

19 December 2007



Project No 1307

Suite 148/243 Pymont Street Pymont NSW 2009

Phone 02 9571 8433

Fax 02 9571 8466

Email admin@aedconsulting.com.au
web www.aedconsulting.com.au

Pittwater Council
PO Box 882
Mona Vale NSW 1660

Attention Building/Planning Department

Dear Sir/Madam,

**Re 25 - 33 Bassett Street, Mona Vale
Lodgement of Final Occupation Certificate No 1307-03-2007-OC
DA No N0153/05 issued 26/7/2005**

I refer to the abovementioned project and advise that we have issued a Final Occupation Certificate for the development

In accordance with the requirements of Clause 151 of the Environmental Planning & Assessment Regulation 2000 I enclose the copies of the following documentation for your records

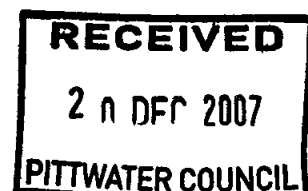
- 1 Occupation Certificate 1307-03-2007-OC dated 19/12/2007
- 2 Application for an Occupation Certificate by Douglas Thompson dated 12/12/2007
- 3 Final Fire Safety Certificate by Thompson Health Care (Douglas John Thompson) dated 12/12/2007
- 4 Annual Fire Safety Certificate by Mathew Middleton (Promaster Protection) dated 24/09/2007
- 5 Interim Occupation Certificate 1307-02-2006-IOC dated 1/08/2006

Please also find enclosed the required lodgment fee of \$30 00

If you require any further details please contact the undersigned

Regards

Nathan Halstead
for AE&D



Rec. 231222

\$30

20/12/07

FINAL OCCUPATION CERTIFICATE

NO 1307 - 03 - 2007 - OC

19 December 2007



ABN 14 090 649 380

Suite 148/243 Pyrmont Street
Pyrmont NSW 2009

Phone 02 9571 8433
Fax 02 9571 8466

DESCRIPTION *Alterations and additions to existing building to provide aged care accommodation*

PROPERTY *25 - 33 Bassett Street Mona Vale NSW 2103*

This certificate is issued by a certifying authority and allows the applicant to occupy or use the building or part of the building as set out in the certificate Issued under the Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C (1) (c) and 109H

1 DETAILS OF THE APPLICANT

MR MS MRS DR COMPANY OTHER

APPLICANT *Douglas Thompson*

ADDRESS *924 Pacific Highway*

SUBURB *Gordon*

STATE *NSW*

POSTCODE *2072*

TELEPHONE *8467 9333*

FAX *8467 9334*

MOBILE *-*

EMAIL *-*

2 DETAILS OF THE LAND/BUILDING

ADDRESS *25 - 33 Bassett Street*

SUBURB *Mona Vale*

STATE *NSW*

POSTCODE *2103*

LOT NO *2*

SECTION *-*

DP/MPS NO *74842*

VOLUME/FOLIO *-*

DEVELOPMENT APPLICATION *N0153/05* DATE ISSUED *26/7/2005*

CONSENT AUTHORITY *Pittwater Council*

BCA CLASSIFICATION *9c*

DETAILS OF BUILDING OR PART OF BUILDING *All of building*

3 DECISION OF THE CERTIFYING AUTHORITY

APPROVED

REFUSED (if refused provide reason/s)

TYPE OF CERTIFICATE ISSUED

an interim occupation certificate

a final occupation certificate

DATE OF THIS DECISION 19/12/2007

4 INFORMATION ATTACHED TO THIS DECISION

- 1 *Application for an Occupation Certificate by Douglas Thompson dated 12/12/2007*
- 2 *Final Fire Safety Certificate by Thompson Health Care (Douglas John Thompson) dated 12/12/2007*
- 3 *Annual Fire Safety Certificate by Mathew Middleton (Promaster Protection) dated 24/09/2007*
- 4 *Interim Occupation Certificate 1307-02-2006-IOC dated 1/08/2006*

5 CERTIFICATION

I Nathan Halstead for AE&D

certifies that

- a report from the NSW Fire Commissioner has been considered (if relevant)
- a current development consent has been granted for the development
- the health and safety of the building occupants has been considered
- a current construction certificate has been issued with respect to the plans and specifications for the building
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia as a Class 9c building
- a final fire safety certificate has been issued for the building

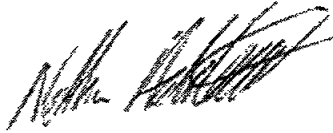
OCCUPATION CERTIFICATE NO 1307-03-2007-OC

DATE 19/12/2007

6 SIGNATURE

For this certificate to be valid it must be signed by the certifying Authority

SIGNATURE



NAME *Nathan Halstead for Active Environmental & Development Pty Ltd*

ADDRESS *148/243 Pyrmont Street*

SUBURB *Pyrmont*

STATE *NSW*

POSTCODE *2009*

TELEPHONE *9571 8433*

FAX *9571 8466*

MOBILE *0408 229 384*

EMAIL *nathan@aedconsulting.com.au*

ACCREDITATION BODY OF THE CERTIFIER *Department of Planning (BPB)*

ACCREDITATION NO OF THE CERTIFIER *BPB0161*

ADVISORY NOTES

- 1 An Fire Safety Statement is to be provided to the local Council Authority and the NSW Fire Brigade annually commencing within 12 months from the date of issue of the initial Fire Safety Certificate for the building. The initial Fire Safety Certificate and subsequent Annual Fire Safety Statements are to provide certification that the fire safety measures listed in the attached Fire Safety Schedule have been maintained. The Fire Safety Certificate or Annual Fire Safety Statement must be displayed within the building.

