

Bernie Cohen & Associates Pty Ltd Trading as
ESSENTIAL CERTIFIERS

ACN : 100386650
ABN : 84047117254



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☐ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone: (02) 9612-5000 ☐ Facsimile: (02) 9612-5050

C.C. No:

CONSTRUCTION CERTIFICATE

CC2013-01056

This certificate is issued by a Private Certifying Authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Regulation 2000.

COUNCIL:

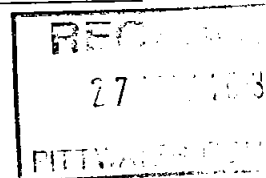
PITTWATER

APPLICANT

Name Gleeson, Mr Greg
Address 7 Garrick Avenue, HUNTERS HILL 2110
Contact no (telephone/fax) 9879 3404

OWNER

Name Gleeson, Mr Greg
Address 7 Garrick Avenue, HUNTERS HILL 2110
Contact no (telephone/fax) 9879 3404



SUBJECT LAND

Address 32-36 Vineyard Street, MONA VALE 2103
Lot No 101
DP - 1098407

DESCRIPTION OF DEVELOPMENT

Type of Work



Building work



Demolition work

Description

Alterations and Additions to existing Childcare Centre

Essential Certifiers Certificate No. CC2013-01056

RN: 341183

COUNCIL'S D/A CONSENT

Development Consent No	362/2012
D.A Approval Date	15/04/2013

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

9b

BUILDER or OWNER/BUILDER

Name	Profile Property Group
Contractor Licence No	176496C

\$ VALUE OF WORK

Building	\$250,000.00
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DATE C.C. APPLICATION RECEIVED

Date Received	22/04/2013
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DETERMINATION

Decision	Approved
Date of Decision	22/05/2013

Essential Certifiers Certificate No. CC2013-01056

ATTACHMENTS

- Pre-CC Site Inspection Report by Essential Certifiers dated 26/4/13
- Sydney Water approval Property No. 5370645 - dated 24/4/13
- Long Service Levy payment receipt No. 136680 - dated 1/5/13
- Stormwater Design Certificate by ITM Design P/L dated 20/5/13
- BCA glazing calculator dated 16/5/13
- Annual Fire Safety Statement dated 4/2/13
- Dial before you dig approval Job No. 6249555 - dated 9/4/13
- Structural Design Certificate by Optima Consulting Engineers dated 16/5/13
- Certificate of structural adequacy by Optima Consulting Engineers dated 16/5/13
- Lighting calculation compliance by Profile Property Group dated 9/5/13
- Evacuation Diagram by Risk Logic dated 11/4/13
- Disability Access compliance statement by Accessible Building Solutions dated 16/3/13
- Schedule of External Finishes by Profile Property Group
- Stormwater Drainage Plans by ITM Design Pty Ltd - Job 12/1225
- Drawing No. H-CDA-00 - Revision A - dated 20/5/13
- Structural Plans by Optima Consulting Engineers P/L - Job OCE12049
- Sheet No. 01 of 04 to 04 of 04 - Issue 1 - dated 15/5/13
- \$36.00 cheque to Pittwater Council for CC lodgement fee

IMPORTANT NOTE: It is the applicant's responsibility to ensure the mandatory PCA site sign supplied herewith, is displayed at this building site throughout construction.

Essential Certifiers Certificate No. CC2013-01056

**PLANS AND SPECIFICATIONS
APPROVED**

List plan no(s) and specifications
reference

Plans & Specs by Robert Ferguson Architecture

- Drawing No. a1001 - Issue i - dated 8/5/13

- Drawing No. a2001, a3001, a3002, a4001 - Issue h dated 3/5/13

- Drawing No. a2002 - Issue j - dated 16/5/13

RIGHT OF APPEAL

*under S109K where the Certifying Authority is a Council an applicant
may appeal to the Land and Environmental Court against the refusal to
issue a Construction Certificate or imposition of conditions on the
consent within 12 months from the date of the decision.*

ACCREDITATION BODY

BUILDING PROFESSIONALS BOARD

Level 3, 3 Marist Place, Parramatta NSW 2150

CERTIFICATE

Certificate Final

I certify that work completed in accordance with the documentation
accompanying the application for this certificate (with such
modifications, if any, verified by me as may be shown on that
documentation) will comply with the requirements of the Environmental
Planning & Assessment Regulation 2000 as referred to in s.81A(5) of
the Environmental Planning & Assessment Act 1979.

CERTIFYING AUTHORITY

Name of Certifying Authority

Essential Certifiers

Name of Accredited Certifier

Christopher Manzi

Accreditation No

BPB0248

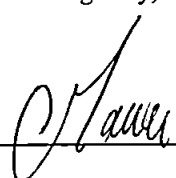
Contact No

(02) 9612-5000

Address

Level 1, 405 Hume Highway, Liverpool NSW 2170

SIGNED



Essential Certifiers Certificate No. CC2013-01056

Bernie Cohen & Associates Pty Ltd Trading as

ESSENTIAL CERTIFIERS

ACN : 100386650
ABN : 84047117254



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☐ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone: (02) 9612-5000 ☐ Facsimile: (02) 9612-5050

RECORD OF INSPECTION

CCNo: CC2013-01056
COUNCIL: PITTWATER

Type of Inspection Pre CC Site Inspection
Date of Inspection 26/04/2013
Applicant Name Gleeson, Mr Greg
Owner Name Gleeson, Mr Greg
Builder Name Profile Property Group

SUBJECT LAND

Address 32-36 Vineyard Street, MONA VALE 2103

COUNCIL'S D/A CONSENT

Development Consent No 362/2012
D.A Approval Date 15/04/2013

CONSTRUCTION CERTIFICATE DETERMINATION

Decision Approved
Date of Decision 22/05/2013

RESULT OF INSPECTION

Result Satisfactory
Re Inspection Required No

CERTIFYING AUTHORITY

Name of Certifying Authority Essential Certifiers
Name of Accredited Certifier Chris Manzi
Accreditation No BPB0248

Signature



Essential Certifiers Certificate No. CC2013-01056



ESSENTIAL FIRE SAFETY MEASURES

The following is a list of essential fire safety measures that are applicable to this building under Clause 166 of the EP&A regulations 2000.

Schedule of Essential Fire Safety Measures

Essential Service	Australian Standard	Building Code of Australia
Emergency Lighting	AS 2293.1 2005	E4.4
Exit Signs	AS 2293.1 2005	E4.8
Hose reel systems	AS 2441 2005	E1.4
Portable fire extinguishers	AS 2444 - 2001	E1.6
Smoke detectors and heat detectors	AS 3786 – 1993 amdt 4, Jan 2004	Spec E2.2a
Wall-wetting sprinkler and drencher systems		Spec 3.4
Warning and operational signs		D2.23, EPA regs Clause 183

Note: All existing and proposed fire safety measures are to be assessed annually and a copy referred to the relevant local council and to the NSW Fire Brigades. The Annual Fire Safety Statement is to be prominently displayed in each building.



essentialCERTIFIERS

Bernie Cohen and Associates Pty Ltd T/As Essential Certifiers
ABN: 84047117254

PO Box 208 Casula Mall NSW 2170
Level 1, 405 Hume Highway
Liverpool NSW 2170

T: 02 9612 5000
F: 02 9612 5050
E: info@essentialcertifiers.com.au
www.essentialcertifiers.com.au

BY:

CONSTRUCTION CERTIFICATE APPLICATION FORM

Construction Certificate: In accordance with Clause 139, Part 8, Division 2 of the Environmental Planning and Assessment Regulations 2000

PART A – Identification of the Land

Lot No: 101 Street No: 32-36 DP No: 1098407

Street: Vineyard Suburb: Mona Vale Postcode: 2103

PART B – Owners Details

☒ Mr ☐ Mrs ☐ Miss ☐ Other

Surname/s: Gleeson

First names/s: Greg

Company/Organisation: 74 Lawrence St Pty Ltd

Full Address of Owner: 7 Garrick Ave Hunters Hill

Phone: 02 9879 3404 Mobile: 0401 058 601

Fax: 02 9879 4274 Email: greggleeson@sandcastleschillcare.com.au

PART C – Applicant Details (Person having Benefit of Development Consent) within the meaning and under the EP&A ACT 1979

☒ Mr ☐ Mrs ☐ Miss ☐ Other

Surname/s: Gleeson

First Name/s: Greg

Company/Organisation: 74 Lawrence St Pty Ltd

Full Address of Applicant: 7 Garrick Ave Hunters Hill

Phone: Mobile:
Fax: Email:

Owners Declaration

I/we understand that this engagement shall be subject to the Terms and Conditions in the fee proposal (if any).

I/we as owners/applicants of the land to which the application relates. I/we consent to the making of the application. I/we also give consent for officers/certifiers of Essential Certifiers to enter the land to carry out inspections relating to this application.

I/we declare that I/we will notify Essential Certifiers to carry out any critical stage inspection or make arrangements with the Builder to carry out this function on my/our behalf as a condition of my/our Building contract.

KEN NICHOLAS / GREG GLOESSN
Name of all owners/tenants

GREG GLOESSN
Name of all applicants

Signatures of all owners/tenants:

Signatures of all applicants/tenants:

Date:

Date:

PART D – Billing Details

Billing Name: 74 Lawrence St Pty Ltd

ABN: 34 685 084 985

Billing Address: 7 Garnde Ave Hunters Hill NSW 2110

PART E – Appointment of Agent

As the owner(s) of the above property, I/ we consent to information being provided to the following parties (who act on my/our behalf as an agent) during the course of my/our application:

Name of person(s) /company/organisation of Agent:

Agent Address:

Phone/Fax Agent:

Email:

Owner(s)/ Tenants Name:

Signatures of all owners/tenants

Date:

PART F – ☒ Builders Details ☐ Owner Builders Details

Name: Profile Property Group License No/ Owner Builder Permit No: _____

Address PO Box 2843 Taren Point NSW 2229

Phone: 0413 877 929 Mobile: _____
Fax: 9524 0050 Email: stephen@profilepropertygroup.com.au

PART G – Description of Development

Describe the work to be carried out:

Alterations + Additions

Cost of Development: \$ 250,000 Your Ref: _____

Number of Stories: One Number of Structures: One

Building Classification: _____

Has development consent been granted for the development?

No ☐
Yes ☒ Consent Number: N0362/12 Date of Determination: 15/4/13

Council Area: _____

Has a Section 96 Modification been granted for the development?

No ☒
Yes ☐ Modification Number: _____ Date of Modification: _____



essentialCERTIFIERS

**SCHEDULE OF DETAILS FOR THE
AUSTRALIAN BUREAU OF STATISTICS**

CONSTRUCTION CERTIFICATE NUMBER:

PARTICULARS OF THE PROPOSAL

All New Buildings

Area of subject site (m²): 2850 m²

Does the site contain dual occupancy? ☒ No ☐ Yes

Current use of existing building/s on the subject site (if vacant, state "vacant"): childcare

Floor area of existing building/s in m² except if being demolished: 350 m²

Gross floor area in m² of proposed addition/s or new building/s. If multiple buildings please itemise: 30 m²

Proposed use of all parts of the addition/s or new building/s: childcare

Residential Dwellings Only

Number of pre existing dwellings:	Number of dwellings to be demolished:
Number of proposed new dwellings:	Number of storeys of proposed dwelling:

Materials Used in Building

Tick the box alongside which best describes the material/s to be used in the construction of the proposed new work/s.

WALLS		ROOF		FRAME		FLOOR	
Brick Veneer	☒	Aluminium	☒	Timber	☒	Concrete	☒
Full Brick	☐	Concrete	☐	Steel	☐	Timber	☐
Single Brick	☐	Concrete Tiles	☐	Other (describe below)	☐	Other (describe below)	☐
Concrete Block	☐	Fibrous Cement	☐		☐		☐
Concrete/Masonry	☐	Fibreglass	☐		☐		☐
Concrete	☐	Masonry Shingle	☐		☐		☐
Steel	☐	Terracotta Shingle	☐		☐		☐
Fibrous Cement	☐	Tiles – other	☐		☐		☐
Hardiplank	☐	Slate	☐		☐		☐
Timber/Weatherboard	☐	Steel	☐		☐		☐
Cladding/Aluminium	☐	Terracotta Tiles	☐		☐		☐
Curtain Glass	☐	Other (describe below)	☐		☐		☐
Other (describe below)	☐		☐		☐		☐
	☐		☐		☐		☐

Levy Online Payment Receipt

Building and Construction

74 LAWRENCE ST
7 GARRICK AVE
HUNTERS HILL NSW 2110

Long Service Corporation
Level 1
19-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2250
Tel: 13 14 41
Fax: (02) 9287 5665
Email: info@longservice.nsw.gov.au
www.longservice.nsw.gov.au
ABN 93 646 090 808

Application Details:

Applicant Name:	74 LAWRENCE ST
Levy Number:	5043259
Application Type:	DA
Application Number:	N0362/12
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	32-36 VINEYARD ST MONA VALE NSW 2103
Value of work:	\$250,000
Levy Due:	\$875.00

Payment Details:

LSC Receipt Number:	136680
Payment Date:	1/05/2013 3:20:57 PM
Bank Payment Reference:	699170632
Levy Paid:	\$875.00
Credit card surcharge:	\$3.50
Total Payment Received:	\$878.50

itm design
consulting hydraulic engineers

6 / 3 apollo street
warriewood nsw 2102
po box 1438
mona vale nsw 1660
abn 25 092 366 624

tel (02) 9997 1566
fax (02) 9997 3266
markus@itmdesign.com.au

Sandcastles Childcare Centre
Att.: Ken Nicholas

Date 20th of May 2013
File 12 - 225 / cert 1000.doc

project: 32 – 36 vineyard street, mona vale
re: certificate of design for stormwater drainage system for complying
development application

I hereby certify that the above design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, relevant Australian Standards and relevant Council Regulations.

In particular the design is in accordance with the following:
Stormwater Plumbing & Drainage: AS 3500.3 (2003)
Pittwater Council's Stormwater requirements

Certified Drawing

H – CDA - 00 (Revision 'A' dated 20th of May 2013 prepared by itm design pty ltd)

Limitation of this Certificate

This Certificate and associated Drawing only cover Stormwater Drainage of the proposed Extension on the North Western Side.

I am an appropriately qualified and competent professional Hydraulic Engineer and a member of the AHSCA (Association of Hydraulic Services Consultants Australia) and as such can certify that the design and performance of the design systems complies with the above.

