

1401817-2 Cli 2
MMcN/sh

20 August 2014

The General Manager
Pittwater Council
1 Park Street
Mona Vale NSW 2103

Attention: Customer Service

Dear Sir/Madam

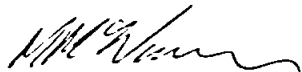
Construction Certificate 1401817-2
External façade & Signage, 70 Old Barrenjoey Road, Avalon

In accordance with the requirements of Clause 130(4) of the EP&A Regulation 2000, please find attached a copy of the Construction Certificate and related documentation for the above Bank tenancy fitout to the Westpac tenancy at 70 Old Barrenjoey Road, Avalon..

Please also find attached the:

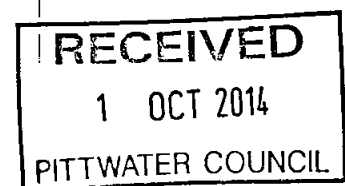
- Notice to Commence Building Work/Appointment of Principal Certifying Authority;
- Notice of Mandatory Critical Stage Inspections;
- A copy of the Clause 129C Record of Site Inspection prior to CDC approval;
- A copy of the Application for Construction Certificate; and
- A cheque for \$36.00 for certificate registration.

Yours faithfully,



Matthew McNamara
Hendry Group (NSW) Pty Ltd

Encl.



\$36

REC: 368 292

1/10/14.

HGNSW_1A_Certificates_General_CCert

Construction Certificate

This certificate is issued by a certifying authority (a council or a private Certifier) and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Regulation 2000.

Reference:

1. Details of the Application

Name of Applicant: Jillian Bell – Director Allanah Nominee's**Address:** 107 Megalong Place
LITTLE HARTLEY NSW 2790**Phone No.****Fax No.****Project Address:** 70 Old Barrenjoey Road
Avalon Beach NSW 2017

Lot No, DP/MPS etc

Lot 1

Vol/Folio

DP510724

Nature of Building Work: Minor external works including new façade and signage**Building Code of
Australia Classification** Class 6

2. Details of the Development Consent

Development Application No

N0249/14

Date the Consent was issued

2 September 2014

3. Decision of the Certifying Authority

This certificate is approved:

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

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

The issue of this certificate has been endorsed on the plans and specifications that were lodged with the application.

Plan No.s approved

Refer to Annexure 1

Specification references approved

Refer to Annexure 1

Date of this decision

30 September 2014

4. Information attached to this Decision

- ☐ A Fire Safety Schedule
- ☒ The applicable regulatory requirements -See Annexure 2

5. Certification

This is to certify that work completed in accordance with documentation accompanying the application for the certificate (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*.

Construction Certificate No.

1401817-2

Date of this certificate

30 September 2014

6. Signature

For this Certificate to be valid, it must be signed by the Certifying Authority

Signed:



Certifying Authority

Matthew McNamara.

Hendry Group (NSW) Pty Ltd
Suite 402, 32 York Street
SYDNEY NSW 2000

Phone: 02 8245 2300 **Fax:** 02 8245 2399

Accreditation No.:*BPB0263

Accreditation Body: Building Professionals Board

ANNEXURE 1

APPROVED PLANS & SPECIFICATIONS

1. Architectural drawing/s numbered:
 - 13537 DA-01 C Cover Sheet
 - 13537 DA-02 C DA Plan
 - 13537 DA-03 D Elevations
 - 13537 DA-04 C Details

OTHER DOCUMENTATION AND/OR CERTIFICATES RELIED UPON

1. Application for Construction Certificate dated 10 September 2014;
2. Correspondence confirming LSL payment was done holistically as part of the internal fitout project works under CDC 1401817-1;
3. Receipt for Long Service levy Payment no.5072903 dated 19 August 2014;
4. Entry door design specification;
5. Alternative Solution report by Design Confidence dated 24 September 2014 for the non provision of a landing between the proposed sliding entry door and the accessible ramp;
6. Flood Risk Management report by Interlara issue 2, dated 23 September 2014 addressing Condition B4-6.

CONSTRUCTION CERTIFICATE No. CC_1401817-2

ANNEXURE 2

- Prior to commencement of work, you must appoint a Principal Certifying Authority (PCA) (under Section 81A(2)(b)(i) of the Environmental Planning and Assessment Act 1979). Furthermore, this notification of appointment of a PCA must have been signed by the appointed PCA prior to submission to the Consent Authority in accordance with Clause 103(f) of the EP&A Regulation.
- Prior to commencement of work, you must give the Consent Authority at least two days notice of the intention to commence building works (under Section 81A(2)(c) of the Environmental Planning and Assessment Act 1979).
- In accordance with Clause 151 of the Environmental Planning and Assessment Regulation 2000, an Occupation Certificate must be obtained from the Principal Certifying Authority (PCA) prior to commencement of occupation or use of the whole or any part of the new building, an altered portion of, or an extension to an existing building. A copy of the Certificate shall be submitted to the Consent Authority.

- Where the works have involved installation of new Essential Fire Safety Measures or alterations to existing Essential Fire Safety Measures, a Fire Safety Certificate in accordance with the Environmental Planning and Assessment Regulation 2000 must be furnished to the Principal Certifying Authority (PCA) for the Essential Fire Safety Measures listed in the Fire Safety Schedule forming part of this approval prior to any consent for occupancy/partial occupancy being granted. A Fire Safety Certificate must reference the current Codes which the new works are required to satisfy and a copy of the Certificate must be submitted by the Building Owner to the Consent Authority and the Commissioner of the NSW Fire Brigades.

For all existing Essential Fire Safety Measures listed in the Fire Safety Schedule forming part of the approval, a Fire Safety Statement must be furnished to the PCA prior to any consent for occupancy/partial occupancy.

The Fire Safety Statement must refer to the Code relevant at installation to which the particular Essential Fire Safety Measure is being maintained, must not be older than six (6) months at the date of the Occupation Certificate and must have been submitted by the Building Owner to the Council and the Commissioner of the NSW Fire Brigades.

- Within each 12 months after completion of the building, the owner of the building must cause Council to be given an annual fire safety statement in accordance with Clause 177 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the Fire Safety Schedule. A copy of the statement is to be given to the Commissioner of the NSW Fire Brigades and a copy is to be prominently displayed in the building.

SCHEDULE OF ALTERED FIRE SAFETY MEASURES

70 Old Barrenjoey Rd Avalon

Construction Certificate 1401817-2

Fire Safety Measures				
ITEM NO.	Existing Fire Safety Measures	(BCA 2014 / Standard) Level of Performance	Proposed Fire Safety Measures	(BCA 2014 / Standard) Level of Performance
1.	Emergency Lighting	BCA Part E4 AS 2293.1 – 2005	Automatic fail safe devices	BCA D2.21, Manufacturer's Specification
2.	Exit Signs	BCA Part E4 AS 2293.1 – 2005		
3.	Paths of travel, stairways passageways or ramps	BCA Section D		
4.	Portable Fire Extinguishers BCA	Clause E1.6 AS 2444-2001		
5.	Fire hazard properties for materials	BCA Clause C1.10, BCA Specification C1.10		
Notes: 1. The altered fire safety measures are the measures to be installed or altered in the building as part of the building works. 2. The existing fire safety measures and their standard of performance have been taken from the Fire Safety Schedule issued with the Complying Development Certificate for this project site				

Notice of Mandatory Critical Stage Inspections

This notice is issued pursuant to Section 81A (2)(b1)(ii) or Section 86 (1)(a1)(ii) of the Environmental Planning and Assessment Act 1979

HGNSW/Certificates/General/Notices/Inspections/Notice of Mandatory Inspections

Ref: CC1401817-2

1. Person/s having benefit of the Construction Certificate

Name: Ms Jillian Bell

Address: 107 Megalong Place
Little Hartley NSW

Phone No.:

Postcode: 2790

Fax No.:

2. Details of the land to be developed

Project Address: 70 Old Barrenjoey Rd Avalon

Postcode:

Lot No, DP/MPS etc

1

Vol/Folio

DP510724

Name of applicable
Council/Authority

Pittwater Council

3. Description of the building work

Minor external works including new façade and signage.

4. Inspections

1. Critical Stage Inspections (for Class 5, 6, 7, 8 or 9 Building)

- After the building work has been completed and prior to any occupation certificate being issued in relation to the building

NOTE: The principal contractor must notify the PCA at least 48 hours before each required inspection needs to be carried out

5. Details of the Development Approvals granted

Details of the Development Consent:

Development Application No.

DA_N0249/14

Date the Consent was granted

2 September 2014

OR

Complying Development Certificate No.

Date the Certificate was issued

Where a Construction Certificate has been issued for the building:

Construction Certificate no.