FIRE SAFETY SCHEDULE

PROPERTY *Thomson Health Care Facility*

ADDRESS *25 - 33 Bassett Street Mona Vale*

PERFORMANCE BASED ALTERNATE SOLUTION YES NO

BCA CLASSIFICATION *9C*

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/ LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST FREQUENCY
General		
Exit doors & paths of travel to exits Alternate Solution for 1 Discharge from Fire Stairs 2 & 3	BCA Section D BCA D2 21 – Operation of Latches BCA Performance Requirement DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B) EP& A Regulation 2000 Part 9 Division 7	3 monthly inspections to confirm exit doors are accessible intact operational and fitted with conforming hardware Signage is in place
Fire-rated or smoke-rated doors panels or windows Alternate Solution for Central Fire Isolated Stair	BCA Spec C3 4 AS 1905 1 - 1989 BCA Performance Requirement CP8 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B)	To AS 1851 7
Smoke proof walls and doors Alternate Solution for Central Fire Isolated Stair	BCA Clause C2 5 Specification C2 5 BCA Specification C3 4 AS 1905 1 - 1989	To AS 1851 7
Fire extinguishers (portable)	BCA Clause E1 6 AS 2444 - 2001	To AS 1851 1
Fire indices for materials	BCA Clause C1 10 AS 1530 3 - 1999	Annual inspection to confirm no materials with potentially non-conforming fire indices occur
Fire resisting structures & exits	BCA Sections C and D BCA Performance Requirement CP8 & DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B)	Annual inspection
Penetrations in fire-rated construction	BCA Part C3	Annual inspection
Warning and operational signage	BCA Clause D2 23 – Fire Exits BCA Clause D1 17 – Lift Pits BCA Performance Requirement DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B) – External exit and directional signage	Annual inspection
Warning systems associated with lifts (including signs)	BCA Part E3 – Do not use lifts in case of fire	Annual inspection
Mechanical services		
Air conditioning & mechanical ventilation systems including automatic shutdown of air handling system	BCA Clause E2 2a & Table E2 2a BCA Specification E2 2a & AS 1668 1 – 1998 & AS 1668 2 - 1991	To AS 1851 6 AS 3666
Fire dampers	BCA Clause & Table E2 2a AS 1668 1 – 1998 and AS 1682 1 – 1990 and AS 1682 2 – 1990	Annual inspection to AS 1851 6
Electrical services		
Fire detectors and alarm-systems incorporating manual call points at 30m intervals illuminated mimic panels and annunciator panels with alpha numeric displays	BCA Clause E2 2a and Clauses 4 & 6 Specification E2 2a & AS 1670 1 -2004	To AS 1851 8
Emergency lighting & exit signs	BCA Part E4 AS 2293 1 - 1998	To AS 2293 2
Hydraulic services		
Fire hydrants & mains	BCA Clause E1 3 AS 2419 1 - 1994	To AS 1851 4
Sprinkler systems monitored with a direct data link to a fire station of dispatch centre	BCA Clause E1 5 & Table E1 5 BCA Specification E1 5 AS 2118 4 - 1995	To AS 1851 3
Fire hose reels	BCA Clause E1 4 AS 2441 - 1988	To AS 1851 2

Further details of Alternate Solutions

FIRE SAFETY ENGINEERING

Alternate Solutions as detailed in Fire Safety Report by *Holmes Fire and Safety* titled *Fire Safety Engineering Report - Mona Vale Nursing Home Version B dated 5 July 2006*

ALTERNATE SOLUTION	RELEVANT PROSCRIPTIVE REQUIREMENT CLAUSE	RELEVANT PERFORMANCE REQUIREMENT	ASSESSMENT METHOD
The internal glazed wall bounding the main fire isolated stairway (Stair 1) is to be provided with a glazed wall to be of toughened glass no less than 6mm thick protected by a dedicated drencher system, in lieu of - 760/60 FRL non-loadbearing construction	Clause C1 1 Specification C1 1	DP5	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(i), complies with the Performance Requirements Assessment is to be via BCA Clause A0 9(b)(ii) other Verification Methods by way of qualitative assessment
The external glazed wall of stair 1 is within 6m of the glazed lift lobby Fire doors are to be provided to the lift at each level Lift lobby is to be kept clear of storage or any other combustible materials	Clause C3 8(b)	CP8	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(i), complies with the Performance Requirements Assessment is to be via BCA Clause A0 9(b)(ii) other Verification Methods , by way of qualitative assessment
First floor office window is within 6m of the external glazed wall of a fire isolated exit Protection not provided to opening within fire isolated exit Office window is to be fixed closed and internally sprinkler protected by a dedicated wall-wetting sprinkler	Clause C3 8(b)	CP8	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions Assessment is to be via BCA Clause A0 9(c) Comparison with the Deemed-to-Satisfy Provisions
The most direct path of travel to the road from fire isolated stair 2 and 3 requires occupants passing within 6m of unprotected openings Egress signs are to be provided to direct occupants away from openings and around the rear of the building via the event of an uncontrolled fire adjacent to the affected stair Residential Sprinkler system to be installed throughout the building	Clause D1 7(c)	DP5	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions Assessment is to be via BCA Clause A0 9(c) Comparison with the Deemed-to-Satisfy Provisions

Requirements of the Fire Safety Engineering Solution

Refer to Section 1 3 - Schedule of Works of the Fire Safety Engineering Report



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Pyrmont NSW 2009
ABN 14 050 649 388
Phone 02 9571 8433
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Email: admin@aedconsulting.com.au
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APPLICATION FOR AN OCCUPATION CERTIFICATE

If you want to occupy or use a new building or change the use of an existing building, you need an occupation certificate before you can do so. You can use this form to apply for an occupation 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.