- name of certifying company	- itm design pty ltd
- name of certifier	- Markus Lachele
- phone	- (02) 9997 1566
- mobile	- 0411 869 504
- fax	- (02) 9997 3266
- position within company	- Director
- qualification of certifier	- Dip. Hydraulic Engineer and a member of the AHSCA (Association of Hydraulic Services Consultants Australia)



Signature:

Date: 20th of May 2013
Markus Lachele, Director, itm design pty ltd
Hydraulic Engineer AHSCA

BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2013)

Building name/description

Sandcastles Childcare 32-36 Vineyard St, Mona Vale

Application

other

Climate zone

5

Storey

1

Facade areas

N	NE	E	SE	S	SW	W	NW	internal
80m²				75m²				
								n/a

Option A
Option B
Glazing area (A) 21.8m² 13m²

Number of rows preferred in table below 15 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS										SHADING					CALCULATED OUTCOMES OK (if inputs are valid)				
Glazing element		Facing sector		Size			Performance			P&H or device		Shading	Multipliers		Size	Outcomes			
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)		P (m)	H (m)	P/H	G (m)	Heating (Sh)	Cooling (Sc)	Area used (m²)	Element share of % of allowance used		
1	Window 1	S		0.50	3.50	1.75	5.8	0.82				0.00	1.00	1.00	1.00	1.75	14% of 36%		
2	Window 2	S		0.50	3.50	1.75	5.8	0.82				0.00	0.00	1.00	1.00	1.75	13% of 36%		
3	Window 3	S		0.50	3.50	1.75	5.8	0.82				0.00	0.00	1.00	1.00	1.75	13% of 36%		
4	Window 4	S		0.50	3.50	1.75	5.8	0.82				0.00	0.00	1.00	1.00	1.75	13% of 36%		
5	Window 5	S		0.50	3.50	1.75	5.8	0.82				0.00	0.00	1.00	1.00	1.70	13% of 36%		
6	Window 6	S		1.70	1.00	1.70	5.8	0.82				0.00	0.00	1.00	1.00	1.70	13% of 36%		
7	Window 7	S		1.70	1.50	2.55	5.8	0.82				0.00	0.00	1.00	1.00	2.55	20% of 36%		
8	Window 1	N		1.20	0.90	1.08	5.8	0.82		2.000	1.200	1.67	0.00	0.00	0.20	1.08	5% of 20%		
9	Window 2	N		1.20	0.90	1.08	5.8	0.82		2.000	1.200	1.67	0.00	0.00	0.20	1.08	5% of 20%		
10	Window 3	N		1.20	3.60	4.32	5.8	0.82		2.000	1.200	1.67	0.00	0.00	0.20	4.32	20% of 20%		
11	Window 4	N		1.20	3.20	3.84	5.8	0.82		2.000	1.200	1.67	0.00	0.00	0.20	3.84	18% of 20%		
12	Window 5	N		1.20	3.30	3.96	5.8	0.82		2.000	1.200	1.67	0.00	0.00	0.20	3.96	18% of 20%		
13	Window 6	N		1.20	3.30	3.96	5.8	0.82		2.000	1.200	1.67	0.00	0.00	0.20	3.96	18% of 20%		
14	Window 7	N		1.20	1.50	1.80	5.8	0.82		2.000	1.200	1.67	0.00	0.00	0.20	1.80	8% of 20%		
15	Window 8	N		1.20	1.50	1.80	5.8	0.82		2.000	1.200	1.67	0.00	0.00	0.20	1.80	8% of 20%		

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

if inputs are valid



ANNUAL FIRE SAFETY STATEMENT

Under The Environmental Planning and Assessment Regulation 2000 (Part 9 / Division 5)

Type of Statement.

☒ Whole

Part

(cross one)

COUNCIL:

PITTSWATER COUNCIL

ADDRESS:

Council Address

OWNER'S NAME:

SANCASTLES MONA VALE PTY LTD

OWNER'S ADDRESS:

32-36 VINEYARD STREET, MONA VALE NSW 2103

SITE ADDRESS:

32-36 VINEYARD STREET, MONA VALE NSW 2103

INSPECTION DATE:

04-02-13

LIST OF ESSENTIAL FIRE SAFETY MEASURES:

Emergency Lighting	04-02-13	AS 2293.1 (1998)
Exit Signs	04-02-13	AS 2293.1 (1998)
Smoke Alarms	04-02-13	AS 3786 (1993)
Portable Fire Extinguishers & Fire Blanket	04-02-13	AS 2444 (1995, as amended)
Fire Hose Reel Systems	04-02-13	AS 2441 (1988)
Wall Wetting Drencher System	Waiting for confirmation from MW	AS 2118.2 (1999)

I _____ of _____ certify that:

- a) each of the essential or other fire safety measures listed in the previous Table have been assessed under our contract with Aqua Fire Protection Pty Ltd, and
- b) the Company/person(s) concerned were to the best of our knowledge and belief, properly qualified to conduct the relevant assessment and,
- c) the information contained in this Certificate is, to the best of our knowledge and belief, true and accurate.

SIGNED..... (Owners/Agents name)

DATED:.....

I, **John Papa of Aqua Fire Protection**, certify that:

- a) the building has been inspected on **Date: 04-02-13** by a properly qualified person and was found, when it was inspected, that no fire safety offences under division 7 of the Environmental Planning and Assessment Regulation 2000 in relation to fire safety notices, fire exits and paths of travel to fire exits had been committed; and
- b) based on the results of the assessments undertaken, each of the measures listed in the previous table, is capable of functioning at a Standard Performance not less than that required by the schedule attached to Council's approval.

SIGNED..... (Aqua Fire Protection)

DATED:.....4th May.....

Note:

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of Fire & Rescue NSW at, Locked Bag 12, Greenacre 2190.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.
- Should you have any further inquiries, please do not hesitate to contact Aqua Fire Protection on 9939 3437.



ANNUAL FIRE SAFETY STATEMENT

Under The Environmental Planning and Assessment Regulation 2000 (Part 9 / Division 5)

Type of Statement. ☒ Whole ☐ Part (cross one)

COUNCIL: PITTWATER COUNCIL

ADDRESS: PO BOX 882 MONA VALE NSW 1600

OWNER'S NAME: SANCASTLES MONA VALE PTY LTD

OWNER'S ADDRESS: 32-36 VINEYARD STREET, MONA VALE NSW 2103

SITE ADDRESS: 32-36 VINEYARD STREET, MONA VALE NSW 2103

INSPECTION DATE: 04-02-13

LIST OF ESSENTIAL FIRE SAFETY MEASURES:

Emergency Lighting	04-02-13	AS 2293.1 (1998)
Exit Signs	04-02-13	AS 2293.1 (1998)
Smoke Alarms	04-02-13	AS 3786 (1993)
Portable Fire Extinguishers & Fire Blanket	04-02-13	AS 2444 (1995, as amended)
Fire Hose Reel Systems	04-02-13	AS 2441 (1988)
Wall Wetting Drencher System	04-02-13	AS 2118.2 (1999)

AQUA FIRE PROTECTION PTY LIMITED
POBox 7006, Warringah Mall NSW 2100
Phone (02) 9939 3437
Fax (02) 9939 7809
Email admin@aquafire.com.au
www.aquafire.com.au
ABN 17 099 614 490
Licence Number: 150599C

I _____ of _____ certify that:

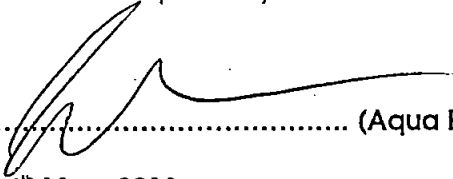
- a) each of the essential or other fire safety measures listed in the previous Table have been assessed under our contract with Aqua Fire Protection Pty Ltd, and
- b) the Company/person(s) concerned were to the best of our knowledge and belief, properly qualified to conduct the relevant assessment and,
- c) the information contained in this Certificate is, to the best of our knowledge and belief, true and accurate.

SIGNED..... (Owners/Agents name)

DATED:.....

I, John Papa of Aqua Fire Protection, certify that:

- a) the building has been inspected on Date: 04-02-13 by a properly qualified person and was found, when it was inspected, that no fire safety offences under division 7 of the Environmental Planning and Assessment Regulation 2000 in relation to fire safety notices, fire exits and paths of travel to fire exits had been committed; and
- b) based on the results of the assessments undertaken, each of the measures listed in the previous table, is capable of functioning at a Standard Performance not less than that required by the schedule attached to Council's approval.

SIGNED.....  (Aqua Fire Protection)

DATED:.....4th May, 2013.....

Note:

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of Fire & Rescue NSW at, Locked Bag 12, Greenacre 2190.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.
- Should you have any further inquiries, please do not hesitate to contact Aqua Fire Protection on 9939 3437.



Job No 6249555

Phone: 1100
www.1100.com.au

Caller Details

Contact: Mrs Corinne May
Company: Profile Property Group
Address: Suite 5 65-75 Captain Cook
CARINGBAH NSW 2229

Caller Id: 1166849 **Phone:** 0295240057
Mobile: 0410637090 **Fax:** 0295240050
Email: corinne@profilepropertygroup.com.au

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 128
Working on Behalf of: Private
Enquiry Date: 09/04/2013 **Start Date:** 08/05/2013 **End Date:** 31/12/2013
Address: 32-36 Vineyard St
Mona Vale NSW 2103
Job Purpose: Design
Onsite Activity: Planning & Design
Location of Workplace: Private Property
Location in Road: Not Supplied

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not Supplied

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

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28597128	Jemena Gas North	1300880906	NOTIFIED
28597129	Sydney Water	132092	NOTIFIED
28597127	Telstra NSW, Central	1800653935	NOTIFIED

END OF UTILITIES LIST

Lodge Your Free Enquiry Online – 24 Hours a Day, Seven Days a Week



Job No 6249555

Phone: 1100
www.1100.com.au

Caller Details

Contact: Mrs Corinne May
Company: Profile Property Group
Address: Suite 5 65-75 Captain Cook
CARINGBAH NSW 2229

Caller Id: 1166849 **Phone:** 0295240057
Mobile: 0410637090 **Fax:** 0295240050
Email: corinne@profilepropertygroup.com.au

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 128
Working on Behalf of: Private
Enquiry Date: 09/04/2013 **Start Date:** 08/05/2013 **End Date:** 31/12/2013
Address: 32-36 Vineyard St
Mona Vale NSW 2103
Job Purpose: Design
Onsite Activity: Planning & Design
Location of Workplace: Private Property
Location in Road: Not Supplied

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not Supplied

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
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Consulting Structural & Civil Engineers • Project Management
ABN: 35 114 405 926

Level 1, Suite 13/110 Crown Street, Wollongong NSW 2500
PO Box 21, Wollongong NSW 2520
Ph: 02 4228 4853
Fax: 02 4228 4857
Mobile: 0401 067 250
Email: ivo@ocengineers.com.au
Web: www.ocengineers.com.au

16 May 2013

Ref.: OCE12049-STC-002

Mr Ken Nicholas
Sandcastles Childcare
75 Killeaton Street
ST IVES NSW 2075

Dear Ken,

**STRUCTURAL ENGINEERS DESIGN CERTIFICATE OF EXISTING STRUCTURE
PROPOSED ADDITIONS TO CHILD CARE
AT 32-36 VINEYARD STREET, MONA VALE**

An inspection of the above property was carried out on 23 April 2013 at your request. The purpose of the inspection was to investigate the structural adequacy and condition of the existing building to support the proposed addition.

The existing residence is over 30 years old and it was constructed in full brick with timber floors, sandstone footings and conventionally framed timber roof and custom made timber trusses.

This is to confirm that the existing structure is adequate to support additional loads generated by the additions/alterations provided that it is constructed in accordance with our details on drawings OCE12049/S01 to S04. All components which require strengthening will be included in our structural drawings.

Some minor cracking may occur as the building adjusts to the new loads. If major movements or cracking is observed in the future, contact a professional structural engineer for an additional advice.

If you wish to discuss this report or require additional information please contact me.

Yours faithfully,
OPTIMA CONSULTING ENGINEERS PTY LIMITED

A handwritten signature in black ink, appearing to be "IVO", written over a horizontal line.

IVO OLBRECHT B.E.(Civil) M.I.E.AUST. CPEng (NPER)



Consulting Structural & Civil Engineers • Project Management

ABN: 35 114 405 926

Level 1, Suite 13/110 Crown Street, Wollongong NSW 2500

PO Box 21, Wollongong NSW 2520

Ph: 02 4228 4853

Fax: 02 4228 4857

Mobile: 0401 067 250

Email: ivo@ocengineers.com.au

Web: www.ocengineers.com.au

16 May 2013

Our Ref.: OCE12049-STC-001

Mr Ken Nicholas
Sandcastles Childcare
75 Killeaton Street
ST IVES NSW 2075

Dear Ken,

**STRUCTURAL ENGINEERS DESIGN CERTIFICATE
PROPOSED ADDITIONS TO CHILD CARE
AT 32-36 VINEYARD STREET, MONA VALE**

I confirm that our firm was engaged to provide structural design for the above building.

I confirm that the structural design for the above proposed building (drawing numbers OCE12049) will be carried out in accordance with normal engineering practice and will meet the requirements of the following Australian Standards:

- BCA Part B1 Structural Provisions and B1.2 Determination of individual actions
- AS1170.1-2002 Permanent, imposed and other actions
- AS1170.2-2002 Wind actions
- AS1170.4-2007 Earthquake loads
- AS3600-2009 Concrete structures
- AS4100-1998 Steel structures

Please contact me if you require any additional information.

Yours sincerely

OPTIMA CONSULTING ENGINEERS PTY LIMITED

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9 May 2013

To whom it may concern,

32-36 VINEYARD ST, MONA VALE

Profile Property Group Pty Ltd confirms that in accordance with the Building Code of Australia the lighting calculation for the above mentioned property is 10w/m^2 .

The total floor area = 520m^2

Total watts allowed = $520\text{m}^2 \times 10\text{w/m}^2 = 5,200\text{w}$

Proposed new lighting

Quantity	Fitting Type	Fitting Watts	Total Watts
8	Single baton	36	288
30	Double baton	72	2,160
12	Oyster	18	216
2	Pendent	100	200
15	Down lights	35	525
			3,389

Regards,

Stephen Humphry
Profile Property Group

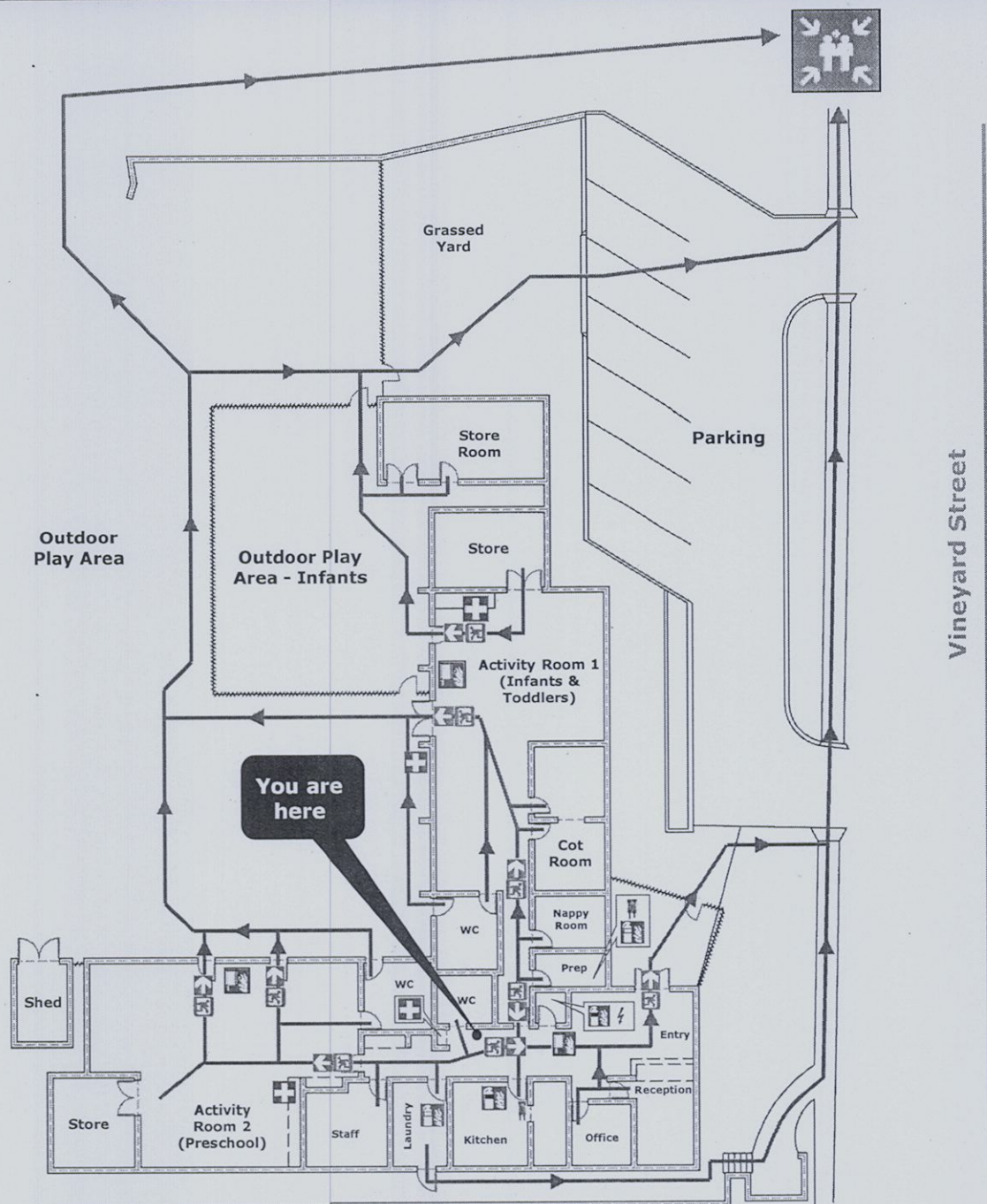
Building Licence Number 176496C

Profile Property Group

P 02 9524 0057 | F 02 9524 0050 | PO Box 2843 Taren Point NSW 2229 | ABN 37 113 535 121 | www.profileproperty.com.au

EVACUATION DIAGRAM

SANDCASTLES CHILDCARE MONA VALE



Legend:

Assembly area	CO ₂ Extinguisher	Hose Reel
Emergency Exit	Dry Chem Extinguisher	Fire Blanket
Evacuation route	First Aid Kit	Switch Board



Evacuation Assembly Area

Located At A Safe Distance On Footpath On Vineyard Street Or At Neighbouring Seventh Day Adventist Church Ground.