CC_1401817-2

Date the Certificate was issued

30 September 2014

6. Principal Certifying Authority

Name of the Principal Certifying Authority

*Matthew McNamara

Address of the Principal Certifying Authority

Hendry Group
Suite 402, Level 4, 32 York Street
SYDNEY NSW 2000

Telephone No. of the Principal Certifying Authority

02 8245 2301

Where the Principal Certifying Authority is an Accredited Certifier:

Accreditation body of the Certifier

NSW Building Professionals Board

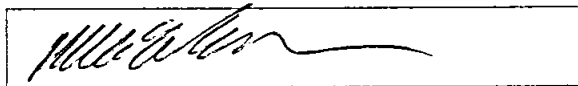
Accreditation No. of the Certifier

BPB 0263

7. Signature

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

Signature of Principal Certifying Authority



Date

30 September 2014

CC: Katherine Featherstone JLL

Kat.Featherstone@ap.jll.com

Application for a Construction Certificate

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

Date received: 10 / 11 / 14

DA No.: NO249/14

Applicant Details

Name of Applicant: Jillian Bell – Director Allanah Nominees

Address: 107 Megalong Place

Little Hartley

Postcode 2790

Phone No.: _____

Fax No.: _____

Identify the Land

Project Address: 70 Old Barrenjoey Road Avalon Beach NSW

Postcode 2107

Lot No, DP/MPS etc Lot 1, DP S10724 Vol/Folio —

Name of applicable Council Pittwater Council

Address of Council PO Box 882 Mona Vale NSW 1660

Estimated Cost of the Development (Including GST)

1. \$ Included in CDC 1401817-1

2. Long Service Levy
Applicable / Not Applicable

Receipt No.
5072963

Date
19 / 08 / 2014

Describe the Development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

Changes to external finishes (front façade) / signage and landscaping to Simmonds Lane

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

Class 6

This can be found on the Development Consent

Has development consent been granted for the development?

No ☐

Yes ☒ ➤ What is the Development Application No.?

NO249/14

What date Was Development Consent granted?

02/09/14

Information to be attached to the Application

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

boxes ☐:

1. If you are going to carry out **building work**:

☒ 3 copies of this Application Form

☐ 3 copies of any Compliance Certificates on which you rely

☒ detailed plans of the building (3 copies)

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

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

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

☒ detailed specifications of the building (3 copies)

The specifications are to:

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

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

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

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

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

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

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

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

☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable

building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:

- a list (3 copies) of any fire safety measures you propose to include in the building or on the land
- if you propose to alter, add to or rebuild a building that is already on the land, a list (3 copies) of the fire safety measures that are currently used in the building or on the land

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

- ☐ the attached schedule, completed for the development

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

You may also need to pay a long service levy under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) before the certifying authority can issue a certificate to you.

2. If you are going to **carry out work to do a subdivision** (eg building roads or a stormwater drainage system):

- ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)

- ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)

- ☐ the existing ground levels and the proposed ground levels when the subdivision is completed

- ☐ copies of any compliance certificates on which you rely

- ☐ detailed engineering plans (3 copies). The detailed plans might include the following:

- earthworks
- roadworks
- road pavement
- road furnishings
- stormwater drainage
- water supply works
- sewerage works
- landscaping works
- erosion control works

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

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ☐ a list (3 copies) of any fire safety measures you propose to include in the building or on the land

- ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list (3 copies) of the fire safety measures that are currently used in the building or on the land

- ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

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

Signatures

The applicant (the person having the benefit of the development consent, being the land owner or person who has been assigned the benefit of the development consent by the land owner) must sign the application.

Signature

*

Jillian Bell

Name

JILLIAN BELL

Date

19/3/14

Privacy Policy

The information you provide in this application will enable your application to be assessed by the certifying authority under the *Environmental Planning and Assessment Act 1979*. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact us if the information you have provided in your application is incorrect or changes.

Schedule to Application for a Construction Certificate

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

All new buildings

N/A - existing building

Please complete the following:

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

2

~~400~~ ~~200~~ existing building only

Residential buildings only - N/A COMMERCIAL

Please complete the following details on residential structures:

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

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Materials – residential buildings - N/A COMMERCIAL

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

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☐ 11	Tiles	☐ 10	Concrete or slate	☐ 20	Timber	☐ 40
Brick (veneer)	☐ 12	Concrete or slate	☐ 20	Timber	☐ 40	Steel	☐ 60
Concrete or stone	☐ 20	Fibre cement	☐ 30	Other	☐ 80	Aluminium	☐ 70
Fibre cement	☐ 30	Steel	☐ 60	Not specified	☐ 90	Other	☐ 80
Timber	☐ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☐ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not specified	☐ 90						

Mark Vincent

From: Featherstone, Kat (Australia) <Kat.Featherstone@ap.jll.com>
Sent: Wednesday, 10 September 2014 11:15 AM
To: Mark Vincent
Cc: Brown, Douglas (Australia)
Subject: King St and Avalon CC forms
Attachments: 175 Pitt Street CC OC.pdf; Avalon CC OC form.pdf; ATT00001.txt

Hi Mark-

I have managed, I'm sure, to confuse you. Sorry. I am literally spinning.

Please find attached the CC OC forms for King Street and Avalon. Please note that the cost of all works have been calculated in the CDC works previously and do not form a part of the applications above.

Thank you,

Katherine Featherstone
Design Manager, Project & Development Services
t: +61 2 9220 8658 | m: +61 412 585 345 | f: +61 2 9223 4307
kat.featherstone@ap.jll.com
www.jll.com.au



Levy Online Payment Receipt

Building and Construction



KATHERINE FEATHERSTONE
420 GEORGE STREET
SYDNEY NSW 2000

Application Details:

Applicant Name:	KATHERINE FEATHERSTONE
Levy Number:	5072903
Application Type:	CDC
Application Number:	14011817-1
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	70 OLD BARRENJOEY ROAD AVALON NSW 2135
Value of work:	\$487,827
Levy Due:	\$1,707.00

Payment Details:

LSC Receipt Number:	174919
Payment Date:	19/08/2014 12:43:57 PM
Bank Payment Reference:	761656049
Levy Paid:	\$1,707.00
Credit card surcharge:	\$6.83
Total Payment Received:	\$1,713.83

NOTES:

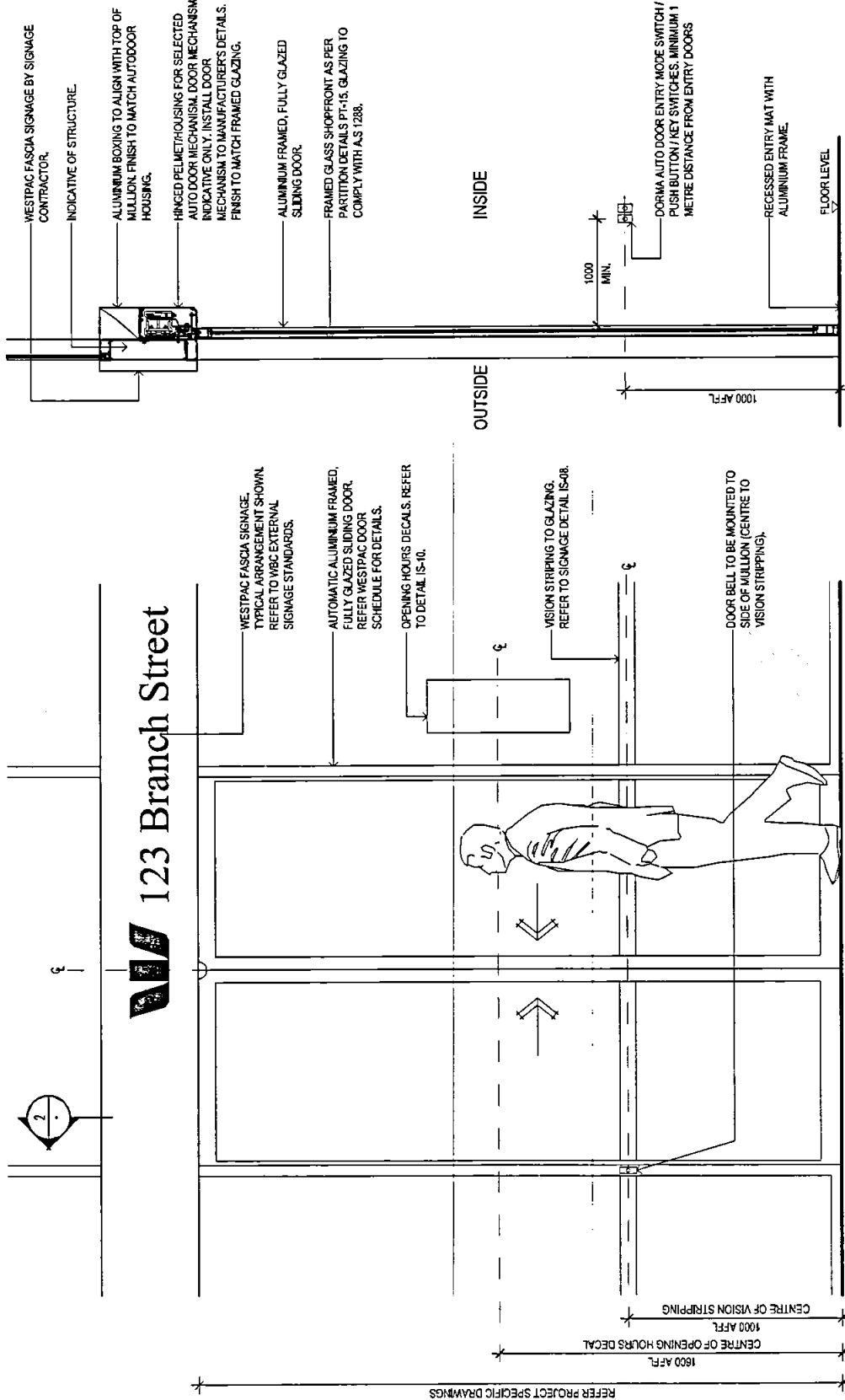
1. THE EQUIPMENT & INSTALLATION SHALL COMPLY WITH AUSTRALIAN STANDARDS AS3000-1991 & AS4085-1992.
2. ADEQUATELY REINFORCE DOOR HEAD AS PER AUTO DOOR MECHANISM MANUFACTURER'S REQUIREMENT TO CARRY THE WEIGHT OF DOORS & MECHANISM. REFER TO STRUCTURAL DRAWINGS.
3. AUTO DOOR MECHANISM TO BE ADJUSTED TO PROVIDE ALL DOOR OPENING/ CLOSING & EMERGENCY OPTIONS AS PER BCA & WESTPAC SECURITY STANDARDS.
4. TO BE READ IN CONJUNCTION WITH THE WESTPAC SIGNAGE STANDARD.
5. A TWO LEAF DOOR SHOULD BE OPEN HALF OF ITS FULL WIDTH FOR AFTER HOURS ACCESS/EGRESS, THAT IS WHEN THE SK2 ENTRY KEY SWITCH IS ACTIVATED OR THE INTERNAL EGRESS PUSH BUTTON IS USED.
6. EXTERNAL KEY SWITCH - SK2 SPRING RETURN SWITCH - INTERNAL KEY SWITCH - SK4 FOUR POSITION SWITCH (LOCK/EXIT/AUTOMATIC/OPEN). THESE KEY SWITCHES WILL ACCEPT CURRENT WESTPAC RESTRICTED KEY SYSTEM. FINAL POSITION TO BE CONFIRMED ON SITE.
7. EGRESS BUTTON SHOULD BE MOUNTED AT LEAST 1 METRE FROM THE DOOR AND SUPPLIED WITH DOUBLE POLE DOUBLE THROW CONTACTS.
8. HEAD CONTRACTOR TO REFER TO ELECTRICAL DWGS BY SERVICE CONSULTANT.