You need to apply to the principal certifying authority you have appointed for the development if you want to occupy or use a new building.

1. Details of the applicant

Mr <input checked="" type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>			
Your first name		Your family name					
Douglas		Thompson					
Flat/street no		Street name					
924		Pacific Highway					
Suburb or town		State	Postcode				
Gordon		NSW	2072				
Daytime telephone		Fax	Mobile				
84679333		84679334					
Email							

2. Identify the land

Flat/street no		Street name	
25-33		Bassett St	
Suburb or town		Postcode	
Mona Vale		2103	
Lot no	Section		
2			
DP/MPS no	Volume/folio		
74842			

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.

3. Details of the development approvals granted

Is development consent required for the development?

No

Yes

Has development consent been granted after a development application was made?

Yes

What is the development application no ?

NO153/05

What date was development consent granted?

26 July 2005

No

Has a complying development certificate been issued?

No

Yes

What is the complying development certificate no ?

What date was the certificate issued?

Has a construction certificate been issued for the building? *A construction certificate is not needed if a complying development certificate has been issued*

No

Yes

What is the construction certificate no ?

1307-01-2006-CC

What date was the certificate issued?

9 7 2006

What date was the Application for an Occupation Certificate received by AE&D?

13 12 2007

AE&D Office Use

4. Identify what you want to do

*If you want to occupy or use a new building that is only partially completed, or change the use of part of an existing building, you need an **interim occupation certificate**. If you want to occupy or use a new building that has been completed or change the whole use of an existing building you need a **final occupation certificate***

Are you going to occupy or use a new building?

No

Yes

Is the building

partially completed?

completed?

Are you going to change the use of an existing building?

No

Yes

Do you want to change

the use of part of the building?

the whole use of the building?

5. Describe the building

If you are applying for an occupation certificate for part of a building describe the part of the building

Alterations and additions to exist building to provide aged care accommodation

For what purpose do you propose to use the building or part of the building?

See above

For a new building

What is the class of the building under the Building Code of Australia?

9C

This can be found in the development consent or complying development certificate

To change the use of an existing building

What is the class of the existing building under the Building Code of Australia?

What is the new class of the building under the Building Code of Australia?

9C

This can be found in the development consent or complying development certificate

6. Information to be attached to the application


Please indicate the documents you have attached by placing a cross in the appropriate boxes

- a copy of the development consent or the complying development certificate
- a copy of the construction certificate where relevant
- a copy of the final fire safety certificate where relevant
- a copy of the interim fire safety certificate where relevant
- any other certificate or document on which you rely eg a compliance certificate

7. Signature

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

Signature



Name if you are not the applicant

Date

12 12 07

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

AGENT

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.



Active Environmental &
Development Pty Ltd
ABN 14 090 649 380

148/243 Pymont Street
Pymont NSW 2009

Phone 02 9571 8433

Fax 02 9571 8466

Mobile 0408 229 384

Fire Safety Certificate 33 Bassett Street, Mona Vale NSW

The owner of a building, or the owner's agent, needs to provide a fire safety certificate to the certifying authority (a council or a private certifier) with an application for an occupation certificate. You can use this form to do so. A copy of the certificate also needs to be given to the Commissioner of New South Wales Fire Brigades and displayed in the building in a prominent position. To complete this form please place a cross in the boxes and fill out the white sections as appropriate.

1. Details of the building being certified

Name of the owner of the building or part of the building

Thomson Health Care

Address of the building

Flat/street no

33

Street name

Bassett Street

Suburb or town

Mona Vale

Postcode

Nearest cross street

is certificate is for

part of the building

the whole of the building

Description of the building or part of the building

All parts of the building

2. Assessment of fire safety measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building

Measure	Standard of performance required by the fire safety schedule	Date of assessment
Exit doors & paths of travel to exits	BCA Section D Automatic Fail-safe devices – BCA Clause D2 19 BCA D2 21 – Operation of Latches	30 8 07
Alternate Solution for 1 Discharge from Fire Stairs 2 & 3	BCA Performance Requirement DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B) EP& A Regulation 2000 Part 9 Division 7	
Fire-rated or smoke-rated doors panels or windows	BCA Spec C3 4 AS 1905 1 - 1989 BCA Performance Requirement CP8, as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B)	30 8 07
Alternate Solution for Central Fire Isolated Stair Smoke proof walls and doors	BCA Clause C2 5 Specification C2 5 BCA Specification C3 4 AS 1905 1 - 1989	30.8.07
Alternate Solution for Central Fire Isolated Stair Fire extinguishers (portable)	BCA Clause E1 6 AS 2444 - 2001	30 8 07
Fire indices for materials	BCA Clause C1 10 AS 1530 3 - 1999	30 8 07
Fire resisting structures & exits	BCA Sections C and D BCA Performance Requirement CP8 & DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B)	30 8 07
Penetrations in fire-rated construction	BCA Part C3	30 8 07
Warning and operational signage	BCA Clause D2 23 – Fire Exits BCA Clause D1 17 – Lift Pits BCA Performance Requirement DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B) – External exit and directional signage	30 8 07
Warning systems associated with lifts (including signs)	BCA Part E3 – Do not use lifts in case of fire	30.8.07
Air conditioning & mechanical ventilation systems including automatic shutdown of air handling system	BCA Clause E2 2a & Table E2 2a BCA Specification E2 2a & AS 1668 1 – 1998 & AS 1668 2 - 1991	
Fire dampers	BCA Clause & Table E2 2a AS 1668 1 – 1998 and AS 1682 1 – 1990 and AS 1682 2 – 1990	
Fire detectors and alarm-systems incorporating manual call points at 30m intervals illuminated mimic panels and annunciator panels with alpha numeric displays	BCA Clause E2 2a and Clauses 4 & 6 Specification E2 2a & AS 1670 1 -2004	30.8.07
Emergency lighting & exit signs	BCA Part E4 AS 2293 1 - 1998	30.8.07
Fire hydrants & mains	BCA Clause E1 3 AS 2419 1 - 1994	30 8 07
Sprinkler systems monitored with a direct data link to a fire station of dispatch centre	BCA Clause E1 5 & Table E1 5 BCA Specification E1 5 AS 2118 4 - 1995	30 8 07
Fire hose reels	BCA Clause E1 4 AS 2441 - 1988	30.8.07