Version: 1.0

Date of Issue: 11-04-13

In the event of fire:

Remove people from danger

- Yourself
- Other staff, students and visitors

Raise the Alarm

- Notify your Chief Warden
- Call 000

Contain the fire

- To the room or space of origin
- Close doors behind you

Extinguish or Evacuate

- Follow the Chief Warden's instructions
- Go to the assembly area
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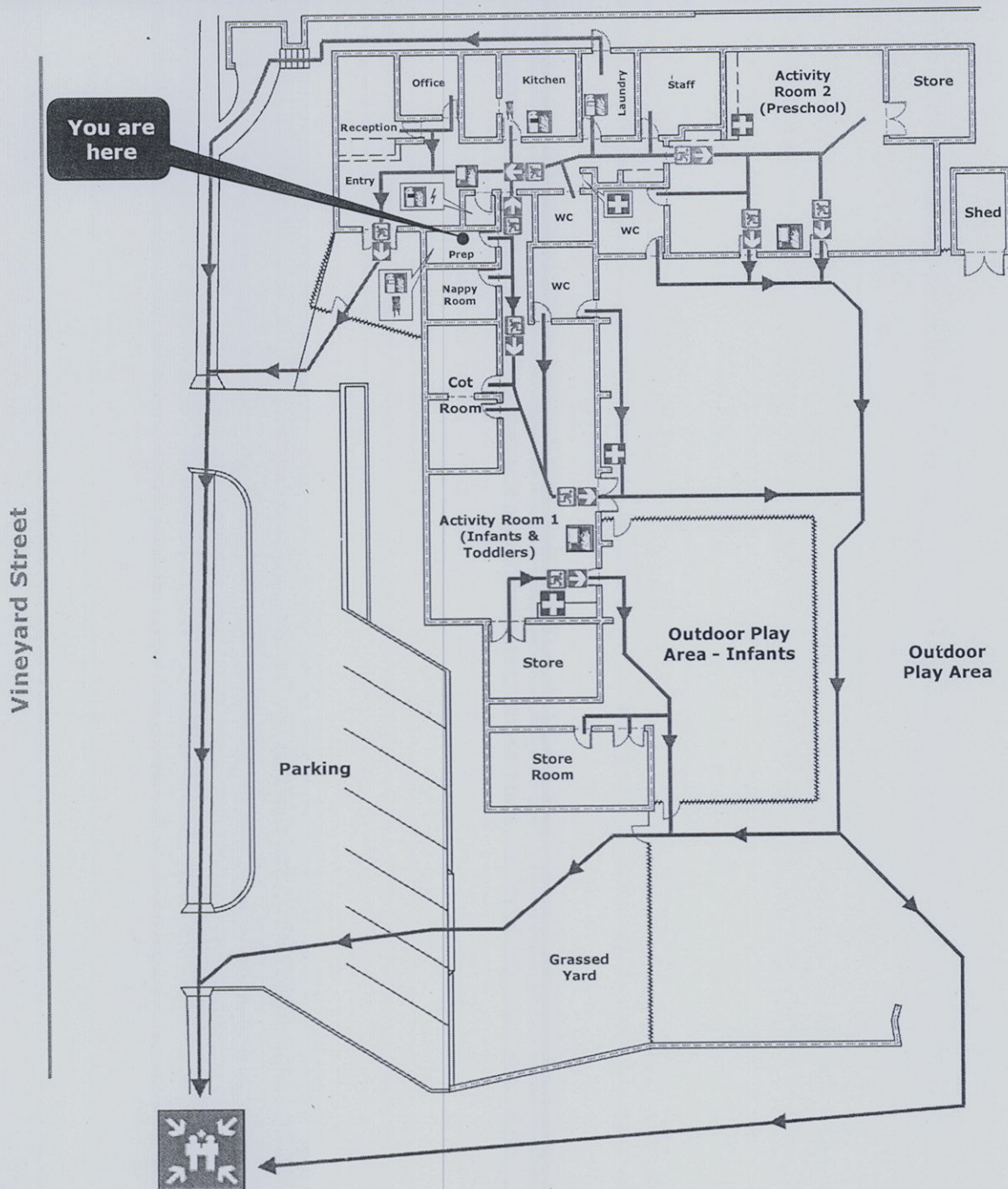
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FORWARD THINKING RISK MANAGEMENT