GENERAL NOTES:

1. TO BE READ IN CONJUNCTION WITH WESTPAC MASTER FINISHES SCHEDULES & MASTER BRANCHED EQUIPMENT SCHEDULES.
2. WHERE POWER & DATA IS REQUIRED REFER TO WESTPAC SERVICES STANDARDS FOR REFERENCE.
3. REFER TO A102 DOOR SCHEDULE FOR DETAILS.

2

123 Branch Street



1 DOOR TYPE 1C - ELEVATION

SCALE 1:20

2 DOOR TYPE 1C - SECTION

SCALE 1:20

PROJECT:

RETAIL DESIGN STANDARDS



CLIENT:

GROUP PROPERTY
C/O DESIGN MANAGER
LEVEL 10, 35 PITT STREET
SYDNEY NSW 2000
T: 02 9236 1614

BRAND:



DESIGN PERIOD:

BANKNOW

VERSION:

1.1

DRAWING NAME:

AUTO DOOR - FRAMELESS
DOUBLE LEAF
PLAN & ELE

SCALE:

1:20

PAGE:

A3

PRINT:

COLOUR

DATE:

21/12/12

DRAWN:

M/L

CHECKED:

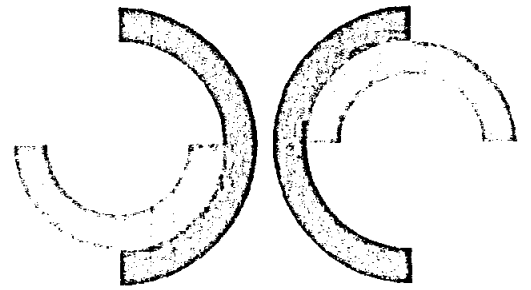
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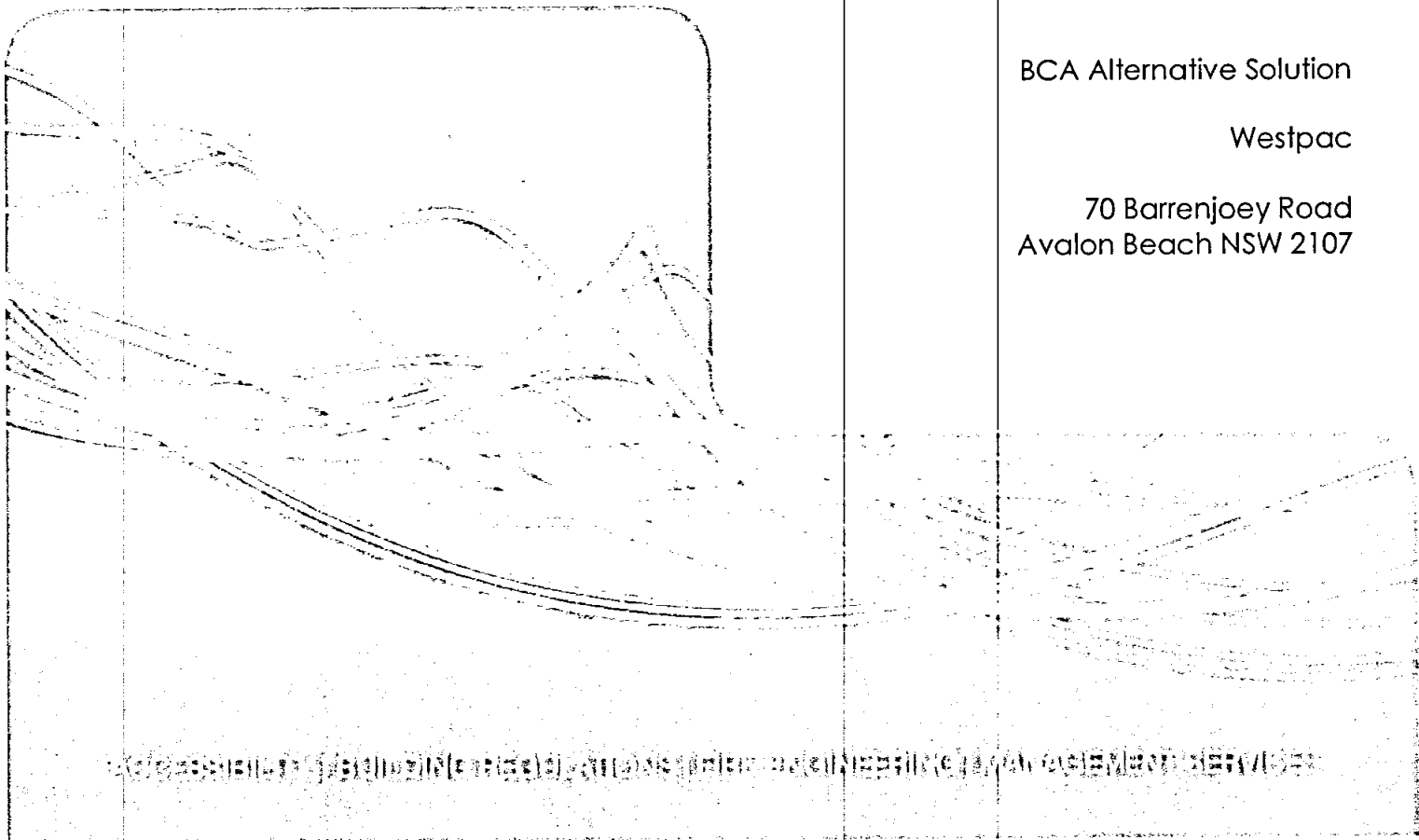
DT1-C

REVISION:

F



DESIGN CONFIDENCE



BCA Alternative Solution

Westpac

70 Barrenjoey Road
Avalon Beach NSW 2107

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Project: Westpac Avalon Beach
 Document Type: BCA Alternative Solution Report
 Report Number: P214_238-2 (ACCESS) QT

The following report register documents the development and issue of this and each subsequent report(s) undertaken by Design Confidence (Sydney) Pty Ltd.

The technical and intellectual content contained herein remain the property of Design Confidence (Sydney) Pty Ltd) and have been prepared and may only be used for the development / buildings being the subject of this report.

Revision History:

Our Reference	Remarks	Issue Date
P214_238-1 (ACCESS) QT	Draft report issued to client & certifier for review and concurrence.	23 September 2014
P214_238-2 (ACCESS) QT	Final report issued to client & certifier.	24 September 2014

1.0 INTRODUCTION

1.1 General

This BCA Alternative Solution has been prepared at the request of Westpac Bank and relates to the proposed fit out of 70 Barrenjoey Road, Avalon Beach NSW 2107 to be used as a retail branch, specifically –

- (i) The proposed new tenancy entry door will not be provided with a 1450mm long landing (being nil) on the external side of the door (base of step ramp) and causes a compliance departure with respect to clause 13.3.2 of AS1428.1-2009.

