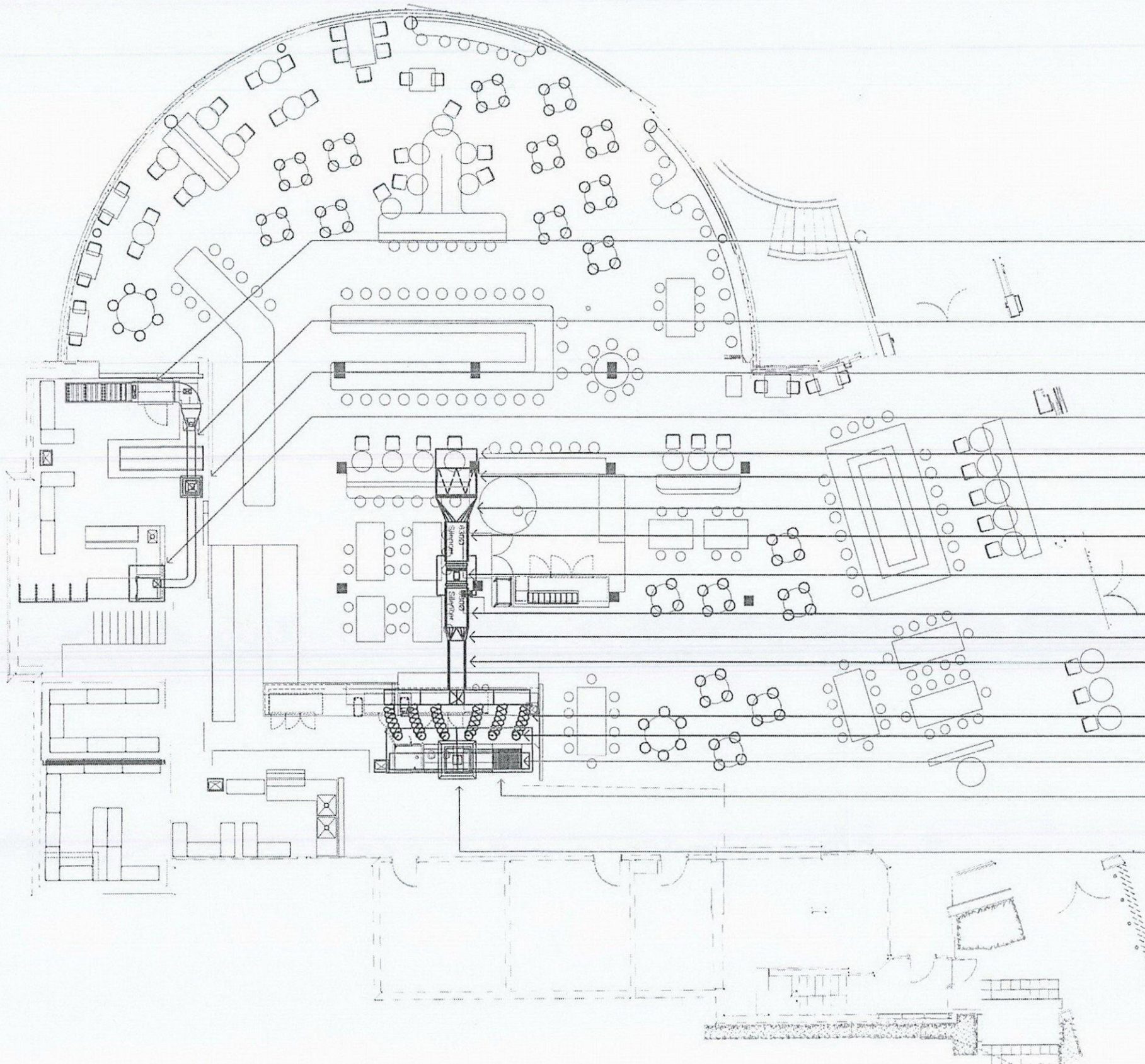
DESIGN TO BE FINALISED UPON SITE INSPECTION AND REVIEW OF EQUIPMENT SCHEDULE
 ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH AS1668.2-2012



PITTWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR COUNCIL RESERVE.



- 600x250 EXHAUST DUCTWORK FITTED WITH CONNECTION SPIGOTS TO DISHWASHER. CONNECTION SPIGOTS SIZE TO BE DETERMINED BY MANUFACTURERS DESIGN SPECIFICATION
- 250x250 EXHAUST DUCTWORK - ALL HORIZONTAL DUCTWORK TO BE INSTALLED WITH 5° FALL BACK TOWARDS HOOD AND BE FITTED WITH DUCT MOUNTED ACCESS PANELS EVERY 3m OR CHANGE OF DIRECTION
- EXHAUST MOTOR 2 MOUNTED ON TOP OF 350x350 RISER DUCTWORK
- HOOD 2: 1100x1100x700 400 L/S
- MAKE UP AIR INLET
- MULTI PEAK FILTERS
- SQUARE TO ROUND
- 1200 LONG 630Ø OPEN TYPE/UNPODDED OUTLET NOISE ATTENUATOR
- MAKE UP AIR MOTOR - FITTED EITHER SIDE WITH FLEXIBLE CONNECTIONS, MOUNTED ON ROOF PLATFORM
- 1200 LONG 630Ø OPEN TYPE/UNPODDED INLET NOISE ATTENUATOR
- SQUARE TO ROUND
- INTERNALLY INSULATED MAKE UP AIR DUCTWORK. 450x450 INTERNAL OPENING OR EQUIVALENT
- 250Ø FLEXIBLE DUCTWORK
- 250Ø SPIGOTS
- 500x500 EXHAUST PLENUM OR EQUIVALENT
- HOOD 1: 4500x1350x700 2000 L/S EXH / 1600 L/S MUA
- EXHAUST MOTOR 1

1. ALL FIRE-RATING REQUIREMENTS AT CLIENTS OWN EXPENSE.
2. ANY ACOUSTIC REQUIREMENTS BELOW dBA STATED AT CLIENTS OWN EXPENSE.
3. THE FAN MOTOR MUST BE PROVIDED WITH CURRENT OVERLOAD PROTECTION AND MUST ALSO BE PROVIDED WITH DIFFERENTIAL ACTION SINGLE PHASE PROTECTION, SUPPLIED BY OTHERS. IF THE ABOVE PROTECTIVE MEASURES ARE NOT TAKEN WARRANTY WILL BE VOID.
4. DESIGNED IN ACCORDANCE WITH AS1668-2 1991
5. COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY THIS OFFICE. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

General Notes		
1	FOR DISCUSSION	19/03/16
No.	Revision Issue	Date

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Project Name and Address
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 2 Kalinya Street,
 Newport, NSW, 2106

CITY PLAN SERVICES	
Construction Certificate No:	Approved Date:
163064	18 July 2016
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027

Drawn By:	3886-01
Date:	19/03/16
Scale:	1:100@A2
Sheet:	1 OF 3