



26 February 2014



Attention: David Lodder
Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

Dear Mr Lodder

RE: Construction Certificate Application No. CC2013/0371
Address: Lot 1237/ Forest Way FRENCHS FOREST NSW
For: Additions to Belrose Children's Centre including new covered courtyard and open playground

We are pleased to advise your application for a Construction Certificate has been determined and attached is your Construction Certificate, approved plans and details.

Before any construction begins, a Principal Certifying Authority (PCA) must be nominated at least two days in advance and it is noted that you have nominated Council as the PCA.

As the nominated PCA we are responsible for inspecting the critical stages of construction, compliance checking, and certifying that the work has been completed in accordance with the approved plans, specifications, relevant legislative requirements and conditions of development consent.

Additionally the Principal Certifying Authority (PCA) SHALL BE given a minimum of 2 days' notice for mandatory inspection of the following:

Mandatory Critical Stage Inspections and required Fees: For Class 9 buildings, you must contact Council to inspect the following stages of construction.

FOR CLASS 9 BUILDINGS: CRITICAL STAGE INSPECTIONS – MANDATORY	
• Following excavation, and before placement of any footings _____	\$295-00
• Prior to covering any stormwater drainage connections _____	\$295-00
• After the building work has been completed and prior to any occupation certificate being issued in relation to the building _____	\$295-00
THE FOLLOWING ADDITIONAL INSPECTIONS ARE ALSO REQUIRED WHERE COUNCIL IS THE PRINCIPAL CERTIFYING AUTHORITY-	
• Ground floor framework and building elevation layout including Part J requirements and at ground floor level _____	\$295-00
• Total _____	\$1180-00





At the completion of work but prior to any use or occupation of the structure occurring, an **Occupation Certificate application** is to be submitted to Council together with a **\$225.00 lodgment fee**.

Please note that the fees quoted are on the basis of the level of information submitted with your application and are to be paid prior to commencement of work.

Should you require any further information on this matter please contact me on telephone number 9942 2111, or via council@warringah.nsw.gov.au.

Yours faithfully

Philip Hoffman **BPB Accreditation No. 1249**
Senior Specialist Building Surveyor



CONSTRUCTION CERTIFICATE

Certificate

I certify that the work if completed in accordance with the attached plans, detail, and specifications will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979.

Address of Property: Part Lot 1237 DP 752038, Lot 1237/ Forest Way FRENCHS FOREST NSW 2086 ~ Belrose Children's Centre

Construction Certificate No: CC2013/0371

Description of Work: Additions to existing building including new covered courtyard and open playground

Classification of Building: 9b

Approved Drawing:

Drawing No.	Rev	Job No.	Drawing Title (and specified note)	Drawn By	Date
CDO1	B	N/A	Cover Page	Anonymous	19.8.2013
CDO2	B	N/A	Specifications	Anonymous	19.8.2013
CDO3	B	N/A	Site Plan	Anonymous	19.8.2013
CDO4	B	N/A	Roof Plan	Anonymous	19.8.2013
CDO5	B	N/A	Site Analysis	Anonymous	19.8.2013
CDO6	B	N/A	Demolition Plan	Anonymous	19.8.2013
CDO7	B	N/A	Proposed Ground Floor Plan	Anonymous	19.8.2013
CDO8	B	N/A	South Elevation	Anonymous	19.8.2013
CDO9	B	N/A	East Elevation	Anonymous	19.8.2013
CDO10	B	N/A	West Elevation	Anonymous	19.8.2013
CDO11	B	N/A	Section A1	Anonymous	19.8.2013
CDO12	B	N/A	Sediment Control Plan	Anonymous	19.8.2013
CDO13	B	N/A	Kitchen Plan	Anonymous	19.8.2013
CDO14	B	N/A	Electrical and Reflected Ceiling Plan	Anonymous	19.8.2013

Report /Plan	Dated	Prepared By
BCA and DDA Compliance Report (and BCA Section J Report) Reference No. MSA0542AA- Rev 00 (where defined by the scope of works)	02/08/2013	Matt Shuter and Associates
Hydraulic Services Site Plan and legend Dwg HDA01/P2	02/08/13	Whipps- Wood Consulting



Engineering Detail Plans 303-S-01 Revision C; 303-S-02 Revision D; 303-S-03 Revision C; and 303-S-04 Revision C	05/12/13	James Rose Consulting
Building Colours & Materials Detail	August 2013	Warringah Council

**Date of
Endorsement of
Construction
Certificate:**

26 February 2014

**Name of
Authorised
Officer:**

Philip Hoffman

Signature:

NOTE: Prior to commencement of work Sections 81A (2) (b) and (c), and/or 81A (4) (b) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

This means that a Notice of Commencement of Building or Subdivision work and Appointment of Principal Certifying Authority must be submitted to Council, giving Council at least 2 days' notice of intention to commence erection of the building. (See form 7).