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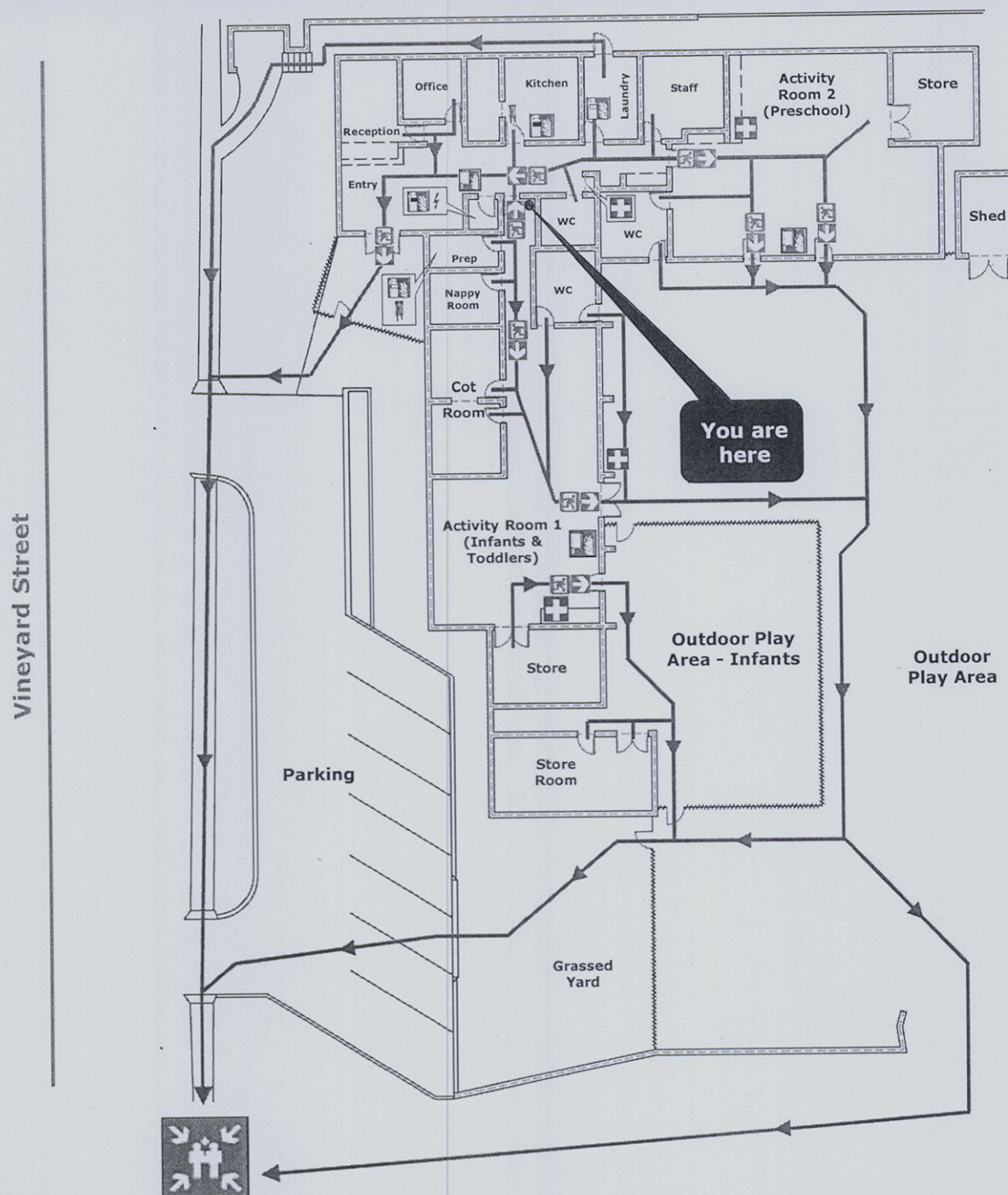
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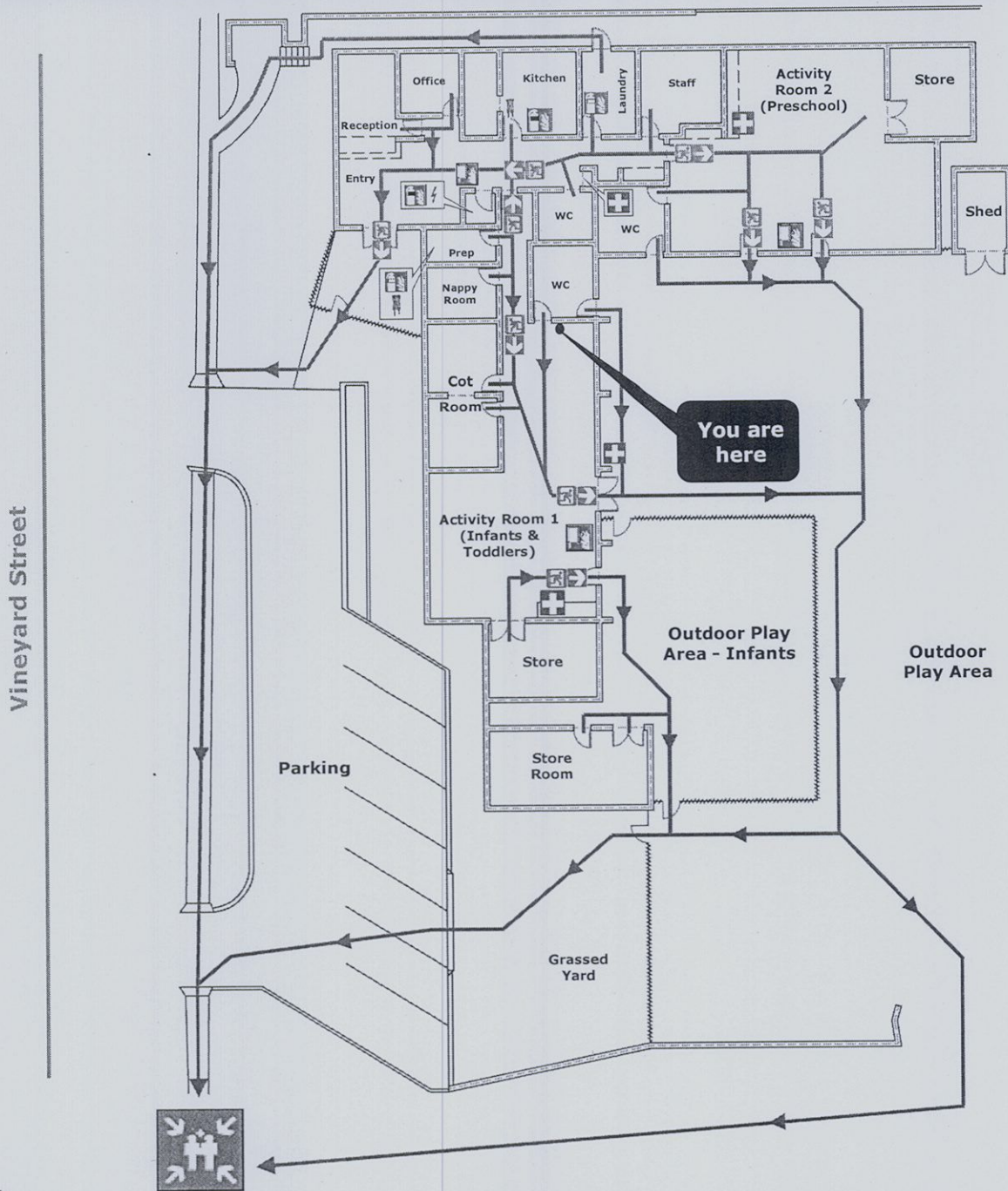
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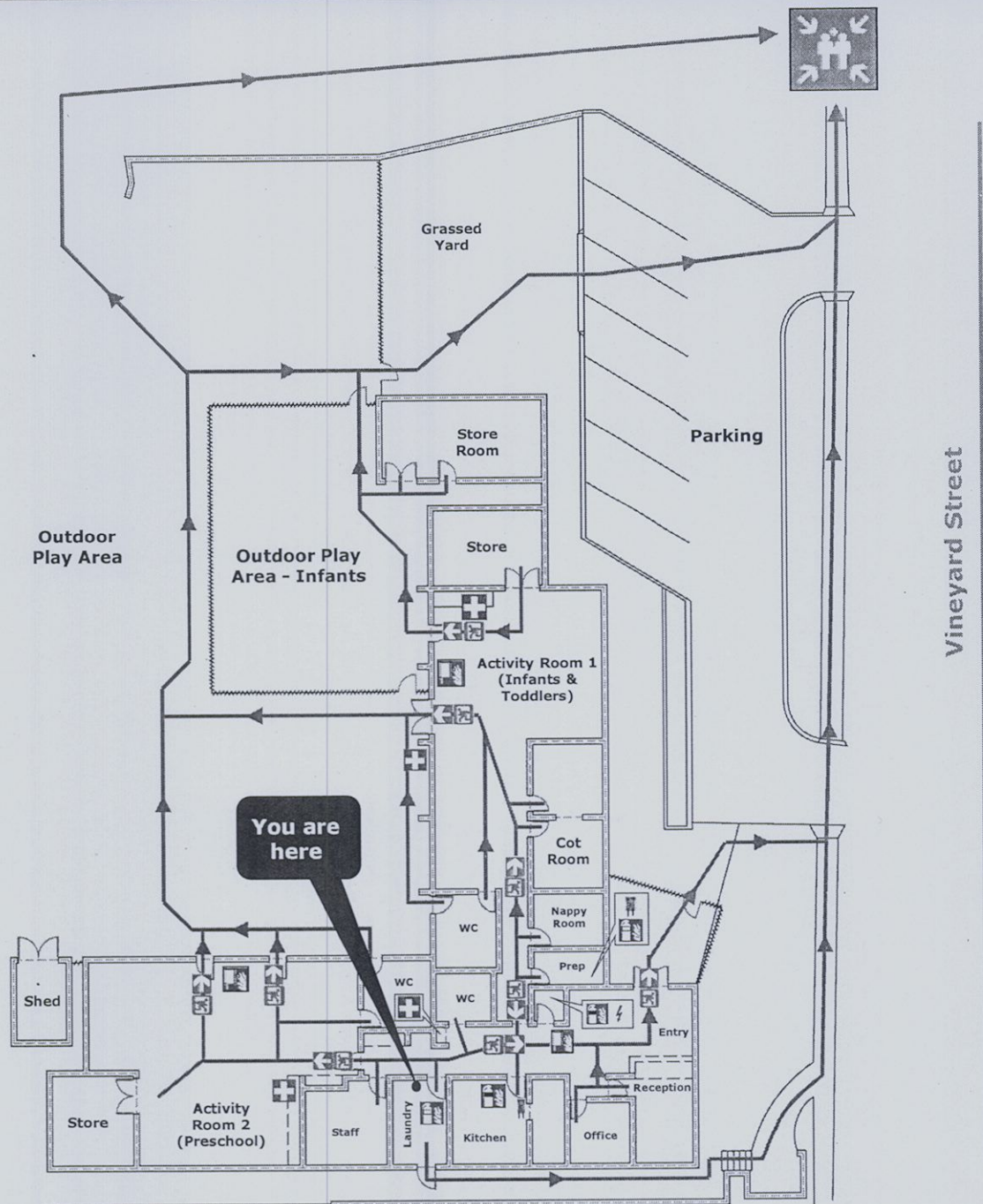
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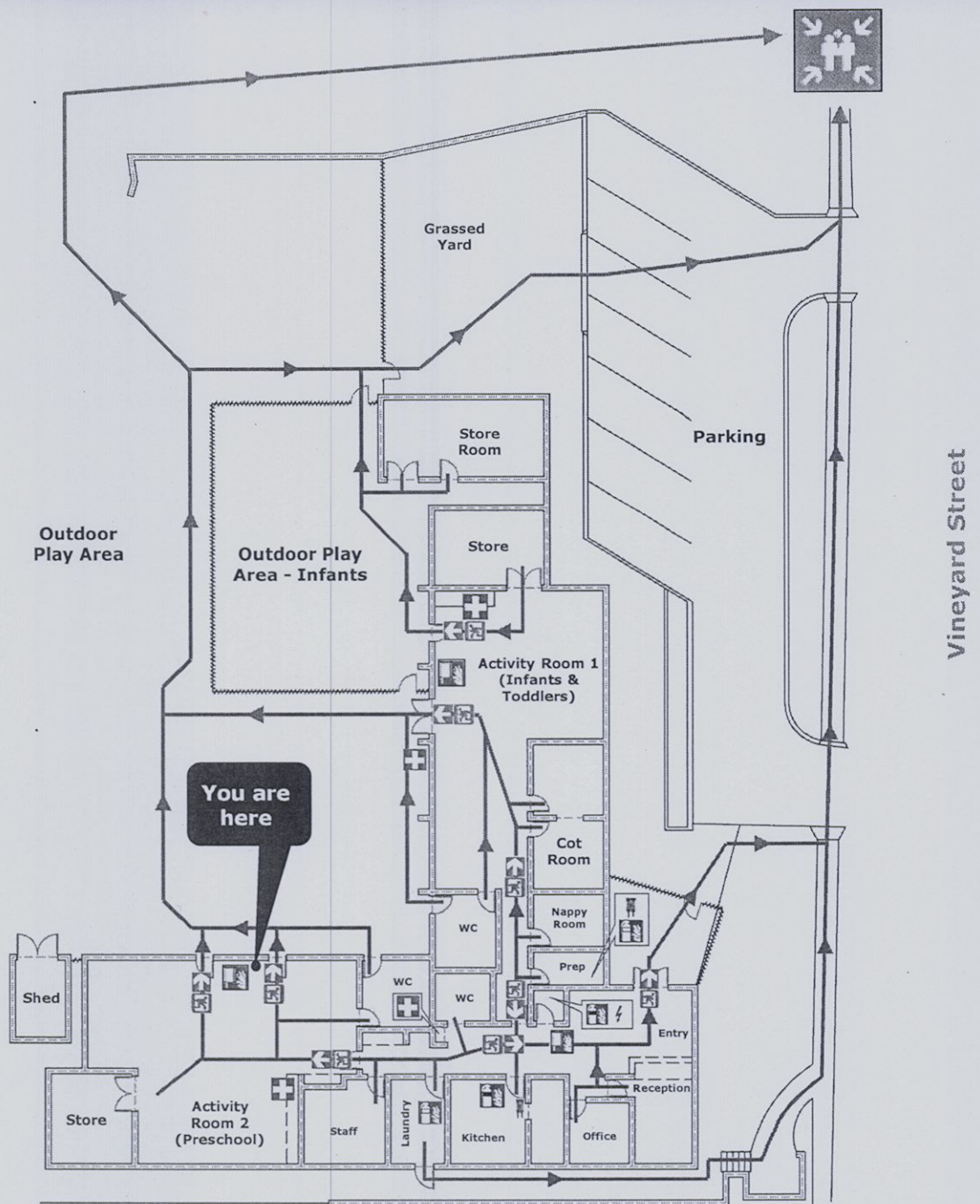
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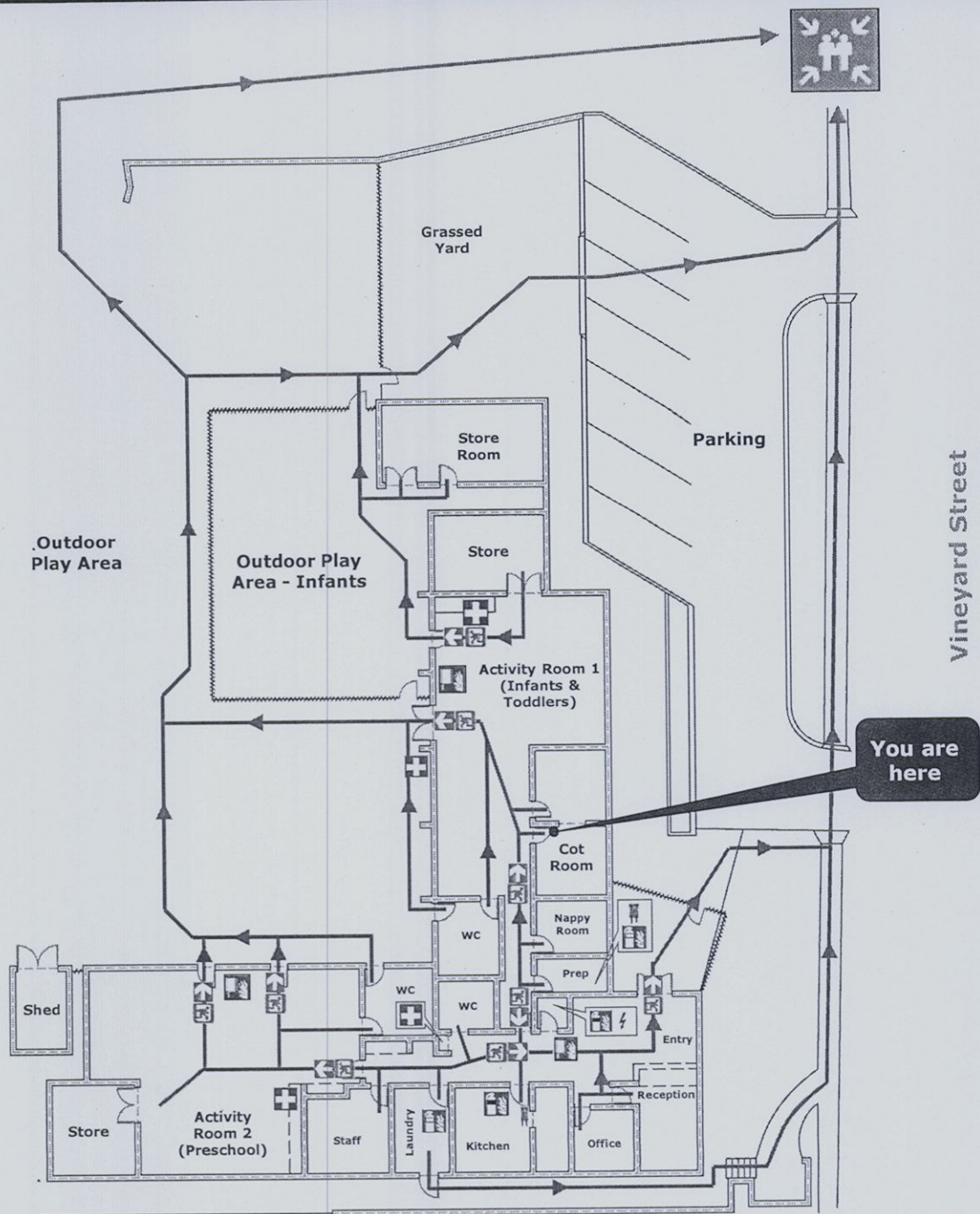
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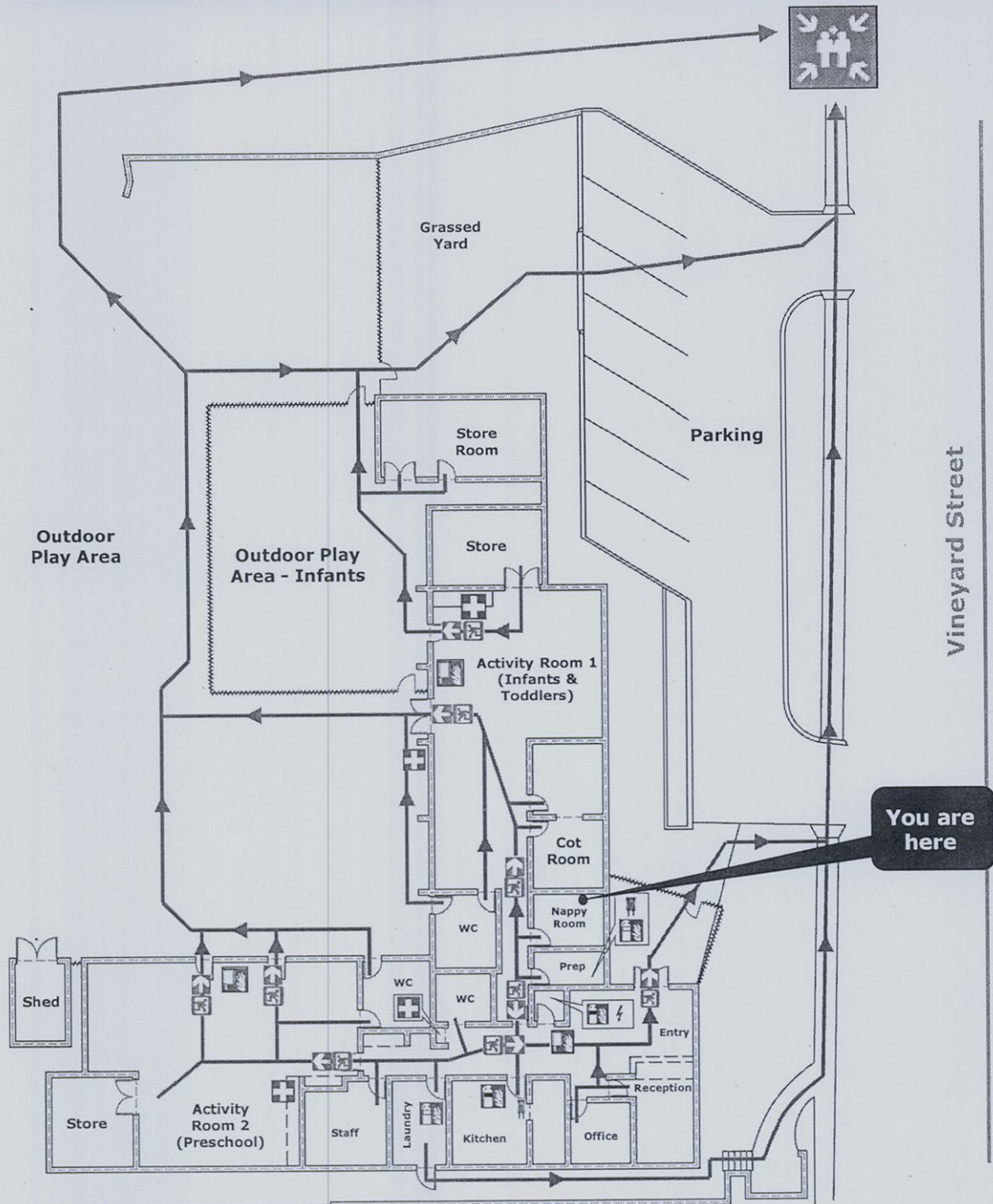
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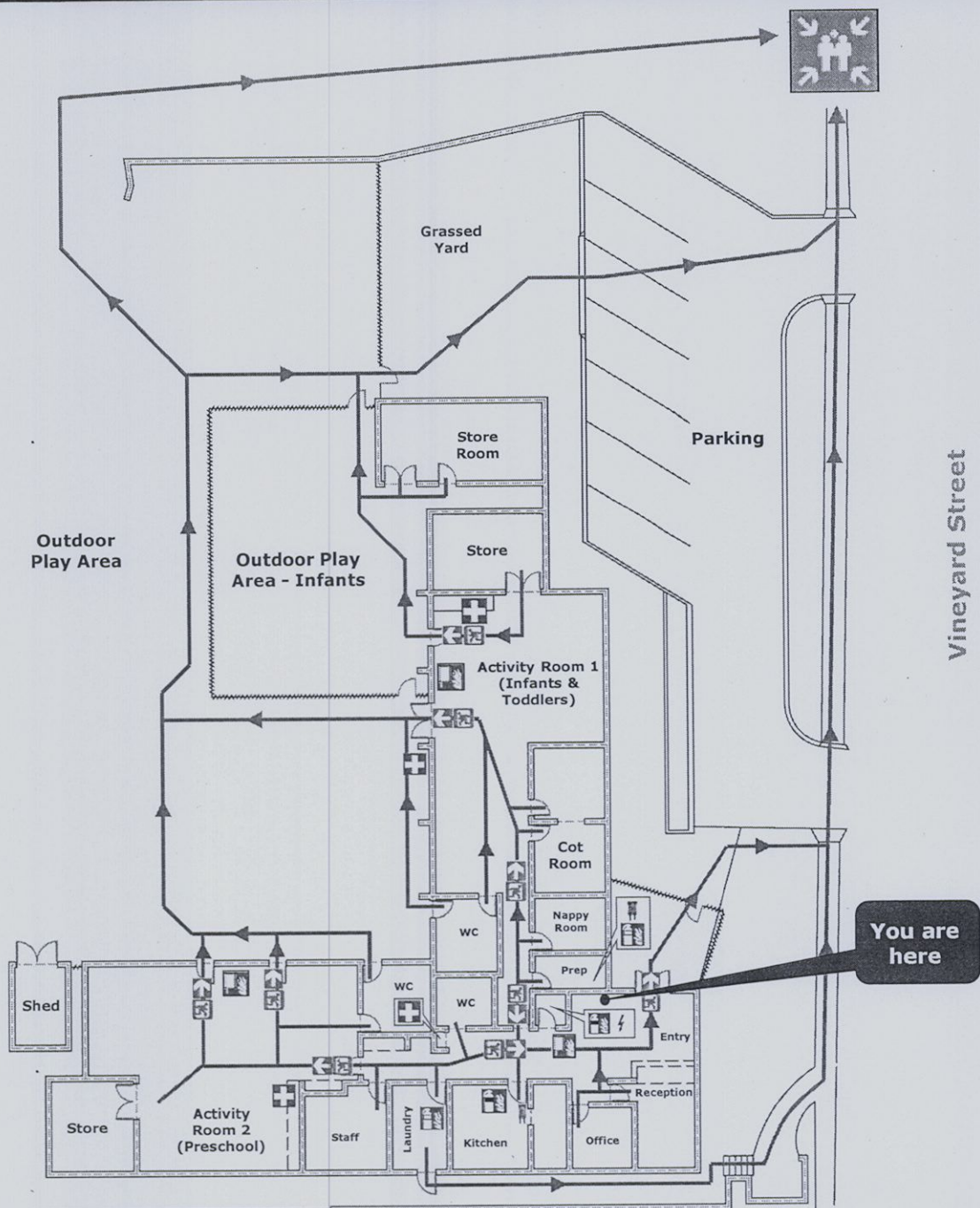
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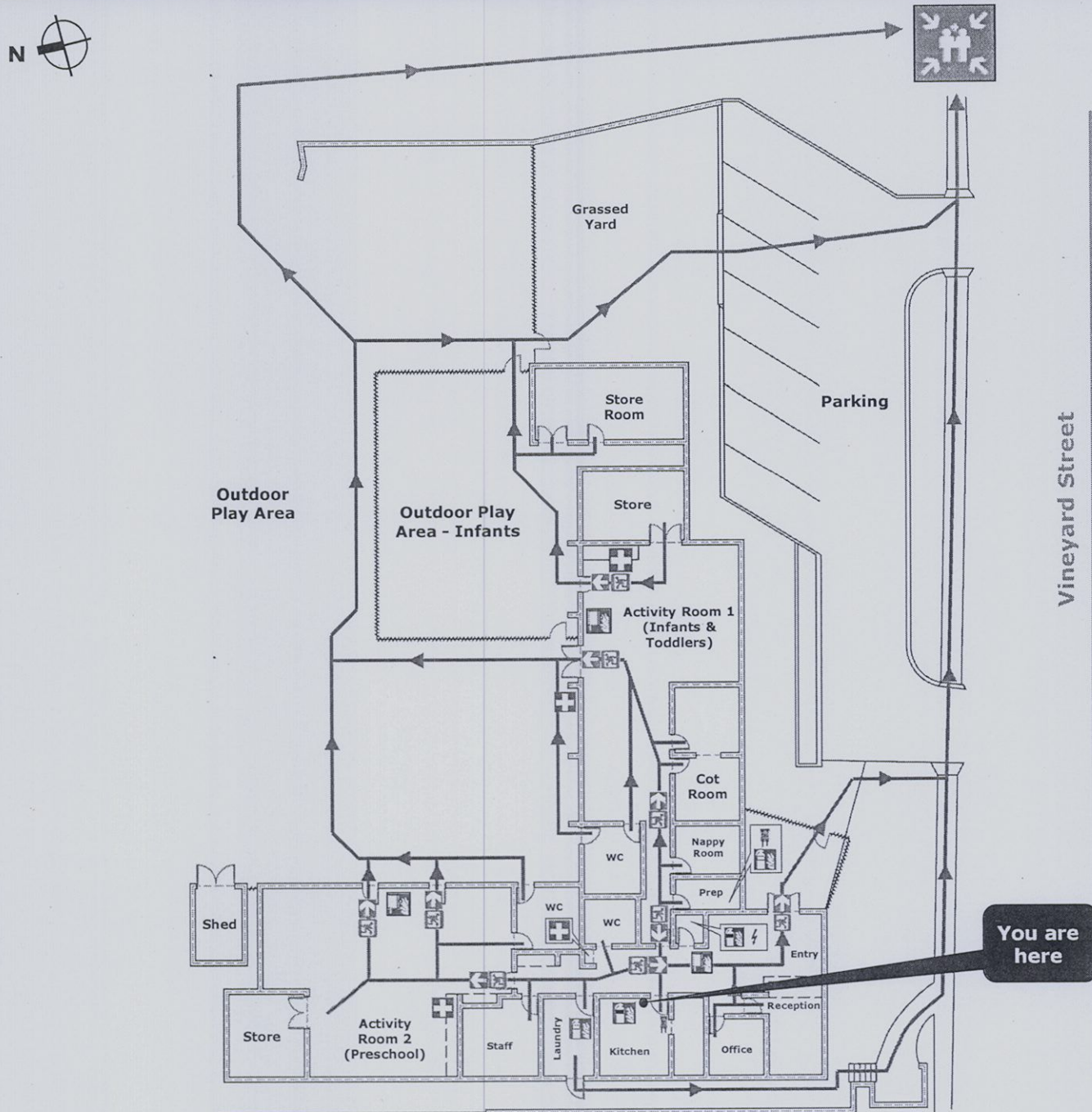
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robert ferguson and associates p/l
4 bond street mosman NSW 2088
T 02 9969 8322
F 02 9969 8722
E admin@rfarchitects.com.au
ABN 23 144 697 923
nominated architect robert ferguson #5333