Refer to **Figure 1** below for diagrammatic explanation of compliance issue.

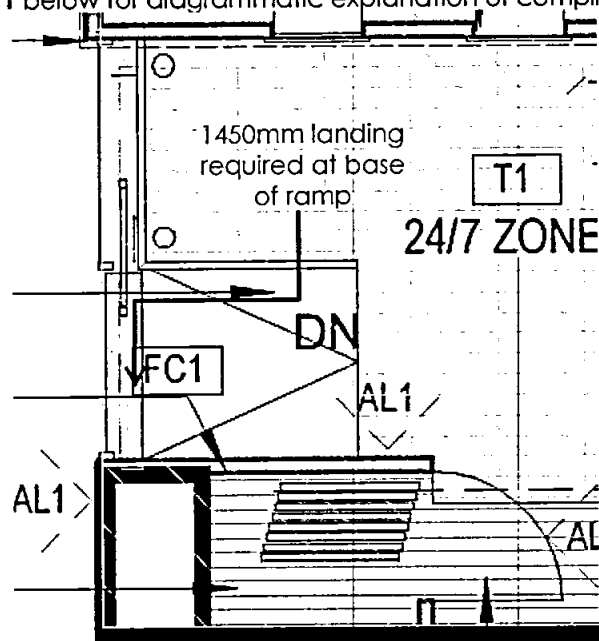


Figure 1 – BCA D-t-S variations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make any assumptions regarding 'design intention' or the like.

1.2 Basis of Report

The assessment contained within this report reflects –

- (i) The Building Code of Australia (BCA), Volume 1, Edition 2014, inclusive of NSW variations;
- (ii) Architectural plans by V-Arc namely –

Drawing Number	Description	Date
A102 [rev 4]	Proposed Finishes Plan	12.09.2014
A701 [rev 3]	Details – Entry Ramp	12.09.2014

1.3 Scope of Project

The Building Code of Australia (BCA), within Part A0.5, states that compliance with the applicable *Performance Requirements* in a building design can only be achieved by complying with either the Deemed-to-Satisfy (D-t-S) provisions or as an Alternative Solution or using a combination of the two.

It is intended that the proposed design of the subject development in this instance is to incorporate a combination of prescriptive and performance based compliance.

To this extent, this report has been prepared to identify and analyse the proposed Alternative Solution and demonstrate that the proposal satisfies the Performance Requirements of the BCA.

Table 1 provides a summary of the proposed Alternative Solution-

Table 1 – Summary of Alternative Solutions

BCA Deemed to Satisfy Provision	BCA Performance Requirement	Assessment Methodology	BCA Deemed to Satisfy non-compliance and proposed Alternative solution
BCA Cl. D3.1 – Table D3.1	DP1	BCA Cl. A0.5(b)(ii) & A0.9(c)	The landing provided on the external side of the entry door is less than 1450mm (being 0mm). It shall be demonstrated that the subject compliance departure can be negated by provision of the proposed automatic sliding doors and shall demonstrate that the building is accessible for persons with a disability.

1.4 Stakeholders

The relevant stakeholders to the preparation and implementation of this report are: –

Role	Representative	Organisation
Client	TBA	Westpac Bank
Certifying Authority	TBA	TBA
Access Consultant	Queenie Tran Luke Sheehy	Design Confidence

1.5 Limitations of Report

The content of this report relates only to the non-compliance and subject building identified.

The study will be undertaken on the information made available by the design team. No liability is accepted on the accuracy of the information provided.

Any change in the above information to suit future re-organisation or planning will require further assessment to confirm compliance with the intent of the design objectives.

1.6 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –

- (i) Building Code of Australia (BCA), Australian Standards or other legislation, with exception of the direct assessment relating to the subject compliance departure;
- (ii) Work Health & Safety Act and Regulations;
- (iii) WorkCover Authority requirements;
- (iv) The Disability Discrimination Act (DDA) 1992.

2.0 DEVELOPMENT DESCRIPTION

For the purposes of Building Code of Australia (BCA), the subject development may be described as contained below.

2.1 General

The assessment undertaken herein relates directly to the identified building, specifically –

- (i) The proposed new tenancy entry door will not be provided with a 1450mm long landing (being nil) on the external side of the door (base of the ramp) and therefore causes a compliance departure with Clause 13.3.2 of AS1428.1-2009.

Refer to **Figure 1** above for diagrammatic explanation of compliance issue.

2.2 Building Characteristics

The subject tenancy fit out is proposed to be located within an existing building located at 70 Barrenjoey Road, Avalon Beach NSW 2107.

Internal alterations are proposed to the existing tenancy for the purpose of using it as a bank branch.

2.3 Occupant Characteristics

The building occupants assessed within are characterised upon their number and degree of familiarity of the building and can be broadly classified into two (2) main groups:

- (i) Occupant group 1 – Staff; and
- (ii) Occupant group 2 – Customers

Staff of the branch will be familiar with the layout and will be present at all times of operation.

Staff will always be present at times when customers are present in the branch during operational hours. Access to the self-help zone will be available to customers during non-opening hours.

Most occupants will be Westpac customers and can include any persons from the public without appointment; hence occupants are not considered familiar with the building.

3.0 OBJECTIVES AND PERFORMANCE REQUIREMENTS

3.1 Objectives and Performance Requirements

The Building Code of Australia (BCA) states that compliance with the *Performance Requirements* can only be achieved by –

- (a) Complying with the Deemed-to-Satisfy provisions; or
- (b) formulating an Alternative Solution which -
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
- (c) a combination of both (a) and (b).

3.2 Relevant Performance Requirements

As contained within items 1.3 and 2.1 of this report, new works to the building are proposed which incorporate a BCA Alternative Solution justifying a deemed-to-satisfy non-compliance.

The stakeholders nominated within item 1.4 have advised of the following Deemed-to-Satisfy (D-t-S) non-compliance for which an Alternative Building Solution is proposed –

Table 2 – Summary of non-compliances

BCA DTS Provision	Nature of Non-compliance	BCA Performance Requirement
BCA Cl. D3.1 – Table D3.1	The proposed new tenancy entry door will not be provided with a 1450mm long landing (being 0mm) on the external side of the door (top of the ramp) and therefore causes a compliance departure with Clause 13.3.3 of AS1428.1-2009.	DP1

The Applicable part of Performance Requirement DP1 states as follows –

DP1

Access must be provided, to the degree necessary, to enable –

- (a) people to –
 - (i) approach the building from the road boundary...
 - (ii) access work and public spaces...

4.0 ADOPTED ASSESSMENT METHOD

4.1 General

The acceptance criteria stipulated within 4.3 of this report represents the benchmark for measuring compliance for the proposed Alternative Solution.

4.2 Method of Analysis

The BCA assessment method that is to form the basis for the Alternative Solution has been nominated in Table 1 above. The methodology outlined within Table 3 below is to be used as part of the performance analysis.

Table 3 – Method of analysis

Item No	Alternative Solution	Method of Analysis
1.	Landing provided to the entrance doorway (external face) is 0mm in lieu of 1450mm	Based upon a comparative assessment approach, consideration will be given to the design of the subject ramp when compared to a BCA D-t-S compliant design.

4.3 Acceptance Criteria

For the Alternative Solution, recognising the nature of the prescriptive non-compliance, Table 4 lists the relevant acceptance criteria –

Table 4 – Acceptance Criteria

Item No	Alternative Solution	Method of Analysis
1.	Landing provided to the entrance doorway (external face) is 0mm in lieu of 1450mm	The Alternative Solution is considered acceptable if it is shown to be at least equivalent or better than the D-t-S provisions.

5.0 ALTERNATIVE SOLUTION

5.1 Preamble

In accordance with A0.10 of the BCA any Alternative Solution must consider all relevant Performance Requirements. Performance Requirement DP1 has been directly identified as the only relevant Performance Requirement related to the subject issue.

5.2 Alternative Solution – Clause D3.1

5.2.1 BCA D-t-S Compliant Benchmark Design

A hypothetical D-t-S compliant design will be used as the benchmark scenario for the assessment of the reduced landing length.

The hypothetical BCA D-t-S compliant scenario would achieve compliance with AS1428.1-2009 by having a 1450mm long landing with a maximum gradient and crossfall of not more than 1:40 on the external side of the doorway.

5.4.2 Discussion

As shown in **Figure 1** above, the external landing provided between the external face of the tenancy entry door and the top of the ramp is 0mm.

To provide this access it is proposed to have automatically opening sliding doors.

5.4.3 Assessment

The purpose of a landing at the face of a door is to enable a wheelchair user or person with mobility impairment to have a flat surface to rest whilst opening the door.

See below extract from 'Guideline on the application of the Premises Standards 2011' and published by Australian Human Rights Commission.