3. Type of certificate

This is

- an interim fire safety certificate
 a final fire safety certificate

Date of this certificate

17 12 07

4. Certification

I, DOUGLAS JOHN THOMPSON of THOMPSON HEALTH CARE
being the owner of the building described above or the agent of the owner certify that

- each of the essential fire safety measures listed above
- has been assessed by a properly qualified person, and
 - was found when it was assessed by that person to be capable of performing to at least the standard required by the current fire safety schedule for the building
- the information contained in this statement is true and accurate to the best of my knowledge and belief

5. Information attached to this certificate

- The current fire safety schedule for the building

6. Signature

The owner of the building or the agent's owner must complete and sign the certificate

Signature



Name

DOUGLAS JOHN THOMPSON

Address

78 CARRANBANK TIE ROAD - 207

The capacity in which you are signing if you are not the owner of the building

DIRECTOR

FIRE SAFETY SCHEDULE

PROPERTY	Thomson Health Care Facility		
ADDRESS	25 - 33 Bassett Street, Mona Vale		
PERFORMANCE BASED ALTERNATE SOLUTION	YES	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>
BCA CLASSIFICATION	9C		

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/ LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST, FREQUENCY
General		
Exit doors & paths of travel to exits Alternate Solution for 2 Discharge from Fire Stairs 2 & 3	BCA Section D BCA D2 21 – Operation of Latches BCA D2 19 – Automatic Fail Safe Devices BCA Performance Requirement DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B) EP&A Regulation 2000 Part 9 Division 7	3 monthly inspections to confirm exit doors are accessible intact operational and fitted with conforming hardware Signage is in place
Fire-rated or smoke-rated doors panels or windows Alternate Solution for Central Fire Isolated Stair	BCA Spec C3 4 AS 1905 1 - 1989 BCA Performance Requirement CP8 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd, dated 5 July 2006 (Rev B)	To AS 1851 7
Smoke proof walls and doors Alternate Solution for Central Fire Isolated Stair	BCA Clause C2 5 Specification C2 5 BCA Specification C3 4 AS 1905 1 - 1989	To AS 1851 7
Fire extinguishers (portable)	BCA Clause E1 6 AS 2444 - 2001	To AS 1851 1
Fire indices for materials	BCA Clause C1 10 AS 1530 3 - 1999	Annual inspection to confirm no materials with potentially non-conforming fire indices occur
Fire resisting structures & exits	BCA Sections C and D BCA Performance Requirement CP8 & DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B)	Annual inspection
Penetrations in fire-rated construction	BCA Part C3	Annual inspection
Warning and operational signage	BCA Clause D2 23 – Fire Exits BCA Clause D1 17 – Lift Pits BCA Performance Requirement DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B) – External exit and directional signage	Annual inspection
Warning systems associated with lifts (including signs)	BCA Part E3 – Do not use lifts in case of fire	Annual inspection
Mechanical services		
Air conditioning & mechanical ventilation systems, including automatic shutdown of air handling system	BCA Clause E2 2a & Table E2 2a, BCA Specification E2 2a & AS 1668 1 – 1998 & AS 1668 2 - 1991	To AS 1851 6 AS 3666
Fire dampers	BCA Clause & Table E2 2a AS 1668 1 – 1998 and AS 1682 1 – 1990 and AS 1682 2 – 1990	Annual inspection to AS 1851 6
Electrical services		
Fire detectors and alarm-systems incorporating manual call points at 30m intervals illuminated mimic panels and annunciator panels with alpha numeric displays	BCA Clause E2 2a and Clauses 4 & 6 Specification E2 2a & AS 1670 1 -2004	To AS 1851 8

Emergency lighting & exit signs	BCA Part E4 AS 2293 1 - 1998	To AS 2293 2
Hydraulic services		
Fire hydrants & mains	BCA Clause E1 3 AS 2419 1 - 1994	To AS 1851 4
Sprinkler systems monitored with a direct data link to a fire station of dispatch centre	BCA Clause E1 5 & Table E1 5 BCA Specification E1 5 AS 2118 4 - 1995	To AS 1851 3
Fire hose reels	BCA Clause E1 4 AS 2441 - 1988	To AS 1851 2

Further details of Alternate Solutions

FIRE SAFETY ENGINEERING

Alternate Solutions as detailed in Fire Safety Report by *Holmes Fire and Safety* titled *Fire Safety Engineering Report - Mona Vale Nursing Home. Version B dated 5 July 2006*