SANDCASTLE CHILDCARE 32 – 36 VINYARD ST MONA VALE

SPECIFICATION

Sandcastles Mona Vale

Robert Ferguson Architects

This is the plan/spec referred to in
Essential Certificate's Certificate No.

13 / 01056

Officer : C. Manzi
Accreditation No. : BFB0248

SECTION A: PRELIMINARIES

A.01 Contract

Lump Sum Contract without rise and fall.
See schedules for notification of items to be included in Appendix.
The Contractor shall pay all stamp duties on the contract.

A.02 Tenders

Tenderers shall state the following in their tender

- (a) Lump sum figure for carrying out the works
- (b) Time for completion in working days
- (c) Contractor's margin percentage to be added to variations, covering overheads, administration and profit
- (d) Rates per hour for all employees/tradesmen as set out in the Appendix to the Contract
- (e) Alternative building costs for strata and Torrens title subdivision. See later clause in this section.

Tenders must be accompanied by the tender documents or they may not be accepted.

A.03 Site Inspection

All tenderers shall inspect the site by arranging access through the owner,

A.04 Fees, Deposits and Permits

Development and Building Approval shall be obtained prior to commencement of the contract.
Clauses attached to the DA and CC will form part of this contract.

The Contractor shall make all other applications, pay all fees and/or deposits required to be made with all authorities having jurisdiction over the works.

Authority approved drawings and specification shall be retained on site by the Contractor.
The Contractor shall obtain certificates from the above authorities stating that the work under their various jurisdiction has been completed to their approval and that all fees have been paid. These certificates shall be handed to the Architect before the Certificate of Practical Completion is issued.

The Contractor shall arrange for final approval to occupy the works by the Council prior to the issue of Certificate of Practical Completion.

A.05 Setting Out

All new work shall be set out by a registered surveyor who shall submit a certificate after walls have been built above ground level and on completion of the project showing the position of all elements including fences in relation to boundaries.

A copy of these certificates shall be forwarded to the Architect.

A.06 Dimensions and Size

Figured dimensions shall at all times be followed in preference to scale dimensions.
All doubtful dimensions shall be referred to the Architect for a decision. The Contractor shall verify all dimensions, grades, lines and levels at the site before materials are ordered or work commenced on items thus affected.

Floor to floor, floor to ceiling and wall to wall dimensions are given to finished surfaces only. The Contractor shall make necessary allowances for floor finishes and falls, as affecting the structural members.

A.07 Inspection of Adjoining Properties

Before the commencement of the works, the Contractor shall inspect the adjoining buildings and record all defects. Photographic records shall be taken of all visible defects at this time.

Full records of all defects shall be prepared in duplicate with one copy retained by the Contractor and the other lodged with the Architect.

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A.08 Obvious Work

When a construction item is obviously inferred or is usually included in the generalised section of the specification, the same is to be included as being part of the work, notwithstanding that such construction or item is not especially mentioned in the specification or shown on the drawings.

A.09 Making Good

The Contractor shall be responsible for and make good any damage to fencing, piping, footways, roads, services, existing building structures and fixtures, landscaped areas and any other work which may be disturbed or damaged in carrying out this contract and must leave the whole in as good a state of repair as it was before works commenced.

A.10 Protection of Site and Adjacent Properties

The Contractor shall at all times take all reasonable steps to minimise nuisance to adjacent owners, their tenants and others (including nuisance from noise, dust, debris and obstructions) arising from the works.

A.11 Owner in Occupation

The building owners will occupy the existing building during the time of the building contract. The Contractor shall maintain operation of sanitary accommodation and all building services in co operation with the occupants during the building contract.

A. 12 Existing Services

The Contractor shall obtain information on the location and depth of any services which exist on the site including those not shown on the drawings.

The Contractor shall exercise the greatest care during the progress of the work to avoid damage to any utility services including gas, water, sewer, electric power, telephone, etc., and still be held responsible for any such damage caused.

A.13 Salvaged Materials

Unless otherwise specified, and subject to the provisions of the General Conditions of Contract, materials salvaged from the works shall become the property of the Contractor and shall be removed from the site.

A.14 Asbestos Removal

Where materials containing asbestos are shown to be removed, they shall be removed from the building by an experienced asbestos removalist in accordance with regulations of the WMA, EPA and AS2601.

A.15 Burning Off

Burning of any materials whatsoever on the site is strictly forbidden.

A.16 Restricted Working Hours

Hours of work shall be carried out as set down in the relevant Council ordinances and codes. No work shall be carried out on Sundays or Public Holidays.

A.17 Compliance with Authorities

All work shall comply with relevant sections of the Building Code of Australia; Local Government Authorities Codes and Regulations; the current requirements of relevant Australian Standards and the requirements of all relevant supply authorities

A.18 Nominated Sub-Contractors

Provisional sums for items to be supplied, or fixed, or supplied and fixed by nominated sub contractors do not include for the Contractor's profit, nor for his co-ordination of, supervision of, and general attendance upon nominated sub-contractors, all of which are deemed to be included in the contract sum.

Provide without cost to the nominated sub-contractor all normal facilities for the proper performance of the nominated sub-contract, including the following:

- access to the site
- storage areas
- storage of tools
- water for use in the works
- statutory requirements for drinking water, messing, changing and sanitary conveniences
- first aid and safety measures
- scaffolding and hoisting facilities as provided for the Contractor's own use, including operators, but not labour for loading and unloading
- adequate lighting, and facilities for making connections to a suitable power supply

A.19 Subdivision of the Site

Following completion of the building it is the owner's intention to subdivide the site into two Torrens title allotments. Tenderers should take this into account especially in pricing the building services and their connection to supply authorities' mains.

Submit tender alternatives for (a) strata title and (b) Torrens subdivision

A.20 Contingency Sum

N/A.

A.21 Completion

Prior to the issue of the Notice of Practical Completion, the Contractor shall complete the contract, including the following items:

- (a) clear and remove all surplus materials, rubbish, did, etc.;
- (b) make good all damage, stains and blemishes and replace materials where necessary;
- (c) clean all surfaces and clean and polish glass, tile and natural or chromed metal finishes;
- (d) bring all surfaces to the specified finishes;
- (e) check, test and ensure that all services and equipment are functioning efficiently and satisfactorily;
- (f) label all keys and hand over to the Architect;
- (g) submit to the Architect all guarantees, warranties, etc., specified herein, including manufacturer's operating instructions, including all nominated sub-contractors' plant and equipment;
- (h) return all contract documents to the Architect;
- (i) submit to the Architect the Water Board's Certificate in respect of satisfactory completion of the drainage and plumbing work;

SECTION B: DEMOLITION

B.01 Scope

Perform all demolitions to leave the whole building ready to receive finishes or new installations. Demolition beyond the sizes indicated or required will not be acceptable and any remedial work necessary to bring surfaces back to line or level shall be carried out at the Contractor's expense.

If, when opening up work, any condition is found contrary to that expected, or for any reason is unsafe or unsound, stop immediately that particular section of the work, notify the Architect and seek further instructions.

Allow for making good to structure and finishes to all areas where items are demolished or removed. Use masonry saws throughout to limit the extent of damage to plaster and similar materials which are not required to be removed and in order to give a straight, square shoulder to join up to.

B.02 Underpinning, Propping and Shoring

Provide all necessary shoring, needling, strutting, planking, sheet piling and the like to adjoining buildings and other property.

No underpinning shall commence before approval has been obtained from the Structural Engineer for the proposed work.

B.03 Temporary Covers

Provide temporary weatherproof and dustproof covers to all openings in external walls or roofs. Replace

- covers at the cessation of each day's work.
- B.04 Bricks**
Clean and set aside sufficient bricks from demolitions to carry out any patching, repairing, making good or filling required to be carried out in bricks to match existing.
- B.05 Services**
Disconnect, cap off, dismantle and remove existing services shown to be removed or no longer required.
- B.06 Demolition Generally**
Remove sufficient paint or similar finishes from surfaces specified to be rendered, tiled or similar by sparrow-picking or scutching to provide a good key.
Where existing openings are filled or reduced, open up toothed jambs, remove sills, thresholds, architraves, etc., and make contiguous with new work. Ensure a continuous cavity is maintained in cavity wall construction. Cut pockets for new lintels and beams and give even flat bed at required level for structural support.

SECTION C: EXCAVATION

- C.01 Generally**
It shall be assumed for the purpose of the contract that all excavation is in material other than rock (O.T.R.). Any material shall be classed as O.T.R. (other than rock) if it consists of:
Loose boulders, floaters, lumps of concrete not exceeding 500 kg or 0.5m³.
Reinforced concrete slabs encountered on the surface.
Brick or stone foundation, footings or other structure.
Bricks.
Decomposed shale or material of a similar consistency.
Rock of any kind found in 75mm thick layers or less with layers 75mm or more thick of O.T.R. above and below.
Material which can be removed by machine or power tools other than jack hammers.
- Suspend any groundworks during inclement weather which would result in unsatisfactory work.
Excavations shall be accurate to shape and profile and free from loose earth and stones.
The term "excavation" shall be taken to include "filling" where appropriate.
Where necessary strip over site of all existing turfed areas to a depth of 75mm to remove vegetation and organic matter.
Excavate generally as required or as shown on the drawings.
All excavations shall be inspected by the Architect and relevant authorities before further work commences.
Where required by Council, submit details of measures proposed to be adopted to prevent sediment and polluted waters discharging from the site.
- C.02 Noise**
Where necessary provide effective means of noise suppression for compressors, jack hammers and similar tools.
- C.03 Removal of Debris**
All debris and cleared material shall be removed from the site; the method of removal and disposal of same being subject to the Architect and all relevant authorities.
- C.04 Grading**
Install all surfaces with drainage falls away from building faces, to sumps, edges, kerbs or wall tops as required to ensure drainage of surface water into the stormwater system and not through or under the building or onto adjoining properties.
Sub-grades shall be prepared so that this requirement may be met by using the specified thickness of surface materials and no substantial increase over those detailed shall be allowed.
Check that all sub-soil drains are functioning prior to commencing fill and preparation work.
Planted and turfed areas may not need excavation but all weeds, roots, Contractor's rubbish and other debris shall be removed and where instructed by Architect levels brought to 75mm below required finished level to allow for placement of topsoil and/or mulch by Landscape SubContractor.
- C.05 Over-Excavation**
If the Contractor has exceeded the minimum section area of excavation, as specified, or indicated on the drawings in consequence of any injudicious working, slips, falls, or for any cause, then the Contractor shall, at his sole cost, remove such extra excavations as follows:
(a) Below slabs, laid on ground at nominally 'ground level'- hardcore
(b) Below footings, beams and other structural elements - concrete of equal strength to the structural element
(c) In service trenches - 10 Mpa concrete
- C.06 Filling**
Bring all filling on to the site unless it can be provided from approved soil recovered from the site. Filling shall be sound material free of perishable material or any material that will not form stable fill. No stones larger than 50mm in the top 200mm of sub-grade.