Development Consent No:	DA2013/0999	Modification Consent No:	
Date of Determination:	25/11/2013	Date of Determination	



Attachment A – Commercial Buildings

Building Occupation

The following is a list of certificates or statements which may be required for a Final Occupation Certificate. Please ensure that all relevant required certificates as required by the Scope of Works are sent to Council prior to any final inspection/ Occupation Certificate inspection.

Note 1: Subject to confirmation from Council's Senior Building Surveyor, an Interim Occupation Certificate may be issued, where the building satisfies pre-conditions of the Development Consent and satisfies the health and amenity requirements of the Building Code of Australia.

Note 2: Please complete and return an Occupation Certificate Application and in accordance with Clause 139 of the Environmental Planning & Assessment Regulation 2000, the original copy of the application form must be submitted to Council, together with relevant fee.

- Please provide a Final Fire Safety Certificate for the building, for all essential fire safety measures issued with the Construction Certificate should list all the relevant fire safety measures unless changes have been implemented within the building. (Note: provision of the Annual Fire Safety Statement issued within the last six (6) months is acceptable).

Note: In accordance with Clause 177 of the Environmental Planning & Assessment Regulation 2000, a copy of the Fire Safety Schedule should be prominently displayed within the building.

- Statement or certificate from the mechanical services engineer or contractor stating that the mechanical systems (including ventilation, smoke exhaust, pressurisation and the like) have been installed and commissioned to AS1668.1-1998 and AS1668.2 -1991 and smoke vents to AS2665- 2001.
- Plumbing Certificate of compliance to AS3500.
- Statement or certificate from the Civil Engineer or contractor confirming that the installation, operation and discharge of the storm water system is in accordance with the approved Construction Certificate drawings and in accordance with AS3500.3-2003.
- Report from fire services tester on the fire hydrants and hose reels, including the results of pressure and flow tests.
- Comments from the NSW Fire Brigades in accordance with clause 152 of the Environmental Planning & Assessment Regulation 2000. Please note Council should be notified when the fire safety elements are complete to arrange this inspection and co-ordinate the NSW Fire Brigade comments as necessary.
- A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority.
- Where Hydrants are installed, confirmation that the hydrant block plan has been provided.
- A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment.



- Statement or certificate from the electrical contractor stating that the electrical installation is installed in accordance with AS3000 and part J of the BCA.
- Statement or certificate from the contractor responsible for the installation of fire rated dry walls confirming the installation is in accordance with manufacturers specification, nominating the wall systems used and fire rating achieved.
- Statement or certificate from contractor responsible for the installation of the smoke proof construction confirming that the wall extends to the underside of the roof covering, floor slab over or fire proof ceiling, that any penetrations have been appropriately smoke sealed and smoke doors have been fitted with smoke seals in accordance with manufacturers specifications and BCA2009 Clause C3.4.
- A certificate from the installer of all fire (or smoke) rated doors, windows, curtains, shutters and fire rated access panels installed in the building, scheduling their locations, relevant test report numbers and confirming installations are in accordance with AS1530.4 -1997 and AS 1905.1-1997.
- Statement or certificate from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers confirming that they have been installed in accordance with the BCA 2009 Clause C3.15 and Spec C3.15 and manufacturers specifications, including a schedule of the systems, fire rating achieved and relevant fire test report numbers.
- Please provide fire hazard properties of all new materials finishes and linings in accordance with clause C1.10 of the BCA.
- Please provide a statement or certificate from the relevant contractor confirming that the carpark and roadways have been completed on accordance with the relevant construction certificate documentation AS2890.1-1993 .

Attachment B

Proposed Fire Safety Measures

Standard of Performance

	Proposed Fire Safety Measures	Standard of Performance
1	Portable Fire Extinguishers and Fire Blanket/s	BCA Clause E1.6 and AS 2444-2001
2	Smoke Detection and alarm systems	BCA E2.2a, and AS3786-1993
3	Emergency Lighting	BCA Part E4, Clauses E4.5, E4.6, E4.8 and AS 2293.1 - 2005
4	Exit signs	BCA 2013 Clauses E4.5, E4.6, E4.8 and AS 2293.1 - 2005
5	Fire Hose Reel	BCA 2013 Clause E1.4 and AS 2441 - 2005
6	Smoke Detectors/ and Heat Detectors	BCA 2013, Spec E2.2a & AS 3786 – 1993 & AS 1670.1 - 2004
7	Emergency Evacuation Management Plan	AS 3745 – 2010