ALTERNATE SOLUTION	RELEVANT PROSCRIPTIVE REQUIREMENT CLAUSE	RELEVANT PERFORMANCE REQUIREMENT	ASSESSMENT METHOD
The internal glazed wall bounding the main fire isolated stairway (Stair 1) is to be provided with a glazed wall to be of toughened glass no less than 6mm thick protected by a dedicated drencher system in lieu of -260/60 FRL non-loadbearing construction	Clause C1 1 Specification C1 1	DP5	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(i) complies with the Performance Requirements Assessment is to be via BCA Clause A0 9(b)(ii) other Verification Methods by way of qualitative assessment
The external glazed wall of stair 1 is within 6m of the glazed lift lobby Fire doors are to be provided to the lift at each level Lift lobby is to be kept clear of storage or any other combustible materials	Clause C3 8(b)	CP8	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(i) complies with the Performance Requirements Assessment is to be via BCA Clause A0 9(b)(ii) other Verification Methods by way of qualitative assessment
First floor office window is within 6m of the external glazed wall of a fire isolated exit Protection not provided to opening within fire isolated exit Office window is to be fixed closed and internally sprinkler protected by a dedicated wall-wetting sprinkler	Clause C3 8(b)	CP8	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions Assessment is to be via BCA Clause A0 9(c) Comparison with the Deemed to Satisfy Provisions
The most direct path of travel to the road from fire isolated stair 2 and 3 requires occupants passing within 6m of unprotected openings Egress signs are to be provided to direct occupants away from openings	Clause D1 7(c)	DP5	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions Assessment is to be via BCA

and around the rear of the building via
the event of an uncontrolled fire
adjacent to the affected stair
Residential Sprinkler system to be
installed throughout the building

Clause A0 9(c) Comparison with
the Deemed-to Satisfy Provisions

Requirements of the Fire Safety Engineering Solution

Refer to Section 1 3 – Schedule of Works of the Fire Safety Engineering
Report

Promaster Protection

Unit 2 24 28 Glennie St North Gosford NSW 2250
Ph 1300735692 Fax (02)43239600

Environmental Planning and Assessment Regulation 2000

Type of Statement

ANNUAL

Supplementary

Owner's /Agent's Details

Owner's Name

Thompson Health Care

Address

Suite 20 Level 4 924 Pacific Highway Gordon

Identification of Building

Mona Vale house 33 Bassett Street Mona Vale

Essential Fire Safety Measures installed in the building

Automatic Fire Detection & Alarm Systems	BCA Spec E2 2AS1670 1-2004 AS 1851 2005
Emergency Lighting	BCA E4 2 E4 4 AS 2293 1 1998
Emergency Warning & Intercommunication	Bca E4 9AS 2220 1&2 1989
Exit Signs Test	BCA E4 5 E4 6 E4 8 AS2293 1 1998
Fire Hydrant System	E1 3AS2419 1-1994 AS1851 2005
Hose Reel System	BCA E1 4AS2441-1998 AS1851-2005
Fire Doors	BCA C2 12 C2 13 C3 4 C3 8 C3 10 C3 11 C3 13 C3 15, Spec C3 4 2AS1906 1,
Portable Fire Extinguishers	AS 2444 2001 Part E1 6 BCA AS1851 - 2005
Fire Blankets	AS 2444-2001 AS 1851 1-1995AS 1851 2005
Smoke Doors	C2 14 C2 5(d) of BCAAS1905 1 - 1997 1851 - 2005
Smoke Detectors & Heat Detectors	SpecE2 2(a)BCAAS1670 1 2004 AS3786 1993 AS1851 2005
Warning & Operational Signs	D2 22 D2 23 AS2419 1-1994 AS2441-1998 E3 3 E4 7 Notices for Offences Relating to
Paths of travel stairways passageways in ramps	BCA 96 D1 6 C1 D2 20 & D2 21
Wall Wetting Sprinklers & Drencher System	BCA C3 4AS2118 1995

Owner's / Agent's Declaration

Service Date 30/08/2007

I, Mathew Middleton

Of Promaster Protection

- a) each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found when it was assessed to be capable of performing
 - * in the case of an essential fire safety measure applicable by virtue of a fire safety schedule to a standard not less than specified in the schedule or
 - * in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule to a standard no less than that to which the measure was originally designed and implemented, and,
- b) the building has been inspected by a properly qualified person and was found, when it was inspected to be in a condition that did not disclose any grounds for a prosecution under Division 7 of the Environmental Planning and Assessment Regulation 2000 and
- c) the information contained in this statement is to the best of my knowledge and belief true and accurate

Date 24/09/2007

Signed



Note A copy of this certificate together with the relevant fire safety schedule must be forwarded (by the owner/agent) to the council and the Commissioner of the New South Wales Fire Brigades Fire Safety Division Locked Bag No 12 Greenacre 2190 A copy of this certificate together with the relevant fire safety schedules must be prominently displayed (by the owner) in the building

INTERIM OCCUPATION CERTIFICATE



Active Environmental &
Development Pty Ltd
ABN 14 090 649 380

NO 1307 - 02 - 2006 - IOC

Suite 138/243 Pyrmont Street
Pyrmont NSW 2009

DESCRIPTION *Alterations and additions to existing building to provide aged care accommodation*