Filling shall be only of the following types:
(a) Approved excavated material- the best of the clean inorganic excavated material, approved by the Architect
(b) Porous filling - blue metal graded from 40mm to 15mm
(c) Roadbase - 40mm fine crushed rock
All site filling to be placed in layers not exceeding 150mm thickness. Compact each layer thoroughly and uniformly to a density index of not less than 90%. Sand blinding layer 50mm thick shall be laid under all slabs after completion and approval of all ground preparation.

- C.07 Existing Services**
No excavation by machine shall be carried out within 1 m of existing services which are to be preserved.
- C.08 Anti-termite Treatment**
Inspect area where slabs, including paving slabs, are to be laid and all areas under buildings and remove all traces of timber, tree stumps, branches etc.
After hardcore has been sand blinded, the entire new building area comprising footing trenches, ground slab areas, terrace areas, paths, garages, car ports, plus a distance 1 m around the building shall than be treated with a mixture and the procedure shall conform with SAA Code AS 20571986.
Treatment shall be carried out at the following stages:
(a) On completion of subfloor drainage and service piping and completion of consolidated sand filling to ground slabs/paving areas but before waterproof membranes and/or steel reinforcement is laid.

(b) On completion of building works, treatment of all soil abutting the external sub structure.

The treatment shall be condemned if wet weather is allowed to dilute the treatment.
Treatment shall be earned out by an approved specialist and a written guarantee shall be furnished by the Contractor that treatment has been carried out according to specification, and that all soil barners are intact and unbndged at the time of practical completion.

The guarantee shall be comprehensive and include protection against any termite infestation and damage for a period of ten years.

C.09 Waterproof Membrane

Under all slabs: after ground and sand has received anti-termite treatment, lay 0.2mm thick polythene membrane equal to Fortecon. At slab perimeter extend membrane up side of slab.
Where slab is built between walls, the membrane shall return up sides of slab and be dressed under D.P.C. of adjacent brickwork.

Where slab edges are thickened and form wall footings, extend beyond slab edge and return up slab side and tape to vertical membrane abs.

The membrane shall be joined by overlapping 300mm and sealing with 50mm wide black polythene pressure sensitive tape.

The membrane shall be inspected after laying and before the concrete is poured and any tears or punctures shall be repaired by the above mentioned tape.

Any reinforcement chairs shall be supported on nom. 100mm diameter metal discs to prevent point loads onto the membrane.

All pipes, ducts, etc. which penetrate the membrane shall be wrapped in a suitable piece of membrane in a cone shape around the pipe, etc. The top of the cone shall be sealed to the main membrane with the above tape. Sufficient slack to avoid pulling of taped joins shall be allowed.

Smaller pipes and conduits shall have two slits in the film, bisecting each other at right angles and corresponding in length to the diameter on cross section of the pipe. The membrane flaps shall then be taped to the pipe, to form a leak-proof joint.

C.10 Landscaping

Allow the P.C. sum scheduled for supply and installation of soft landscaping including plants, turf, soil and mulch.

SECTION D: CONCRETOR

- D.01 Generally**
Provide all labour plant and materials necessary to complete the concrete work to the required quality and in the locations shown on the Engineer's and Architect's drawings.

Concrete work shall be carried out under the direct supervision of a capable foreman, experienced in reinforced concrete construction.

The Contractor shall be wholly responsible for producing concrete which will be sound, dense, durable and of the properties specified herein. The Contractor shall submit satisfactory evidence that the concrete to be produced will be of the specified compressive strength and obtain approval before the first concrete pour is commenced.

All formwork reinforcement, cores etc., shall be in place before an inspection will be made. No concrete shall be placed until the inspection has been made and all the work approved.

The slump required for the various parts of the work shall be as specified on the structural drawings and shall be checked adjacent to the forms for that part.

The maximum size of aggregate shall be as specified on the structural drawings.

The proportions of aggregate and cement for the concrete shall be such as will produce a mix which will work readily into corners and angles of the forms and around reinforcement with the method of placement employed on the work but without permitting the materials to segregate, or excess free water to collect on the surface.

SECTION E: BRICKLAYER

- E.01

Workmanship and Materials Generally
Perform all work according to best trade practice, to first class standard and in conformity with the requirements of relevant Australian Standards and this Specification.
- E.02

Bricks
Bricks shall be dry -pressed bricks, hard, sound, of even size and shape with true arrises, all to match existing house. New house shall be generally built out of bricks to match side wall of existing semi with feature brickwork areas out of bricks to match front of house. Feature brickwork areas shall include sills, copings, bricks on edge capping to top of all 230 walls and 110 wide band of leaders around all window openings. Headers shall project 12ram from general line of brickwork. Where new face bricks join up to existing they shall match existing in size, shape and surface texture.
Clay bricks generally shall conform to AS 1225-1984, burnt clay and shale building bricks, and shall be sound, hard, well burnt bricks of good, even and rectangular shape, straight arrises on visible faces.
Pack bricks to prevent damage in transit. Do not tip.
Sound, clean bricks from the site may be re-used where arrises and faces are sound in face work and in walls to be rendered otherwise.
- E.03

Mortars
Mortars for masonry shall comply with AS 2701. Mix mortar in batches in quantities only for immediate use. Re-tempering of mortar shall not be permitted.

Portland Cement, Hydrated Lime and Sand shall be as elsewhere specified. (Proportions are quoted in that order). Admixtures may be used only where specified. Hydrated lime shall be to AS 1672. All mortar shall be uncoloured. Machine mix mortar in batches.
Composition (Compo) mortar shall consist of 1:1:6 cement:lime:sand measured by volume. Build all work in compo mortar unless specified otherwise.
Cement mortar shall consist of 1:3 cement:sand. Build the following in cement mortar: walls below ground level damp-proof course, retaining walls, sills, copings, fender and dwarf walls, 75mm thick walls, piers, steps.
- E.04

Brickwork Generally
Brickwork to be laid in face work to match existing house.
Perform all operations necessary for the proper execution of the work, such as cutting, corbelling, chasing, beam-filling, bonding and making good.
Build in as necessary all flashings, DPC's, reinforcements, arch bars, lintels, frames, straps, bolts, lugs, wall ties, metalwork, procast units, sills, partitions, joists and the like.
Carefully set out and leave openings for other trades to eliminate cutting.
Keep beds level and perpends vertical, keep arrises, quoins, jambs, reveals and wall faces plumb. Carry no part of the work up more than 1 m above any adjoining work and then only if raked back at ends.
Wet clay bricks as necessary to achieve satisfactory bond with the mortar as required by AS 37001988 Section B.3.
- E.05

Brick Rod

Brick rod shall be seven bricks high measuring 600mm
- E.06

Joints

Maintain even and equal thickness in both perpends and bed joints.
Joints in brickwork to receive render or tiling shall be left rough.
Joints in brickwork to be built fairface shall be well filled and cut flush. Joints in concealed faces shall be cut

flush.

E.07 Special Brick Shapes

Sills and other positions shown rounded or splayed shall be achieved using squint or bull nose bricks as applicable.

E.08 Weep Holes

Form weep holes at every third perpend immediately above flashings or where cavities are filled with mortar.

E.09 Ties to Structure

Where new brickwork vertically abuts the existing structure, eg. existing brick walls or timber or concrete columns, tie each brick thickness as shown on Engineer's drawings or otherwise with galvanised mild steel ties, built in at every fifth course.

Ties shall be 25 x 1.6mm galvanised mild steel strap 400mm long turned up minimum one brick course against existing structure one end and built into joints of new brickwork other end.

Shot fix to existing structure.

At joints with existing, build in strip of impregnated Caneite joint sealer. Finish 10mm in from face of new brickwork and point joint with polysulphide mastic equal to "Thioflex 600." Do not tooth new work into existing unless required by the Engineer's drawings.

Where joint is to be covered with render, tiles or the like mastic sealer shall be applied at finished wall surfaces, with wall finish stopping each side of joint.

E.10 Plate Straps

Unless shown otherwise on Engineer's drawings, fasten all timber plates bearing on brickwork by building in 25 x 1.6mm galvanised steel straps at 900mm centres. Carry bottom end 75mm into brickwork 1200ram below plate level, up cavity, and bend over plate with double fixing with clout head nails.

E.11 Joint Reinforcement

Provide reinforcement 60mm wide for each brick thickness of brickwork (ie. 2 strips for cavity or 230mm walls).

Lap mesh 300mm at joints, and make it continuous around corners. Reinforce both skins of cavity walls. Do not extend across control joints. Lay reinforcement continuously in bed joints, stretched taut as follows:

- (a) In the two courses under sills in brickwork, extending 300mm past reveals on both sides.
- (b) In the first 2 courses above arch bars or concrete lintels or over openings supported by steel door frames extending 300mm past reveals on both sides.
- (c) Above arches, following the curve of the arch immediately above the voussoir, in the first and second courses above the arch, and in the course below the arch.

E.12 Junctions with Concrete Slabs

Where brickwork supports concrete slabs build in 2 strips of heavy gauge bitumen covered aluminium cored D.P.C. material for full width, "Alcor" or equal.

E.13 Wall Ties

Bond skins of cavity walls together with 4mm galvanised wall ties spaced 900mm apart in every fourth course, staggered in the courses. Ties shall slope outwards. Wall ties shall conform to AS Interim 324. In bnck veneer work tie to timber frame with a minimum clearance of 50mm.

E.14 Cleaning Cavities

Keep cavities clear of mortar or other droppings by cleaning up inside face of brick skin as the work proceeds.

The Contractor shall be fully responsible for any subsequent damage caused to internal finishings by blocked or dirty cavities, droppings or ties, faulty trays or flashings and must take every precaution to prevent such faulty work.

E.15 Damp Proof Courses (D.P.C.) and Flashings

Use bitumen coated aluminium cored 3mm thick equal to standard grade Alcor.

Provide D.P.C. full thickness of walls lapped full width at angles and intersections and 150ram at joints in the running length to the following brickwork:

- (a) One course above ground floor slabs.
- (b) Qne course above ground level where this is below floor level.
- (c) Brick ducts where these penetrate roof level.
- (d) Parapet walls lapped over cross cavity flashings.(e) Otherwise where shown.

Provide flashings full thickness of inner skin across cavity and tucked 25mm into inner skin above door and

- window heads, below sills and thresholds, at parapets above lower roofs or elsewhere as shown on the drawings.
- E.16 Ventilator Bricks**
Build in ventilator air bricks at top and bottom of cavity every 2m.
- E.17 Arch Bars and Angles**
Unless other support is specified on the Structural drawings, build in mild steel lintels to support brickwork over all openings, one to each half brick thickness of wall, and conforming to the following table:
- | Span | Lintel | Length |
|------------------|-----------------------|---------------------------|
| Up to 1200mm | 75 x 12mm bar | 230mm longer than opening |
| 1200mm to 1500mm | 76 x 76 x 10mm angle | 230mm longer than opening |
| 1500mm to 2400mm | 102 x 76 x 10mm angle | 450mm longer than opening |
- Finish: hot-dipped galvanised.
When brickwork is to be rendered wrap arch angles in galvanised chicken wire to provide key.
Where arch bars are to be painted, prime before building in with approved etch primer as specified for galvanised metalwork in Painter Section, and apply specified finish.
- E.18 Thresholds**
Thresholds to all external doors shall be to match external verandah paving bedded to masonry walls under. Ensure slight fall outwards. Fix brass separation bar to inside face.

SECTION F: STRUCTURAL STEELWORKER

- F.01 Scope**
Provide all labour, materials and plant and do all preparation, erection and priming necessary to complete the structural steelwork shown on the Engineer's drawings.
- F.02 Materials Generally**
All materials shall be limited to those permitted by the Australian Standard specifications AS 4100 unless otherwise permitted by the written approval of the Engineer. All workmanship and materials shall be in accordance with AS 1163, AS 1554, AS 4100.
All material shall be straight and clean. If straightening or flattening is required it shall be done by a process and in a manner that will not injure the material. Material with sharp kinks or bends shall be rejected. Responsibility for the correctness of the supply of all materials shall rest entirely with the Contractor. Materials which do not comply with Contract Documents shall be rejected.

SECTION G: METALWORKER

- G.01 Scope**

In general accordance with this section of the Specification, provide and fix all metalwork required by any trade for the satisfactory completion of the works.
- G.02 Materials and Workmanship**

Use skilled tradesmen competent in the relevant field for all work. All fabrication and assembly shall be carried out in the shop unless otherwise specified or permitted. Match colours of sheet metals and extrusions in colour finished work. Use metals suitable to the process or finish specified, and as recommended by the manufacturer where applicable. Mitred joints shall be accurately fitted to a flush hairline.
- G.03 Metals**

Unless otherwise specified metals shall be as described below:
- | | |
|--|---|
| Copper | :Commercial grade copper, half-hard temper |
| High Tensile Brass
(Manganese Bronze) | : Copper-zinc alloy to which a number of elements have been added to increase strength and resistance to corrosion, and to improve machining. |
| Stainless Steel | :A steel containing chromium and nickel, which may contain molybdenum and titanium. The grade shall be suitable for the conditions of intended use. |
| Aluminium | :Aluminium to be alloy 6063-T5 or approved alternative. |
- G.04 Job Dimensions**
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Dimensions of spaces into which fabricated items are to be fitted shall be checked on the job before fabrication begins.

G.05 Expansion and Contraction

Make all necessary allowances for thermal movements in joints and fastenings, particularly in sheet metals and thin sections, and in the installation of assemblies such as frames, so as to avoid tearing, buckling, opening of joints, undue stress or fatigue, or other detrimental effects.

G.06 Dissimilar Materials

Metal surfaces coming in contact with incompatible materials shall be insulated by an approved and recommended practice such as heavy bitumen coating or layer of PVC between surfaces.

G.07 Protection of Metalwork

Carefully pack for transit manufactured articles and other components subject to damage. On site, store all articles under cover in a dry place and remove wrapping materials which may absorb moisture; stack frames carefully and protect against contact with cement, lime and other sources of chemical stain. Adequately protect all work during the currency of the contract and replace damaged materials with new. Stainless steel, chrome plating, and other metal finishes liable to damage shall be protected by approved means similar to those specified for aluminium, or as recommended by the manufacturer.

G.08 Anchors

Unless otherwise specified masonry anchors shall be of the patent expansion type, "Dynabolt" or equal.

G.09 Galvanising and Zinc Spraying

Unless otherwise specified, galvanising shall be by the hot-dip method carried out after fabrication. All external metal-work unless otherwise shown shall be galvanised.

Where dipping is impracticable the equivalent coating shall, subject to written approval, be applied by hot zinc spraying.

Welds shall not be made on previously galvanised members unless unavoidable, in which case the weld shall be hot zinc sprayed or the whole item re-dipped on completion. If neither is practicable the weld shall, subject to approval, be "cold galvanised" with an approved zinc-rich epoxy paint to manufacturer's directions.

G.10 Bathroom Fittings

Allow the P.C. sum stated in the schedule for supply of fittings such as toilet paper holders, soap holders, towel rails, etc.