"...there must be a landing between the top/bottom of the ramp and the door so that a person using a wheelchair or walking frame has a flat surface on which to rest while opening the door.

Trying to open a door while on a slope is for most people with a mobility aid very difficult if not impossible. When renovating an existing building with limited space this Deemed-to-Satisfy Provision may prove to be very difficult to implement. An alternative approach might be to have automatic opening doors, which would eliminate the need for a landing before the door."

As can be seen from the above, a recognised option for negating the need for a door landing associated with a ramp is to have a motion-activated automatic door. This is proposed to be provided to the branch and is considered to negate the need for a landing on the internal side of the door.

The above is considered to enable people to use the doorway when leaving the premises in a manner equivalent to the BCA D-t-S prescriptive provisions



DESIGN CONFIDENCE

(i.e. having a landing with a gradient of not more than 1:40 extending a minimum of 1450mm back from the face of the door), on the basis that the door will automatically open when a person approaches the doorway when the door is in auto mode.

The provision of the motion-activated automatic sliding doors also negates the need for the 530mm latch side clearance at the doorway.

To ensure equitable access to and egress from the branch when the door is in lock or exit mode, the manual controls for the automatic opening door must also be located in accessible locations.

5.4.4 Summary

The assessment undertaken above demonstrates that the lack of a landing on the external side of the sliding doors is negated by provision of an automatic opening device to the doors.

It is therefore considered that access is provided '*to the degree necessary*', and '*people can move safely to and within the building*', and the branch entry will satisfy the acceptance criteria nominated for this assessment in Section 4.3

6.0 CONCLUSION

6.1 General

The proposed Alternative Solution described herein has been assessed by the use of BCA Clause A0.5(b)(ii) and Assessment Method A0.9(c) which has been satisfied.

Therefore, in the opinion of Design Confidence Pty Ltd, the Alternative Solution is considered to satisfy Performance Requirement DP1 of the BCA.

6.2 Recommendations

The following recommendations have been derived following the assessment performed and are made to ensure the effectiveness of the BCA Alternative Solution –

- (i) The motion activated automatic door opener shall be installed in accordance with section 5.4.3 of the report;
- (ii) the automatic doors shall provide a clear opening of at least 850mm;
- (iii) the automatic door opener shall comply with the requirements of AS5007-2007;
- (iv) the internal release button for the auto doors shall be located no less than 500mm from the edge of the top of the ramp to ensure wheelchair access. The centreline of the button shall be between 900 and 1100mm above the FFL and more than 500 mm from an internal corner or obstruction; and
- (v) the automatic push-button control shall be timed to allow ample time for doors to open and remain in the open position for ingress / egress; and
- (vi) the push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the doors before the button becomes level with the surrounding surface.
- (vii) signage complying with **Figure 2** below shall be provided on the internal and external faces of each door leaf. This signage shall be located between 1200 and 1600mm above the finished floor level and as close as possible to the main closing edge of the doors; and

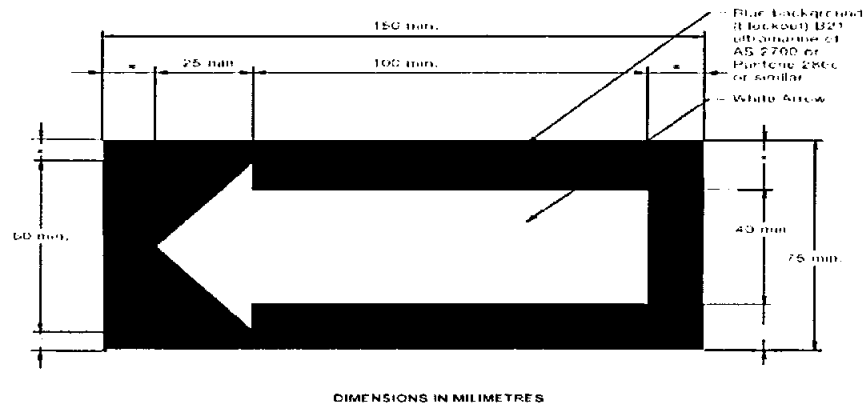


Figure 2 - Signage on the internal and external faces of the door

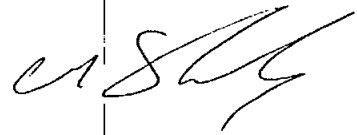
- (viii) the automatic door opener shall be maintained in accordance with the manufactures specifications and AS5007-2007.

Report By



Queenie Tran
Associate
For Design Confidence (Sydney) Pty Ltd

Verified By



Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

Design Confidence Pty Limited

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Business Hours:

8.00am to 5.30pm, Monday to Thursday

8.00am to 5.00pm, Friday

DA No: N0249/14

2 September 2014

KATHERINE FEATHERSTONE
12 CAMPBELL STREET
WAVERLEY NSW 2024

Dear Sir/Madam

Development Application for changes to external finishes, new signage and internal works to existing commercial premises at 70 OLD BARRENJOEY ROAD AVALON BEACH NSW 2107.

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

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

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

Additionally, for your reference, please find enclosed Information Sheets that will assist in providing information you will need to consider for the processes following on from receiving this consent.

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

Enquiries relating to the Construction Certificate application should be directed to Council's Customer Service or your private certifier.

Yours faithfully

Nick Armstrong
PLANNER

CONSENT NO: N0249/14
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

Katherine Featherstone
12 Campbell Street, Waverley
NSW 2024

Being the applicant in respect of Development Application No N0249/14

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No **N0249/14** for:

changes to external finishes, new signage and Internal works to existing commercial premises

At: 70 OLD BARRENJOEY ROAD, AVALON BEACH NSW 2107 (Lot 1 DP 510724)

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with

- Architectural Drawings 13537 DA-01, DA-02, DA-03 Rev B DA-04, all drawn by V-ARC, dated 3 June 2014 and 1 July 2014;
- Building Materials and Finishes 'Finishes', dated 3 June 2014;
- Flood Risk Management Report, 10474, prepared by Intelara Engineering, dated 23 July 2014.

as amended in red (shown clouded) or as modified by any conditions of this consent.

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

Endorsement of date of consent 02-Sep-2014

Mark Ferguson
GENERAL MANAGER
Per:



Conditions of Approval

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

Note: Persons having the benefit of development consent may appoint either a council or an accredited certifier as the principal certifying authority for the development or for the purpose of issuing certificates under Part 4A of the Environmental Planning and Assessment Act. When considering engaging an accredited certifier a person should contact the relevant accreditation body to ensure that the person is appropriately certified and authorised to act in respect of the development.

A. Prescribed Conditions:

1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
2. A sign must be erected in a prominent position onsite only showing:
 - a) the name, address and telephone number of the Principal Certifying Authority for the work, and
 - b) the name of the principal contractor or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - c) that unauthorised entry to the work site is prohibited.

The sign must to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
3. This approval/consent relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing buildings or structures within the property boundaries or within Council's road reserve.

4. Any building work in relation to the development consent is to be carried out in accordance with the requirements of the *Building Code of Australia*.

B. Matters to be incorporated into the development and maintained over the life of the development:

1. The 1800mm "W" sign located on the building facade facing Old Barrenjoey Road must not be illuminated. Amended plans are to be submitted at Construction Certificate stage to reflect this.
2. The 700mm 'tavern' sign located on the Simmonds Lane facade does not form a part of this consent. Amended plans are to be submitted at Construction Certificate stage to reflect this.
3. If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.
4. a) All structural elements below the Flood Planning level shall be of flood compatible materials.

- b) All structures must be designed and constructed to achieve low risk of damage and instability due to flood hazard.
- c) All foundation structures, where the floor level is greater than 500mm above the existing ground level are to incorporate a suspended floor on open pier/pile footings to allow the flow of surface water and flood storage.
- d) All electrical equipment, wiring, fuel lines or any service pipes and connections must be waterproofed to the Flood Planning level.
- e) The storage of toxic or potentially polluting goods, materials or other products which may be hazardous or pollute floodwaters is not permitted below the Flood Planning level.

5. The existing development retained below the Flood Planning level must be satisfactorily floodproofed (either wet or dry) to the Flood Planning level.

6. The 'Flood Risk Management Report submitted for this development, but dated 23 July 2014, by Intelara Pty Ltd' is to be updated prior to issue of construction certificate to address the following:

- Outline the flood compatible construction/building material to be used to ensure the ground floor level is satisfactorily water proofed to 6.1m AHD, and
- Outline of the precautions that will be undertaken to minimise the risk of property damage and risk to life, and
- Acknowledgement that all precautions will be undertaken to minimise the risk of property damage and risk to life, and
- A flood evacuation plan for the site to include:
 - The location and evacuation route of this pedestrian access to an area above 6.4m AHD,
 - Number of potential persons that could be on the ground floor level needing to be evacuated to an area above 6.4m AHD, and
 - time needed to evacuate the general public and staff to an area above 6.4m AHD prior to flood waters entering the building, and time available before the flood waters breach the existing ground floor level.
- the owner/tenant needs to be notified by acknowledgement within an updated Flood Risk Management Plan that by not raising the existing ground floor level to the FPL, flood water may go through the existing ground floor level. Items left at ground level may be damaged by the flood waters traversing through the ground floor area.
- All structures need to be designed and constructed to ensure structural integrity for immersion and impact on velocity and debris up to the level of the Flood Planning Level, and
- Appropriate signage is to be displayed in the building to alert people to the flood risk and evacuation plan.