Phone 02 9571 8433
Fax 02 9571 8466
Mobile 0408 229 384

PROPERTY *25 - 33 Bassett Street Mona Vale NSW 2103*

This certificate is issued by a certifying authority and allows the applicant to occupy or use the building or part of the building as set out in the certificate

1 DETAILS OF THE APPLICANT

MR MS MRS DR COMPANY OTHER

APPLICANT *Thompson Health Care Pty Ltd (Douglas Thompson)*

ADDRESS *20/924 Pacific Highway*

PO Box 658

SUBURB *Gordon*

STATE *NSW*

POSTCODE *2072*

TELEPHONE *8467 9333*

FAX *8467 9334*

MOBILE *0419 237 608*

EMAIL *agedcare@thc net au*

2 DETAILS OF THE LAND/BUILDING

ADDRESS *25 - 33 Bassett Street*

SUBURB *Mona Vale*

STATE *NSW*

POSTCODE *2103*

LOT NO *2*

SECTION *-*

DP/MPS NO *74842*

VOLUME/FOLIO *-*

DEVELOPMENT APPLICATION *N0153/05*

CONSENT AUTHORITY *Pittwater Council*

BCA CLASSIFICATION *9c*

DETAILS OF BUILDING OR PART OF BUILDING *All of building*

3 DECISION OF THE CERTIFYING AUTHORITY

APPROVED

REFUSED (if refused provide reason/s)

TYPE OF CERTIFICATE ISSUED

an interim occupation certificate

a final occupation certificate

DATE OF THIS DECISION 1 August 2006

4 INFORMATION ATTACHED TO THIS DECISION

- Application for Occupation Certificate by Douglas Thomson Thomson Health Care Pty Ltd dated 25 July 2006
- Fire Safety Certificate by Douglas Thompson dated 25 July 2006
- Certificate of Compliance for mechanical air conditioning and mechanical ventilation systems by Greg Hammond (Avalon Airconditioning)
- Structural Certificate for Lift Well by M T Wholohan (Paterson Wholohan Grill Pty Ltd) dated 4 May 2006 Ref L25612, Project No 05037
- Structural Certificate for Structural Steelwork by W Paterson (Paterson Wholohan Grill Pty Ltd) dated 4 July 2006 Ref L25659, Project No 05037
- Certificate of Compliance for passive fire resistant treatments by Dominic Neate (Bowers) dated 28 April 2006 File 41146
- Installation Certification for Hose Reel Systems by David Purl (Pearla Plumbing) dated 18 July 2006
- Installation Certification for Fire Hydrant Systems by David Purl (Pearla Plumbing) dated 18 July 2006
- Installation Certification for Fire Collars by David Purl (Pearla Plumbing) dated 18 July 2006
- Installation Certification for Stormwater Systems by David Purl (Pearla Plumbing) dated 7 July 2006
- Final Fire Safety Certificate for automatic fire sprinkler systems wall wetting sprinklers and smoke detection and alarm systems by Doug Westwood (Fires Services Australia) dated 5 July 2006
- Final Fire Safety Certificate for fire extinguishers and fire blankets by Bob Martin (Fires Services Australia) dated 5 July 2006
- Certificate of Compliance for electrical installations by Greg Cooke (Balian Electrical) dated 6 July 2006
- Certificate of Compliance for emergency lighting by Greg Cooke (Balian Electrical) dated 6 July 2006
- Certificate of Compliance for exit signage by Greg Cooke (Balian Electrical) dated 6 July 2006
- Final Fire Safety Certificate for fail safe electric locks by Nigel Wright (Acetek Systems) dated 10 July 2006
- Final Fire Safety Certificate for occupant warning systems by Nigel Wright (Acetek Systems) dated 4 July 2006
- Letter from Nigel Wright (Acetek Systems) to Andrew Elmslie (Thompson Health Care) dated 20 July 2006
- Certificate of Completion for waterproofing by Michael Carter (Coastwide) dated 8 July 2006 Certificate No 2869 Licence No 173343c
- Letter of Compliance for glass by Manly Aluminium Window Systems Pty Ltd dated 29 June 2006
- Letter to Brian Lambert (Thompson Health Care) from Chris Thomas (Patterson Britton & Partners Pty Ltd) dated 21 July 2006 regarding signage requirements
- Certificate of Test of Amtico Vinyl Tiles by Garry E Collins of CSIRO dated 6 June 2006 Reference FNR 8616C and HF07ANR5275
- Letter from Andrew Elmslie (Northside Constructions Pty Ltd) to Pittwater Council dated 25 July 2006 regarding masonry infill walls to units 11/12 & 9/10
- Letter from Andrew Elmslie (Northside Constructions Pty Ltd) to Pittwater Council dated 25 July 2006 regarding Evacuation Management Plan
- Letter from Andrew Elmslie (Northside Constructions Pty Ltd) to Pittwater Council dated 25 July 2006 confirming no damage to adjoining reserve or council infrastructure
- Letter from Andrew Elmslie (Northside Constructions Pty Ltd) to Pittwater Council dated 25 July 2006 regarding substitution of Deko pan flusher replacing slophopper
- Final Fire Safety Certificate for fire safety door signage by Andrew Elmslie (Northside Constructions Pty Ltd) dated 12 July 2006
- Final Fire Safety Certificate for door latches by Andrew Elmslie (Northside Constructions Pty Ltd) dated 12 July 2006