G.11 Shower Screens

Shower screens shall be Showermaster (manufactured by Ryde Glass Company Pty Ltd) white powder-coated aluminium frames glazed with 6.38mm laminated glass. Doors shall pivot at top and bottom. Install to manufacturer's recommendations and seal to tiled walls with clear silicone.

SECTION H: CARPENTER AND JOINER

H.01 Generally

Generally work to be carried out in this section has been detailed on the drawings. Provide labour, plant and services to satisfactorily complete the work as shown.

H.02 Timber Quality

Timber shall be of the species and grades specified.

Timber, including plywood, shall conform to the provisions of any applicable timber marketing or timber users protection acts and regulations and with the relevant Australian Standards, where applicable.

Timber shall be straight, sound, well seasoned, free from significant defects including white ant, borer, sap, shakes, large loose or dead knots, warp, twist, decay, pith, holes, splits, fractures, bruises.

It is the Contractor's responsibility to satisfy himself that all timbers are properly and adequately seasoned at the time of building in. He shall take all necessary steps to ensure that this conditioning is attained and that completed work remains stable and free of movement, shrinkage, warping, etc. to the Architect's satisfaction. Any defects due to subsequent movement or shrinkage of the timber shall be entirely the responsibility of the Contractor and must be made good at his expense.

The moisture content of all seasoned timber shall be within the range of not greater than 15% or less than 10%.

Unseasoned hardwood scantlings shall conform to AS 3610-1990 and 2858-1968.

Unless otherwise specified, all milled and dressed timber shall be seasoned.

H.03 Timber Types

Hardwoods shall be in accordance with AS 2082-1979. Hardwood species shall be subject to the Architect's approval. Non-visible timbers shall be standard AS 2858-1986 grade. Visible timbers, whether milled or sawn, shall be select grade. Milled timbers shall in addition conform to AS 27961985.

Australian grown softwoods shall be in accordance with AS 2858-1986 and 1781 to 1785. Nonvisible timbers shall be standard grade in accordance with AS 2858-1986. Visible timbers shall be clear grade in

accordance with AS 2858-1986.
Douglas fir (Oregon) and western hemlock (Canada pine) shall be in accordance with 0106. Scantlings shall be select grade merchantable grade UOS. Dressed timber shall be select dressing grade. Visible sawn timbers shall be dressing grade. Where specified S4S, western hemlock scantlings shall be thickened by milling on all four faces and arrised.

Unless otherwise specified, detailed or required timbers used in the various parts of the works shall be as follows:

- (a) Structural Timbers
- Unless noted otherwise, to be sawn.
- Structural framing u.n.o.

Structural floor framing

Timber floor boards

External framing boxed heart

Oregon F7

Kiln dried hardwood F17 or F27

Seasoned blackbutt 100mm wide

Hardwood of durability class 1 or 2 free of sapwood and
- (b) Joinery Timbers
- External joinery

Internal joinery

No. 1 clears Oregon or western red cedar

Pinus species or craftwood

H.04 Workmanship

Fix timber in long lengths whenever possible. Framing members up to 4.8m to be in one piece.

Coat all external work, where specified to be painted, in thick primer including reverse faces before building in.

Visible edges: in dressed work remove with sandpaper to 1.5mm rad. or stop chamfer UOS.

Unless otherwise stated, all visible timbers externally and internally shall be dressed including ends of rafters, exposed battens etc.

Columns, beams etc to verandahs, carpods and internally shall be stop-arrised.

H.05 Fixings

Unless otherwise specified or detailed, bolts shall be 10mm diameter, hot dip galvanised mild steel, properly nutted and washered, spaced 75mm from the ends of timbers and at not more than 900mm centres.

When fixing to concrete or masonry, use approved wall plugs in conjunction with screws or expanding or chemical masonry anchors with bolts. Ensure that masonry anchors are engaged into solid masonry; any positioned in joints of brickwork will be rejected.

Timber plugs driven into masonry joints shall be suitable softwood cut on the cross and driven into position. Plugging to be at maximum 450mm centres.

Where any part of a steel fastening is exposed to weather or in brickwork exposed to weather, the fastening shall be hot dip galvanised.

H.06 Floor Framing and Flooring

Shall be 100 x 75 hardwood bearers at maximum 1.8m centres supporting 100 x 50 hardwood joists at 450 centres.

Fix floorboards as shown on the drawings in accordance with AS 1684. Punch nail heads on completion and fill with matching putty. Fine sand flooring and finish with 3 coats of 2-can polyurethane gloss equal to Cabothane CFP, sanding between coats.

To bathrooms, showers, laundries and W.C.'s specified to have tiled floors, fit a 15mm compressed fibre cement sheet floor in accordance with the manufacturer's recommendations. Floor joists and bearers to be lowered 50mm to these areas to allow floor finish to be level with adjacent finished floors.

H.07 Stud Wall Frames

Construct stud walls with frames properly housed, spiked and framed together and conforming generally with AS 1684-1992 Section 4 unless otherwise specified. Trim for openings.

Studs shall be 100 x 50mm at 450mm maximum centres u.n.o. Provide three studs at angles and 100 x 75mm either side of openings over 1800mm wide.

Plates (top, bottom and sill) shall be 100 x 50mm housed 10mm for studs. Spike to joists. Bolt to timber floor construction with 10mm diameter bolts at 900mm centres. Noggings shall be 100 x 38mm not less than

- three rows per frame. Cut to fit between studs and spike. Provide additional noggings for fixtures and flexible sheetings or linings as required. There shall be a frame member behind every joint in sheeting or lining, unless otherwise specified.
- Bracing shall be 50 x 20mm or angle "speed-brace" one to each framing bay, diagonally, checked in flush.
- To the full perimeter of all walls in toilet/bath/laundry/shower areas, provide weldable flashing continuously along floor/wall junction fixed to floor material and turned 150mm up all wall faces behind wall sheeting.
- Heads:
- 100 x 50mm to span 900mm
 - 100 x 75mm to span 1200mm
 - 125 x 50mm to span 1800mm
 - 200 x 50mm to span 2100mm
 - 225 x 50mm to span 2400mm
 - 250 x 50mm to span 2700mm
 - 300 x 50mm or 250 x 75mm to span 3000mm
- H.08 Roof Framing**
- Frame up roof in conventional framing to comply with the BCA or gang-nail trusses to the approval of the Structural Engineer. Rafters (or trusses) shall be at 600mm centres. Exposed rafters (including projecting rafters at eaves), trusses, purlins and ridge beams to be dressed. All framing including battens to car ports to be dressed.
- H.09 Gable Infill**
- Vertical timber infill members to be 50 x 50 screw fixed to barge boards and horizontal joist as shown.
- H.10 Joinery and Trims**
- Prepare joinery for staining or paint finishes as scheduled. Conceal fastenings where possible. Use the minimum of surface nailing. Punch nail heads below surface and fill with putty coloured to match finish. Adhesives and jointing compounds shall be non-staining and kept off visible faces. Surface screws where necessary shall, if visible be countersunk flush.
- Scrub internal and mitre external joints.
- Barge boards and fascias to be minimum 28mm finished thickness.
- Skirtings shall be 38 x 20mm rectangular section timber species to match timber flooring. Architraves (to tiled walls only) shall be 38 x 13mm rectangular section.
- H.11 Doors**
- External doors shall be 40mm thick with marine grade ply panels and waterproof glue.
- Glazed doors shall have 100 x 50 head and stiles, 150 x 50 mid rail and 200 x 50 bottom rail rebated for glazing.
- Unless otherwise shown all doors shall be 2040mm high x 820mm wide cored customwood. Note description of doors in door schedule.
- All double doors shall be rebated with an astragal mould at lap. Fit 2 barrel bolts to fixed leaf with brass floor ferrule.
- Internal doors U.O.S. to have fixed glazing panel from door head to ceiling.
- H.12 Door Frames**
- Hang doors to 150 x 50 rebated timber door frame. Fix at 600mm centres.
- H.13 Door Hardware**
- Fit furniture as scheduled. Allow the PC sum sheduled for door locks, levers, latches and handles.
- Fit 3 hinges to all solid-core doors, external doors and doors more than 2040 x 820mm in either direction.
- All door hardware unless otherwise shown shall be polished brass coated with a clear powdercoat.
- Folding doors shall be hung on sliding door tracks supplied by H.M. Cowdroy as recommended by the manufacturer. Each leaf shall be fixed to other leaf with piano hinges. Allow for timber fascia as required.
- External sliding doors shall be supported off brass track with recessed brass roller sheaves.
- H.14 Windows**
- Construction of windows is to be of 150 x 50 head and jamb stock. All sashes shall be out of 50mm material. Sills are to be tallow-wood.
- Double hung windows to be constructed with pulleys and counter-weight boxes. Sliding

windows shall be suspended by brass pulleys running on brass guiderails.

Fit brass sash lifts, sash fasteners, sliding window handles and catches and window winders of selected colour to all sashes as appropriate.

Glazing is to meet the requirements of the Building Code of Australia including the use of safety glass. Obscure glass to be fitted to all toilets, shower room and bathroom windows.

H.15 Eaves Lining

Line eaves including to gable ends, verandah and porch with 4.5mm fibrous cement sheets.

H.16 Cupboards and Vanities

Construct vanity fitments of 16mm moisture resistant melamine sheeted particleboard. Both sides of doors shall be faced with plastic laminate 0.8mm thick equal to Laminex vertical grade. Bench, splashback and integral basin tops shall be solid polyester equal to Marblo Galaxy of selected colour. Door handles to be 100mm black D-pulls by Hewi (Aust.) Pty Ltd.

Backs of all cupboards shall be 4mm melamine-faced particleboard.
Screw fix cupboards to studs and/or brick walls through horizontal fixing rail built into back of cupboard and laminate-faced.

Supply and fixing of kitchen cupboards including bulkheads shall be arranged by the owner. Allow for supply and fitting of sink, services and to co-ordinate installation of cupboards.

Laundry fittings shall be constructed as detailed including Robinhood ironing cupboard model 730T.

H.17 Timber Screens and Fencing

Screens shall be dressed western red cedar to match gable infills. Allow for additional horizontal mid-rail as shown. All nail and screw fixings to be galvanised.

Timber fencing shall be A-grade northern hardwood fences with 125 x 50 posts at 2400mm maximum centres set 600mm into ground, 75 x 50 rails, and palings fixed tightly. Finish panels with 75mm wide palings as required to avoid narrow board infill. Posts shall be dipped in creosote and soaked for 24 hours before placement. Rails shall be spliced a minimum of 150ram. Chamfer tops of posts and palings.

Corner posts shall be 100 x 100 set in concrete. Gate posts shall be steel RSS as shown on drawings.

SECTION I: ROOFER AND ROOF PLUMBER

I.01 Roofing Generally

Provide the new roofs of the buildings with a new fully weathertight and birdproof roofing system of the types shown or specified complete with all new accessories, trim and roof plumbing including flashings, guttering and downpipes.

I.02 Guarantees

Guarantee the roofs against faulty materials and workmanship for the periods set out below:

Zincalume Roof	: 20 years
Tiled Roof	:20 years

I.03 Metal Corrosion

Follow table 2 of AS 1562 as a guide to compatibility of metals.

Ensure that direct contact between incompatible metals does not occur.

Comply with the recommendation of AS 1562 that suitable extra protection be provided to metal surfaces in the presence of corrosive gases or vapours.

Avoid water run-off from copper to aluminium, zinc or galvanised steel.

I.04 Insulation and Sarking

Fix 75mm tontine polyester insulation below the tiled roof between ceiling joists or rafters to sloping ceilings. Insulate wall where sloping ceilings adjoin flat.

Sarking to all roofs except car ports shall be reflective foil faced building paper.

- I.05
- Tiled Roof

Cover the roof of the house with terra cotta roof tiles to match existing house, fixed in accordance with the manufacturer's recommendations.

Battens shall be F7 Oregon of size to suit roof frame spacing and at spacings as recommended by the manufacturer taking into account roof pitch and terrain category.

Set the tiles out to an even gauge with full tiles at top and bottom of roof. Avoid cutting tiles wherever possible.

Bed and point accessories including ridges, hips, verges and the like with mortar coloured to match tiles.

Provide 1% of roof including accessories as spares for future use.

I.06

Metal Deck Roof

Sheath the car port roofs and verandah with Lysaght Brownbuilt Industries 0.48mm thick Custom Orb profile "Zincalume" coated steel roof cladding prefinished with oven baked silicone polyester finish and laid in single lengths as shown on the drawings, in accordance with the manufacturer's instructions.

Fix sheeting to roof battens with standard self drilling fixing screws complete with metal and neoprene washers.

Flash the metal deck roofing to car port 2 with 0.66mm thick "Zincalume" coated steel flashing pieces. Finish to be as for main roof sheeting.

Extend apron flashings not less than 75mm up vertical surface and 150mm out over roof decking, notch and turn down over ribs and rivet and seal to roof. Where adjoining brickwork, provide overlappings of 1.6mm soft zinc dressed down over apron flashing minimum 75mm. Wedge overflashing and repoint recess in masonry.

I.07

Eaves Gutter

New eaves gutters shall be 125mm wide gutter in Zincalume supported on fixing clips at 900mm centres. Finish to be Colorbond. Pattern to match existing.

I.08

Downpipes

New downpipes shall be 100 x 75mm Colorbond Zincalume downpipes fixed to walls at 2m centres.

I.09

Roof Windows

Roof windows to dining, lounge and bedroom 1 shall be Velux 980 x 550mm GGLA model with internal venetian blinds. Operation of window and venetian to be by removable rod.

I.10

Skylight

Skylight to porch shall be clear Skydome Industries 1100 x 600 unvented to suit installation in a tiled roof.

SECTION J: HYDRAULICS

- J.01
- Generally

All plumbing and drainage shall be in accordance with the accompanying drawings, this specification and to the requirements of the Water Board, Gas Supply and other relevant authorities whose regulations form part of this specification.

The accompanying drawings are diagrammatic only.

Approval of all work shall be obtained before it is concealed, or covered. Approval certificates from the relevant authorities shall be submitted prior to issue of Certificate of Practical Completion.

J.02

Waste and Drainage Lines Generally

Provide and lay first quality P.V.C. pipes complete with all fittings and parts to form soil and waste lines as shown or required.

External pipes to have minimum 150ram sand fill prior to installation of consolidated earth backfill.

Drains passing under building shall be encased in 150mm concrete.

Drain pipes must not be taken through the footings of the building.