7. Prior to the completion of works, all declared noxious weeds are to be removed/controlled in accordance with the Noxious Weeds Act 1993. Environmental weeds are to be removed and controlled. Refer to Pittwater Council website <http://www.pittwater.nsw.gov.au/environment/noxious-weeds-for-noxious/environmental-weed-lists>.

8. No environmental weeds are to be planted on the site. Refer to Pittwater Council website http://www.pittwater.nsw.gov.au/environment/noxious_weeds for environmental weed lists.
9. In accordance with Pittwater Councils DCP Control B4.22 Protection of Trees and Bushland Vegetation, all existing trees as indicated in the Survey Plan and/or approved Landscape Plan shall be retained except where Council's prior written consent has been obtained, for trees that stand within the envelope of approved development areas and removal is approved through an arborist report. For all other tree issues not related to a development application, applications must be made to Council's Tree Management Officers.
10. Any vegetation planted onsite is to selected from the list pertaining to the vegetation community growing in the locality as per the vegetation mapping and Native Plants for Your Garden available on the Pittwater Council website http://www.pittwater.nsw.gov.au/environment/species_lists
11. Materials and colour schemes are to be in accordance with the samples submitted and approved by Council with the application.

C. Matters to be satisfied prior to the issue of the Construction Certificate:

Note: All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications / details cannot be accepted.

1. Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority.
2. The person having the benefit of this consent is required to notify the Principal Certifying Authority to ensure that the following critical stage inspections are undertaken, as required under clause 162A(4) of the Environmental Planning and Assessment Regulation 2000:
 - a) after excavation for, and prior to the placement of, any footings, and
 - b) prior to pouring any in-situ reinforced concrete building element, and
 - c) prior to covering of the framework for any floor, wall, roof or other building element, and
 - d) prior to covering waterproofing in any wet areas, and
 - e) prior to covering any stormwater drainage connections, and
 - f) after building work has been completed and prior to any occupation certificate being issued in relation to the building.

To allow a Principal Certifying Authority to carry out critical stage inspections, at least 48 hours notice must be given before building work is commenced and prior to further work being undertaken.

3. Construction works approved by this consent must not commence until:
 - a) Construction Certificate has been issued by a Principal Certifying Authority
 - b) a Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment, and

- c) at least 2 days notice, in writing has been given to Council of the intention to commence work.

D. Matters to be satisfied prior to the commencement of works and maintained during the works:

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

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

Note: This condition does not apply in relation to Crown building work that is certified, in accordance with Section 116G of the Act, to comply with the technical provisions of the States building laws.

2. A stamped copy of the approved plans is to be kept on the site at all times, during construction.
3. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
4. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
5. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
6. No works are to be carried out in Council's Road Reserve without the written approval of the Council.
7. No skip bins or materials are to be stored on Council's Road Reserve.
8. A clearly legible *Site Management Sign* is to be erected and maintained throughout the course of the works. The sign is to be centrally located on the main street frontage of the site and is to clearly state in legible lettering the following:
 - a) The builder's name, builder's telephone contact number both during work hours and after hours.
 - b) That no works are to be carried out in Council's Road Reserve without the written approval of the Council.
 - c) That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Council's Road Reserve associated with development of the site, including stormwater drainage, water, sewer, electricity, gas and

communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.

- d) That no skip bins or materials are to be stored on Council's Road Reserve.
- e) That the contact number for Pittwater Council for permits is 9970 1111.

E. Matters to be satisfied prior to the issue of Occupation Certificate:

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

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

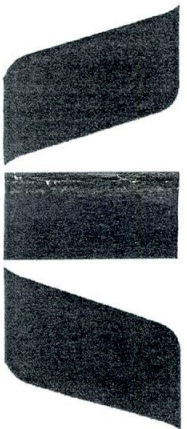
1. An Occupation Certificate application stating that the development complies with the Development Consent, the requirements of the Building Code of Australia and that a Construction Certificate has been issued must be obtained before the building is occupied or on completion of the construction work approved by this Development Consent.
2. Restoration of all damaged public infrastructure caused as a result of the development to Council's satisfaction. Council's written approval that all restorations have been completed satisfactorily must be obtained and provided to the Private Certifying Authority with the Occupation Certificate application.

G. Advice:

1. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act, 1979* (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
2. The applicant is also advised to contact the various supply and utility authorities, i.e. Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area.
3. It is the Project Managers responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with the Principal Certifying Authority. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent the Principal Certifying Authority issuing an Occupation Certificate.
4. In accordance with Section 95(1) of the Act, this consent will lapse if the development, the subject of this consent, is not physically commenced within 5 years after the date from which this consent operates.



5. To ascertain the date upon which the determination becomes effective and operates, refer to Section 83 of the *Environmental Planning and Assessment Act, 1979* (as amended).
6. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the *Environmental Planning and Assessment Act, 1979*. Such request to Council must be made in writing, together with appropriate fees as advised at the time of lodgement of such request, within 1 year from the date of determination.
7. If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act, 1979*, gives you a right of appeal to the Land and Environment Court within 6 months of the date of endorsement of this Consent.
8. Portions of the site may be liable to flooding from the 1% AEP and the PMF (Probable Maximum Flood) and effective precautions should be taken by the owner(s) and/or occupier(s) of the building to reduce any potential risk to personal safety and to minimise any property damage to the structure, its fixtures and contents.
9. You are reminded of your obligations under the objectives of the Disability Discrimination Act (DDA)1992.

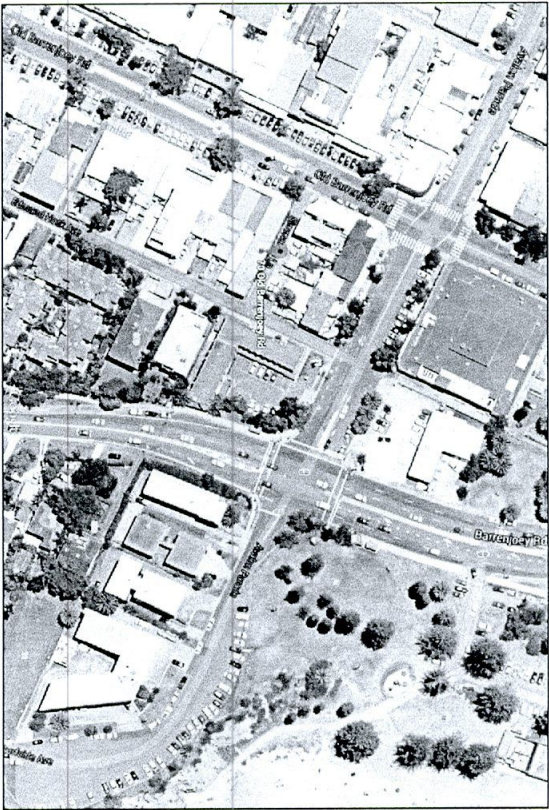


WESTPAC RETAIL REFURBISHMENT 70 OLD BARRENJOEY ROAD, AVALON BEACH, NSW

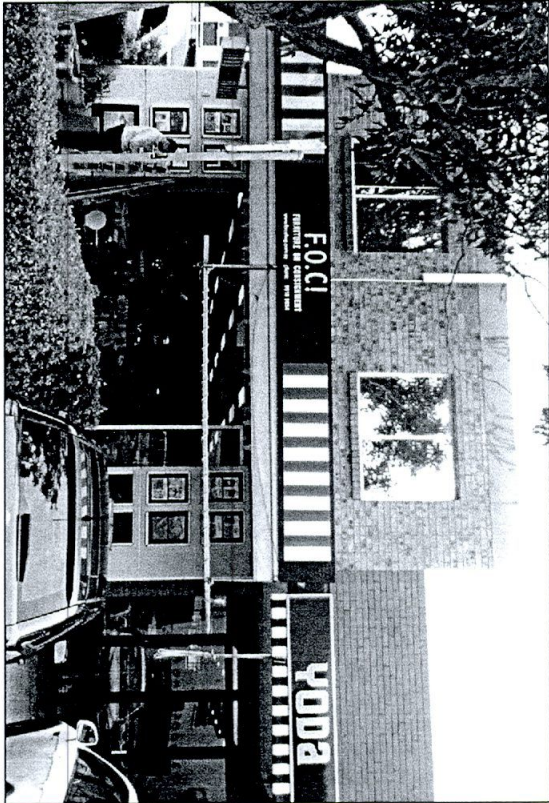
HENDRY GROUP (NSW) PTY LTD
BUILDING SURVEYING CONSULTANTS
CONSTRUCTION CERTIFICATE