- Letter from Chris Frawley (SWC Sydney Wide Coordinators) to Andrew Elmsile (Northside Constructions Pty Ltd) regarding Section 73 Certificate dated 24 July 2006 Ref 13105
- NSW Food Authority Notification Confirmation for Thompson Health Care Pty Ltd. Business Notification Reference Number 36238
- Letter from Peter Flanagan (Fleetguard) to Andrew Elmslie (Northside Construction Pty Ltd) regarding Eisegrip HSK 02CA hand shower kit, dated 17 July 2006
- Letter from Glen Mitchell (Holmes Fire & Safety) to Nathan Halstead (Active Environmental & Development Pty Ltd) regarding Fire Safety Engineering Report - Construction Monitoring dated 24 July 2006
- Email from Phill Paull to Andrew Elmslie dated 21 July 2006
- Fire Test Certificate for lift landing doorset by Branz, dated 5 January 2004 Certificate Number 355
- Certificate of Plant Design Registration by Workcover for Lift Registration Number LEM 6-64803/04 Issue Date 3/6/2004
- Application/Receipt for Thompson Health Care by Workcover Receipt Number 000012#3182 0004 dated 29 June 2006
- Compliance Certificate for The Schnider 300P MRL Lift by David Tazelaar (Schindler Lifts Australia Pty Ltd) to Gordon Finney (Northside Constructions) dated 5 July 2006
- Compliance Certificate for Voice Annunciation by David Tazelaar (Schindler Lifts Australia Pty Ltd) to Gordon Finney (Northside Constructions) dated 17 July 2006
- Certificate of Compliance for fire rated ceiling by Valerie Perederenko (V Viewfield Pty Ltd) dated 10 July 2006
- Certificate of Compliance for smoke walls by Valerie Perederenko (V Viewfield Pty Ltd) dated 13 July 2006
- Certificate of Compliance for one hour FR bulkhead by Valerie Perederenko (V Viewfield Pty Ltd) dated 13 July 2006
- Certificate of Compliance for fire rated wall on top of break wall (1 4m high) and using FR System to cover existing window opening by Valerie Perederenko (V Viewfield Pty Ltd) dated 24 July 2006
- Letter from Mark Tooker (Patterson Britton & Partners Pty Ltd) to Brian Lambert (Thompson Health Care Pty Ltd) confirming site inspection and compliance with recommendations, dated 10 July 2006
- Letter of Compliance for Balustrades by All Stainless Fabrications Pty Ltd
- Certificate & Guarantee for the System 316 stainless steel tensioned wire fencing by Helen Powell (System 316 Australia) dated 11 July 2006
- Certificate of Compliance for Fire Doors by Taylors Doors and Frames Pty Ltd dated 7 July 2006
- Component Certificate - Landscape Works by Trish Dobson dated 1 July 2006
- Letter from Simon Lappas (Acoustic Logic Consultancy Pty Ltd) to Phill Paull (MacHon Paull Consultancy) regarding wall sound transmission testing dated 26 October 2005 Reference 2005684/2610A/RO/SL
- Record of Inspection for Wet Area Waterproofing by Nathan Halstead (Active Environmental and Development Pty Ltd) dated 23 March 2006
- Record of Inspection for Final and Stormwater by Nathan Halstead (Active Environmental and Development Pty Ltd) dated 26 July 2006
- Sydney Water Section 73 Compliance Certificate dated 25 July 2006
- Test Reports by AWTA Textile Testing, Test Numbers 7-518108-BN, 7-444302 7-513593-CN 7-484451-BN 7-525981-BN 7-491477-BN 7-444464-BN, 7-423556-FN 7-517248-BN, 7-501623-BN 7-498476-BN 7-504347-BN 7-530669-BN 7-533000-BN 7-491632-BN, 7-492872-BN, 7-489837-BN

5 CERTIFICATION

I, Nathan Halstead for AE&D

certifies that

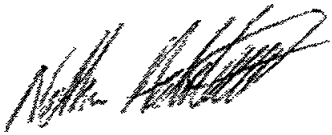
- a current development consent has been granted for the development
- the health and safety of the building occupants has been considered
- a current construction certificate has been issued with respect to the plans and specifications for the building
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia as a Class 9c building
- an interim fire safety certificate has been issued for the building

OCCUPATION CERTIFICATE NO 1307-02-2006-IOC

DATE 1 August 2006

6 SIGNATURE

For this certificate to be valid it must be signed by the certifying Authority

SIGNATURE 

NAME *Nathan Halstead for Active Environmental & Development Pty Ltd*

ADDRESS *138/243 Pyrmont Street*

SUBURB *Pyrmont* STATE *NSW* POSTCODE *2009*

TELEPHONE *9571 8433* FAX *9571 8466*

MOBILE *0408 229 384* EMAIL *nathanhalstead@ozemail.com.au*

ACCREDITATION BODY OF THE CERTIFIER *Dept of Planning (BPB) / BSAP*

ACCREDITATION NO OF THE CERTIFIER *P0024*

ADVISORY NOTES

- 1 Interim Occupation Certificate valid for 6 months All Development Consent Matters must be finalised prior to the issue of Final Occupation Certificate

- 2 An Fire Safety Statement is to be provided to the local Council Authority and the NSW Fire Brigade annually commencing within 12 months from the date of issue of the initial Fire Safety Certificate for the building The initial Fire Safety Certificate and subsequent Annual Fire Safety Statements are to provide certification that the fire safety measures listed in the attached Fire Safety Schedule have been maintained The Fire Safety Certificate or Annual Fire Safety Statement must be displayed within the building