These drawings and/or specifications are those referred to in the Construction Certificate

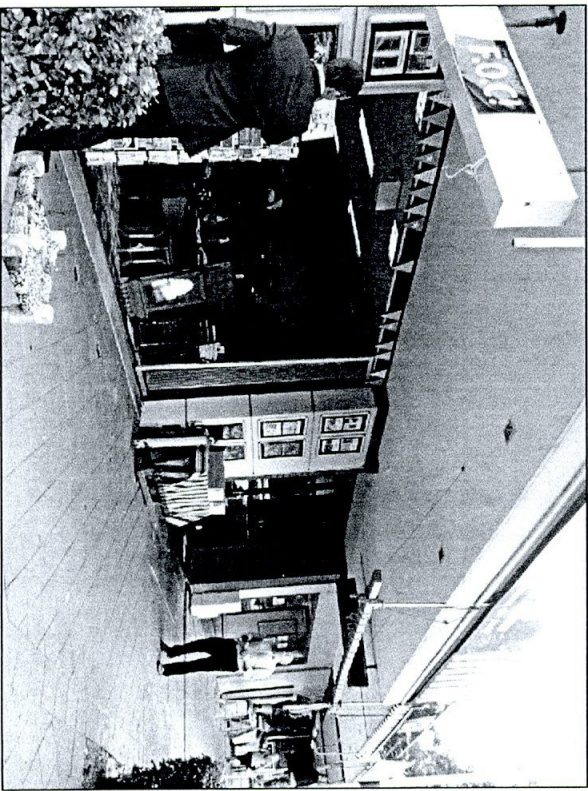
No. 1401817-2 dated 30/9/14
Signed M. Miller Date



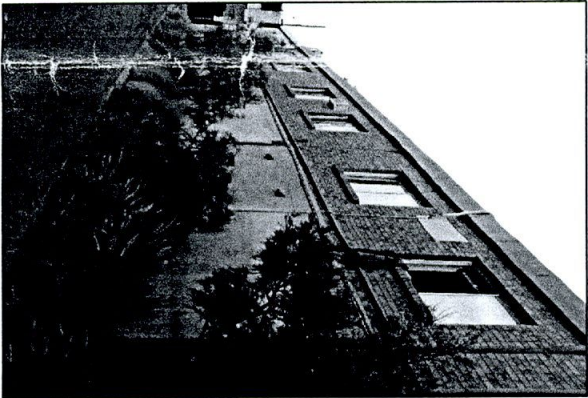
LOCATION PLAN



EXISTING SHOPFRONT - OLD BARRENJOEY ROAD



EXISTING SHOPFRONT - OLD BARRENJOEY ROAD



EXISTING FACADE - SIMMONDS STREET



V-ARC
MELBOURNE
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REV	DESCRIPTION	DATE	BY
A	DA ISSUE	03.06.2014	RH
B	DA ISSUE - REVISION	28.07.2014	RH
C	DA - APPROVAL COMMENTS	11.09.2014	RH

CLIENT
Westpac GROUP | GROUP PROPERTY
RETAIL CAPITAL PROJECTS
LEVEL 10 333 PITT ST SYDNEY NSW 2000
TEL 61 2 9236 1614 FAX 61 2 9236 3732
Responsible Design Manager: Nadine Estelle

PROJECT
Project and Construction Management by
PROJECT AND DEVELOPMENT SERVICES

ADDRESS
70 BARRENJOEY ROAD, AVALON BEACH, NSW

FILE REF
G13537 - WBC RETAIL - AVALON BEACH-B-01.dgn (B1 Live Files) G13537 - WBC RETAIL - AVALON BEACH-B-01



CHECKED
RW

DRAWN
RH

DRAWING TITLE
COVER SHEET

SCALE (@A3)
13537

PROJECT No.
DA-01

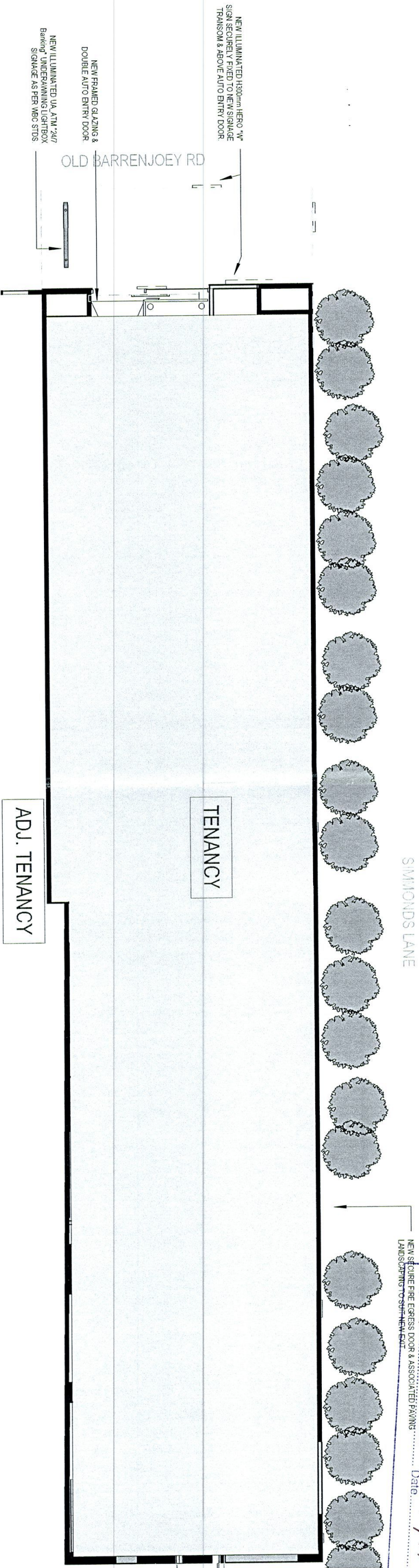
DRAWING No.
C

V-ARC

HENDRY GROUP (NSW) PTY LTD
BUILDING SURVEYING CONSULTANTS
CONSTRUCTION CERTIFICATE

These drawings and/or specifications are those referred to in the Construction Certificate

No. 1401817-2 dated 30/9/14
Signed: [Signature] Date: 30/9/14
NEW SECURE FIRE EGRESS DOOR & ASSOCIATED PAVING
LANDS OPENING TO SHED NEW EXIT



1
DA PLAN
1 : 100
DA-02



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C	DA - APPROVAL COMMENTS	11.09.2014	RH

BRANCH MGR: T.B.A.
REGIONAL MGR: T.B.A.
BSB: GET BSB FROM WWW.WESTPAC.COM.AU
PROJ ID: NIMARL140
PROPERTY ID:

CONSTRUCTION ISSUE

CLIENT

Westpac GROUP

RETAIL CAPITAL PROJECTS
LEVEL 10 387 GEORGE STREET SYDNEY NSW 2000
TEL 61 2 9235 4100 FAX 61 2 9235 3752
Responsible Design Manager Admina Estebis



Project and Construction Management by PROJECT AND DEVELOPMENT SERVICES

ADDRESS

70 BARENJOEY ROAD, AVALON BEACH, NSW

FILE REF

G:\1357 - WBC RETAIL - AVALON BEACH\B - Onp B\1 Live Files\1357 - WBC RETAIL - AVALON BEACH\A

NORTH

PROJECT
AVALON BEACH

DRAWN
RH

DRAWING TITLE
PLAN

CHECKED
RW

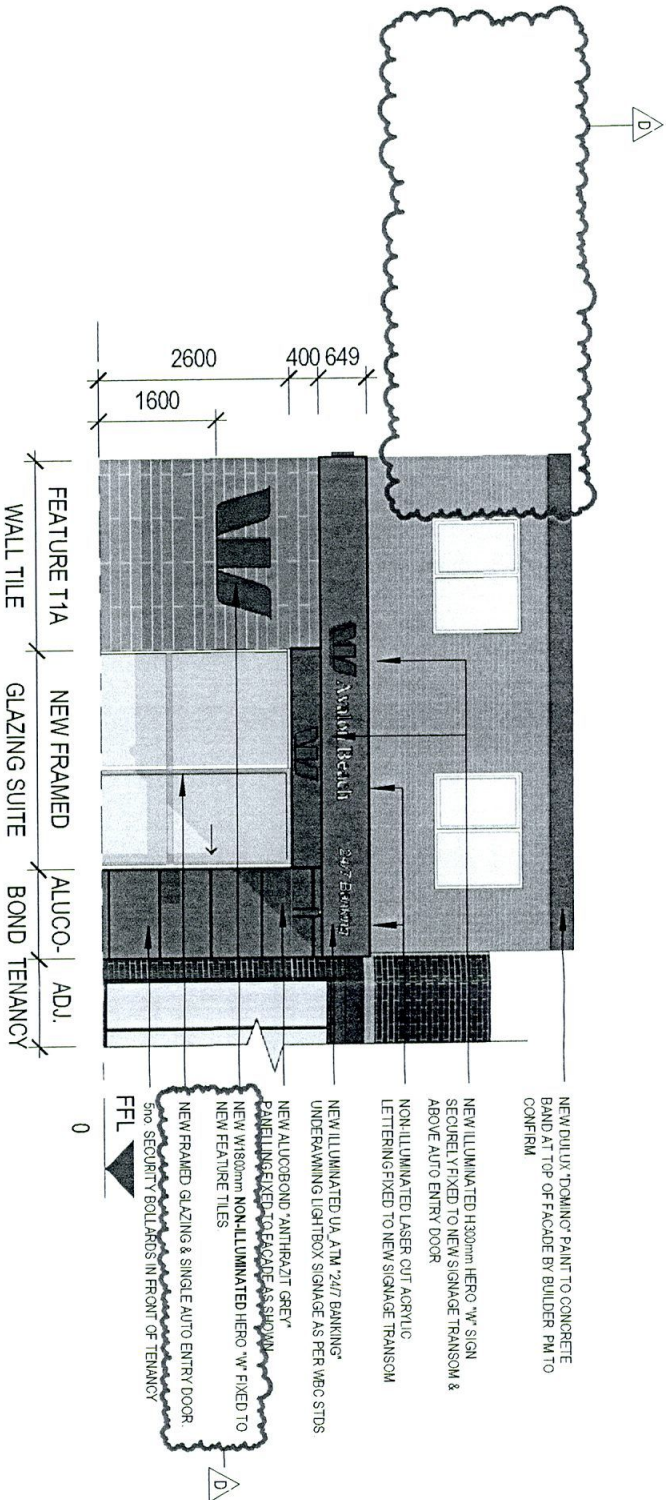
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PROJECT No.
13537