FIRE SAFETY SCHEDULE

PROPERTY *Thomson Health Care Facility*

ADDRESS *25 - 33 Bassett Street Mona Vale*

PERFORMANCE BASED ALTERNATE SOLUTION YES NO

BCA CLASSIFICATION *9C*

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/ LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST FREQUENCY
General		
Exit doors & paths of travel to exits Alternate Solution for 1 Discharge from Fire Stairs 2 & 3	BCA Section D BCA D2 21 – Operation of Latches BCA Performance Requirement DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B) EP&A Regulation 2000 Part 9 Division 7	3 monthly inspections to confirm exit doors are accessible intact operational and fitted with conforming hardware Signage is in place
Fire-rated or smoke-rated doors panels or windows Alternate Solution for Central Fire Isolated Stair	BCA Spec C3 4 AS 1905 1 - 1989 BCA Performance Requirement CP8 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B)	To AS 1851 7
Smoke proof walls and doors Alternate Solution for Central Fire Isolated Stair	BCA Clause C2 5 Specification C2 5 BCA Specification C3 4 AS 1905 1 - 1989	To AS 1851 7
Fire extinguishers (portable)	BCA Clause E1 6 AS 2444 - 2001	To AS 1851 1
Fire indices for materials	BCA Clause C1 10 AS 1530 3 - 1999	Annual inspection to confirm no materials with potentially non-conforming fire indices occur
Fire resisting structures & exits	BCA Sections C and D BCA Performance Requirement CP8 & DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B)	Annual inspection
Penetrations in fire-rated construction	BCA Part C3	Annual inspection
Warning and operational signage	BCA Clause D2 23 – Fire Exits BCA Clause D1 17 – Lift Pits BCA Performance Requirement DP5 as detailed in Fire Safety Design Report by Holmes Fire & Safety Ltd dated 5 July 2006 (Rev B) – External exit and directional signage	Annual inspection
Warning systems associated with lifts (including signs)	BCA Part E3 – Do not use lifts in case of fire	Annual inspection
Mechanical services		
Air conditioning & mechanical ventilation systems including automatic shutdown of air handling system	BCA Clause E2 2a & Table E2 2a BCA Specification E2 2a & AS 1668 1 – 1998 & AS 1668 2 - 1991	To AS 1851 6 AS 3666
Fire dampers	BCA Clause & Table E2 2a, AS 1668 1 – 1998 and AS 1682 1 – 1990 and AS 1682 2 – 1990	Annual inspection to AS 1851 6
Electrical services		
Fire detectors and alarm-systems incorporating manual call points at 30m intervals illuminated mimic panels and annunciator panels with alpha numeric displays	BCA Clause E2 2a and Clauses 4 & 6 Specification E2 2a & AS 1670 1 -2004	To AS 1851 8
Emergency lighting & exit signs	BCA Part E4 AS 2293 1 - 1998	To AS 2293 2
Hydraulic services		
Fire hydrants & mains	BCA Clause E1 3 AS 2419 1 - 1994	To AS 1851 4
Sprinkler systems monitored with a direct data link to a fire station of dispatch centre	BCA Clause E1 5 & Table E1 5 BCA Specification E1 5 AS 2118 4 - 1995	To AS 1851 3
Fire hose reels	BCA Clause E1 4 AS 2441 - 1988	To AS 1851 2

Further details of Alternate Solutions

FIRE SAFETY ENGINEERING

Alternate Solutions as detailed in Fire Safety Report by *Holmes Fire and Safety* titled *Fire Safety Engineering Report - Mona Vale Nursing Home Version B dated 5 July 2006*

ALTERNATE SOLUTION	RELEVANT PROSCRIPTIVE REQUIREMENT CLAUSE	RELEVANT PERFORMANCE REQUIREMENT	ASSESSMENT METHOD
The internal glazed wall bounding the main fire isolated stairway (Stair 1) is to be provided with a glazed wall to be of toughened glass no less than 6mm thick protected by a dedicated drencher system in lieu of - 760/60 FRL non-loadbearing construction	Clause C1 1 Specification C1 1	DP5	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(i) complies with the Performance Requirements Assessment is to be via BCA Clause A0 9(b)(ii) other Verification Methods by way of qualitative assessment
The external glazed wall of stair 1 is within 6m of the glazed lift lobby Fire doors are to be provided to the lift at each level Lift lobby is to be kept clear of storage or any other combustible materials	Clause C3 8(b)	CP8	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(i) complies with the Performance Requirements Assessment is to be via BCA Clause A0 9(b)(ii) other Verification Methods by way of qualitative assessment
First floor office window is within 6m of the external glazed wall of a fire isolated exit Protection not provided to opening within fire isolated exit Office window is to be fixed closed and internally sprinkler protected by a dedicated wall-wetting sprinkler	Clause C3 8(b)	CP8	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions Assessment is to be via BCA Clause A0 9(c) 'Comparison with the Deemed-to-Satisfy Provisions'
The most direct path of travel to the road from fire isolated stair 2 and 3 requires occupants passing within 6m of unprotected openings Egress signs are to be provided to direct occupants away from openings and around the rear of the building via the event of an uncontrolled fire adjacent to the affected stair Residential Sprinkler system to be installed throughout the building	Clause D1 7(c)	DP5	The Alternate Solution is to comply with the BCA by way of BCA Clause A0 5(b)(ii) 'is shown to be at least equivalent to the Deemed-to-Satisfy Provisions Assessment is to be via BCA Clause A0 9(c) Comparison with the Deemed-to-Satisfy Provisions'

Requirements of the Fire Safety Engineering Solution

Refer to Section 1 3 - Schedule of Works of the Fire Safety Engineering Report