DRAWING No.
DA-02

REV
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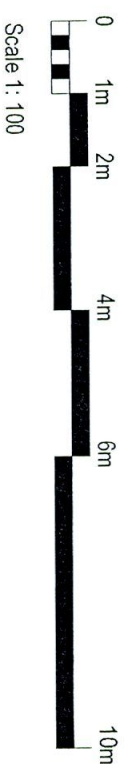
V-ARC



1 DA ELEVATION - OLD BARENJOEY RD
DA-03 1 : 100



2 DA ELEVATION - SIMMONDS RD
DA-03 1 : 100



HENDRY GROUP (NSW) PTY LTD
BUILDING SURVEYING CONSULTANTS
CONSTRUCTION CERTIFICATE
These drawings and/or specifications are those referred to in the Construction Certificate
No. 1401817-2 dated 20/6/14
Signed *mmc* Date

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MELBOURNE
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REV	DESCRIPTION	DATE	BY
B	DA ISSUE - SIGN UPDATE	01.07.2014	RH
C	DA ISSUE - REVISION	28.07.2014	RH
D	DA - APPROVAL COMMENTS	11.09.2014	RH

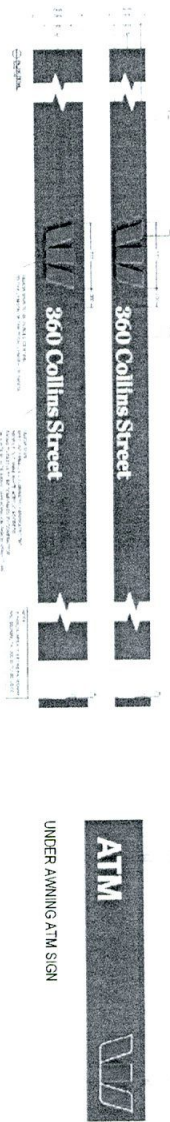
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REGIONAL MGR: T.B.A.
BSB: GET BSB FROM WWW.WESTPAC.COM.AU
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PROPERTY ID:

CONSTRUCTION ISSUE

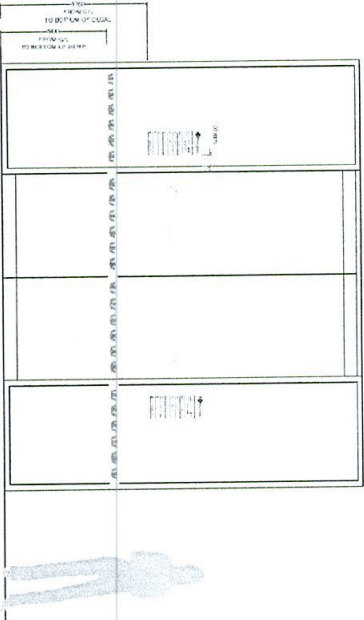
CLIENT
Westpac Group | GROUP PROPERTY
RETAIL CAPITAL PROJECTS
LEVEL 10 55 FINT ST STONEY NSW 2000
TEL 02 9226 1816 FAX 02 9229 3732
Responsible Design Manager: Naima Ezzabi
ADDRESS
70 BARENJOEY ROAD, AVALON BEACH, NSW
FILE REF
G:\13537 - WBC RETAIL - AVALON BEACH\B - Design\B1 Live Files\13537 - WBC RETAIL - AVALON BEACH\DWG

NORTH
PROJECT
AVALON BEACH
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RH
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SCALE (@A3)
1 : 100
PROJECT No.
13537
DRAWING No.
DA-03
REV
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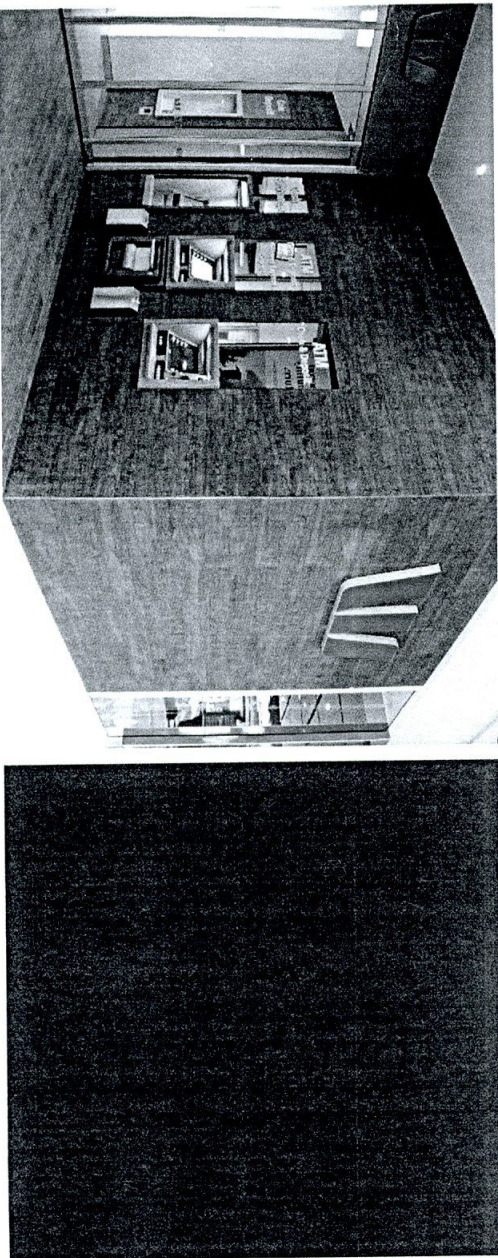


ILLUMINATED HERO W AND ACRYLIC TEXT TO ALUCOBOND PANELS



VISION STRIPING AND HOURS DECAL

SIGNAGE DETAILS



TIA FEATURE WALL TILE

AL1 ANTHRAXIT GREY ALUCOBOND

DULUX 'WINNOW' EXTERNAL PAINT

FINISHES

V-ARC
MELBOURNE
SYDNEY
LEVEL 3 371 LONSDALE STREET MELBOURNE VIC 3000 PH +61 3 9600 2025
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REV	DESCRIPTION	DATE	BY
A	DA ISSUE	03.06.2014	RH
B	DA ISSUE - REVISION	28.07.2014	RH
C	DA - APPROVAL COMMENTS	11.09.2014	RH

BRANCH MGR: T.B.A.
REGIONAL MGR: T.B.A.
BSB: GET BSB FROM WWW.WESTPAC.COM.AU
PROJ ID: NMT4RL1140
PROPERTY ID:

CONSTRUCTION ISSUE

CLIENT
Westpac
RETAIL CAPITAL PROJECTS
LEVEL 10 387 GEORGE STREET SYDNEY NSW 2000
TEL 61 2 9236 8114 FAX 61 2 9236 3732
Responsible Design Manager: Katherine Estelle
ADDRESS
70 BARENUJOEY ROAD, AVALON BEACH, NSW
FILE REF
G15357 - WBC RETAIL - AVALON BEACH B - Digital Live Files\15357 - WBC RETAIL - AVALON BEACH



Project and Construction
Management by
PROJECT AND
DEVELOPMENT SERVICES

NORTH



PROJECT
AVALON BEACH

DRAWING TITLE
DETAILS

DRAWN
RH
CHECKED
RW

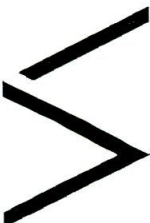
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PROJECT No.
13537

DRAWING No.
DA-04

REV
C

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