Trenches for drains where running parallel with the building must not be within 600mm of the

- footing where invert of pipe is below bottom of footing.
- Note position of W.B. main and allow for all procedures and consultations with Water Board that may be necessary and compliance with its requirements.
- J.03 Stormwater Drainage Lines**
Provide and lay approved P.V.C. pipes complete with all fittings and parts to form stormwater lines as shown or required.
- Provide and lay upbend with C.I grate fitted to collar. Finish downpipe free (not cemented) above grate.
- Allow for all stormwater to be directed to street gutter to the approval of the local Council. Include for detention storage where this is required by Council.
- J.04 Sanitary Plumbing**
All piping shall be concealed where practicable and shall not show on external walls without the approval of the architect. Internal waste lines, traps and water lines where exposed to view at connection to sanitary fittings shall be chrome plate brass piping.
Piping within the building shall be securely fastened in such a way as to allow for longitudinal movement and clips shall be insulated and be kept clear of the structure to prevent water noises or vibration or water hammer.
Floor wastes shall be circular, slotted pattern chrome plated brass fittings.
Off-set vent pipes where necessary to avoid floor or roof structure and project through roof well clear of flashings, valleys and the like.
- J.05 Control Valves**
Provide control valves to isolate each branch line, equipment and w.c. cisterns.
- J.06 Cold Water**
The water service shall be extended to the fixtures in copper piping and capillary fittings in accordance with S.A.A. Code B 158 Table II and in accordance with the instructions of the manufacturer.
- Generally the service shall be graduated to give the final branch line to cocks as follows:
- | | |
|-----------------|---------------------|
| Basins, toilets | 12mm O.D. x 1.25ram |
| Other equipment | 20ram O.D. x 1.60mm |
- J.07 Stand Pipes and Hose Cocks**
Provide two stand pipes externally to front and rear yards in 20mm O.D. copper pipe securely fixed to brickwork complete with brass hose cocks.
- J.08 Fittings**
Fittings generally shall be new unless shown otherwise and as follows (colour - white):
- | | |
|--------------|-------------------------------------|
| Bath | Caroma Caravelle 1675 |
| W.C. | Caroma Sovereign with contour seat |
| Vanity | see carpenter |
| Basin | Caroma Elfin |
| Laundry tub | Clark 45 litre Compact with cabinet |
| Kitchen sink | see drawings |
- J.09 Hot Water**
Connect hot water from hot water system to all points. New hot water heater shall be Rheem external gas model 170 litre capacity installed in accordance with Rheem. installation instructions AS 3500.4, AGA Code AG 601 and the requirements of local authorities. Position shown on drawings is indicative only and must be checked with authorities before installation is carried out.
Piping shall be equal to 'Kembla Prelag' insulated piping, completely concealed. A stop-cock shall be fitted to the outlet side of the water heater. Lines shall be set out and installed and supported so that there are no noises due to pipe expansion, vibrations or water hammer. Main lines shall be 16mm broken down to appropriate sizes at branches.
- J.10 Taps**
Allow for new fittings throughout in Donson "Lady Pamela" range. Include for semi-circular spout to vanity, pillar cocks to wall basin, 200mm swivel spout to kitchen, all-directional segmented arm shower rose and associated recessed cocks. Colour to be white unless otherwise instructed.
- J.11 Gas Service**
Allow to inspect the existing gas service and replace as necessary to bring it up to gas supply authority approval standard. Allow for extending it to the new house and connections to new equipment.

Gas stove to be supplied by the owner.

J.12 Allow for installation of two gas heater outlets with bayonet connection fittings.
Strata Sub-Division Requirements
See Clause A.19. Hydraulics work shall be priced and submitted in two forms as noted.

(a) for strata title

(b) for Torrens title where separate connections from both houses to all supply mains will be required including extension of W.B. main into adjoining allotment.

J.13 **Sub-Soil Drains**

Supply and lay 90mm diameter slotted agricultural drains in filter fabric socking to all retaining walls and landscape dwarf walls, Connect to stormwater drainage system.

SECTION K: ELECTRICIAN

K.01 **Generally**

The whole of the electrical installation shall be carried out in accordance with the requirements of the current S.A.A. wiring codes and the Supply Authorities and the Fire Underwriters Association of N.S.W.

The work shall be performed by an authorised Electrical Contractor and shall include the supply, installation, testing and commissioning of all electrical services.

The Electrical Contractor shall ascertain the requirements regarding the connection of supply to the new installation and shall forward all notices, arrange for all inspections and pay all fees or deposits.

K.02 **Consumer Mains**

Check whether any amendments are required to the existing consumer's mains so they are to the standard required. Allow for new service pole and reticulation of new supply to the new house in underground piping to the requirements of the supply authority.

K.03 **Distribution Boards**

Carry out amendments to the distribution board and metering as may be required to complete the installation and to obtain approval of the supply authority.

Allow for new galvanised supply/meter box fixed and semi-recessed into outside skin. Flash as necessary.

All switches and circuits shall be clearly marked and fitted with circuit-breaker switches. Provide earth leakage protection to all circuits as required by AS 3000 with the exception of a separate circuit provided for a GPO to refrigerator/freezer.

K.04 **Wiring**

All work shall be carried out in multi strand P.V.C. encased copper cable and conduits chased into brickwork or set into concrete where necessary.
Wiring shall be concealed.

Any wiring encased in concrete or brickwork shall be enclosed in P.V.C. conduits.

The entire installation shall be balanced to the satisfaction of the Supply Authority.

K.05 **Setting Out**

The drawings show the general layout schematically. Set out each item of equipment in its optimum location for efficiency and appearance and obtain the Architect's approval before installation.

K.06 **Power Outlets and Switches**

Face plates to all power and light switches shall be of a colour as selected.

Power points generally shall be 3 pin type with standard plate.
Power outlets generally shall be mounted 200mm above skirting except over benches.

Power outlets shall be 10 amp. rating and of double configuration.

Allow for connecting 22 power points as shown on the drawings.

K.07 Light Points

Switches to light points shall be standard pattern of selected colour.

Final position of light points and switches shall be discussed with the Architect before set out is finalised.

Allow for taking delivery and fixing of 13 ceiling light fittings and 8 wall lights as shown on the drawings. Light fittings shall be supplied by the owner.

Allow for 4 dimmer switches and 3 2-way switch circuits including one externally.

K.08 Equipment

Allow for taking delivery of, installing, connecting and testing of the equipment shown on the drawings or specified elsewhere. All equipment not specified shall be supplied by the owner.

K.09 Telephone Wiring for Telecom

The Electrical Contractor shall provide and install Telecom internal wiring to the three phone positions as shown. Wiring shall be in accordance with Telecom standards and specifications and shall be approved by Telecom before the final certificate is issued.

K.10 Television Antenna

Allow for supply and installation of a television antenna and galvanised support frame. Location to be as directed on site.

To two positions indicated run co-axial cable and install T.V. outlet plates.

K.11 Exhaust Fans

Allow for connection of exhaust fans specified in Mechanical Services section.

K.12 Audio Wiring

The owner will arrange for the house to be pre-wired for audio outlets at the appropriate time. The contractor shall inform the owner when the wall and roof framing is ready and co-operate with the specialist sub-contractor.

K.13 Sink Disposal Unit

Allow the PC sum in the schedule for supply of sink disposal unit. Allow to install.

SECTION L: MECHANICAL SERVICES

L.01 Exhaust Ducts

Mechanical services shall include installation of ducting within cupboard bulkheads from kitchen exhaust hood and laundry clothes drier to external wall outlets.

L.02 Exhaust Fans

Allow for supply and installation of wall mounted exhaust fan to laundry and ceiling mounted fan to WC. WC fan ducting to be carried through roof space and discharged above roof with 125mm diameter colorbond outlet including cawling and flashing.

Outlet positions are to be in accordance with pertinent regulations.

L.03 Air Conditioning

Install wall mounted air conditioning unit, to be supplied by owner, in position shown on the drawing. Allow for electrical supply on individual circuit.

SECTION M: PLASTERER & PLASTERBOARD FIXER

- M.01 Cement Render**
Where noted in the Schedule of Finishes or indicated on the drawings, provide 13mm thick cement render with a mix of one part cement to four parts sand (by volume).
Apply render in one coat, finish off with a wood float and bring to a smooth even texture with a rubber sponge.
Continue render behind areas to receive wall tiling, tile splashbacks and tile skirtings.
Cement render to external wall surfaces shall be A.B.S. for internal cement render with addition of an approved waterproofing agent in the proportions recommended by the manufacturer.
- M.02 Hardwall Plaster**
Hardwall plaster shall be an approved brand of gypsum hard finish plaster used pure with the addition of water only and not more than 10% of lime (equivalent is approximately 1 part lime putty to 4 parts of plaster, by volume).
The surfaces nominated are to be rendered with hardwall plaster in two coat work consisting of 13mm thickness of cement render, as before specified, with the surface scratched prior to finishing with a 3mm coat of gypsum hardwall plaster, well trowelled into base coat and finished with a smooth even dense surface free from all blemishes.
- M.03 Plasterboard**
Plasterboard work shall be as detailed on the drawings, fixed and finished in accordance with the manufacturer's recommendations and includes the following:
(a) Ceilings Generally
Plasterboard sheet (13mm thick) fixed to timber ceiling joists in accordance with manufacturer's recommendations.
Ceilings to bathrooms, showers, laundries and kitchens where scheduled to be plasterboard shall be moisture resistant.
(b) Walls Generally
Plasterboard sheet (13mm thick) fixed to timber studs. Reinforce external corners with steel setting angle insert.
Where fixings are specified to framed plasterboard walls such as cupboards, shelves, basins laundry fittings, light fittings etc. reinforce stud with 75 x 50mm thick timber blocking bolted to studs to give a stable structure. Ensure that fixings embed well into this timber.
(c) Manholes
Provide 400 x 450 access manholes to all roof spaces; and ceiling spaces containing plumbing or other services requiring access. Trim openings with setting bead so that manhole cover sets flush with ceiling with a fine jointline.
- M.04 Villaboard**
Timber framed walls to toilet/bathroom areas and laundry shall be sheeted in 6mm Villaboard sheeting with recessed edge, joints taped and set as for plasterboard. Fix in accordance with manufacturer's recommendations.
- M.05 Edge and Angle Treatments**
Finish salient angles in cement render with pencil rounded arris. Stopped edges of render shall be finished square including against abutting surfaces and materials and finished with galvanised steel stop bead "Exangle" R13.
Salient angles in plasterboard sheets and hardwall plaster shall be reinforced with galvanised steel beads fixed as directed by manufacturer "Exangle" P02. Stopped edges of plasterboard shall be finished square and finished with galvanised steel stop bead "Exangle" P13. Tape and set all internal angles in plasterboard sheet as recommended by manufacturer.
- M.06 Cornices**
Cornices to all ceilings shall be 13mm x 13mm shadow recess immediately below ceiling line.
- M.07 Joining Up**
Provide V-joints where render/plaster is taken over differing sub-surfaces or when new work abuts existing. V-joint shall be formed with a proprietary metal insert.
- M.08 Architraves**
Form architraves adjacent to door jambs with 13 x 13mm shadow recess.

SECTION N: PAVER & TILER

- N.01 Guarantees**
Obtain from the firms carrying out the work and/or supplying the goods, guarantees against defective materials and workmanship of the finishes specified in this section for a period of two (2) years from the date of Practical Completion, unless otherwise specified, in default of which the Contractor shall himself provide the guarantee.
- N.02 Falls and Levels**
Grade all paving to even and correct falls, where required (eg to floor wastes). Unless otherwise specified, maintain finished floor levels without step or break at changes of floor finish. Where new floor outlets are shown either to internal or external surfaces, this automatically indicates new paving or topping is required.

- N.03

Cleaning

Clean all finishes thoroughly on completion. Follow manufacturer's recommendations where applicable, otherwise generally use whatever method is appropriate to the case, subject to the approval of the Architect.
- N.04

Surface Preparation

Suitably prepare background or sub-base surfaces to receive finishes specified. Remove all material likely to reduce adhesion of the finish.
- N.05

Ceramic Floor Tiles

Allow the P.C. sum stated in the schedule for supply only of 200 x 200mm floor tiles.
Prior to fixing floor tiles to shower rooms, bathrooms, laundry and w.c.'s flash wall/floor junctions with P.V.C. flashing strip and form fibre-glass tray in shower recesses. Ensure fibre-glass tray is turned down and sealed into floor waste.
- N.06

Ceramic Wall Tiles

Allow the P.C. sum stated in the schedule for supply only of 200 x 200mm wall tiles. Tiles shall be fixed to walls as shown on drawings.
Adhesives shall be appropriate to the tile and conditions of use.
Grout joints, after adhesive has fully set, with white waterproof grouting material. Joint against bench tops, vanities etc., shall be sealed with white silicone.
- N.07

Weather Bars and Separation Bars

Provide weather bars to floors under all external doors, and to windows with sills at floor level. Provide separation bars where floor tile finish adjoins other finishes. Unless otherwise shown bars shall be 38 x 38 x 4.5mm brass angles. Position under centre of closed door unless otherwise specified or shown. Fix to sub-base so that top edge is 10mm above finished floor to external doors and flush with floor finish externally.
- N.08

Driveway Paving and Drain

Driveways shall be poured with red crushed terracotta chips laid in two layers each 20mm thick, the first including a bituminous binding emulsion. Chips shall be laid over road-base. Backfill shall be compacted to 98% Modified Compaction prior to laying of 100mm thick roadbase sub-course, compacted and brought to optimum water content.
Submit sample range of gravel for approval.
Form drainage channel where shown with concrete channel and traffic grade grating set flush with paving surface.
Lay hardwood sleepers adjacent to driveway as shown on Civil Engineering drawings.
- N.09

Stone Paving

Stone shall be 50mm minimum thickness diamond sawn sandstone from Somersby - very light banded brown in colour. Submit representative samples for approval.
Lay on concrete sub-base in squared pattern with butt joints pointed in matching mortar. Keep mortar 6mm below surface level of stone.
Exposed edge of stones to be rock-faced.

SECTION O: GLAZIER

- O.01

Standards

The following standards and codes in addition to the BCA shall apply.
AS 1170 Part 2 - SAA Loading - Wind Forces
AS 1288 Installation of Glass in Buildings
AS 2208 Safety Glazing Materials for Use in Buildings
- O.02

Materials Generally

All glass used throughout shall be of the best quality of its respective kind, of Australian manufacture, free from waves, air bubbles, blemishes, flaws of any description and to the full weight and thickness specified.
- O.03

Safety Glass

Toughened safety glass shall conform to Australian Standard AS 2208 or subsequent appropriate Australian Standard. No processing of toughened glass shall be carried out after manufacture.
Toughened glass to be from an approved manufacturer and shall have brand name and nominal thickness permanently marked.
Laminated glass shall be laminated in accordance with AS R1 or subsequent appropriate standard.
Laminated glass shall be from an approved manufacturer and shall have brand names and nominal thickness permanently marked.
- O.04

Panel Size and Thickness

Glazing to aluminium framed screens and doors shall be as later specified herein. Internal glazing u.n.o. shall be 6mm thick.
All other glazing, unless superseded by the drawings of this specification, shall conform to the following table (based on table A1 of AS 1288).

Area of pane (m2)	Thickness (mm)
Up to 0.8	3
0.8 - 1.5	4
1.5 - 2.2	5
2.2 - 3.1	6

	3.1-4.7	8
	4.7 - 6.2	10
	6.2-8.0	12
	8.0 -10.7	15
O.05	Glazing with Safety Glass	
	Provide laminated or toughened safety glass to all shower screens, sliding doors and sidelights, entry doors and sidelights, all windows commencing at skirting or floor level and where indicated on the windows or required by the B.C.A. and as mentioned in AS 1288.	
O.06	Mirrors	
	Mirrors shall be 6.0mm polished float glass backed with water resistant lead foil copper plating and with edges polished.	
	Mount mirrors on timber wall battens with screw fixings finished with C.P. buttons.	
	Mirrors to be full length of vanity, from 100mm above vanity to a height of 1800mm	
O.07	Guarantees	
	Guarantee the whole of the glazing for a period of five years from the date of practical completion of the works against leaks, failure, deterioration due to weathering, defective waterproofing and defects due to faulty design, poor workmanship or faulty materials.	
O.08	On Completion	
	Immediately before handing over, clean and polish all glass, replace any damaged or broken glass, and leave the whole of the work in good condition. During the progress of the works, keep the glass clean by prompt removal of foreign matter, particularly cement products.	
	Glass cleaning agent shall be clean water with or without detergents added to the water in small quantities or an approved glass cleaning agent. Agents such as paraffin (kerosene), acid or abrasive cleaners or Bon Ami which contains felspar are not to be used for glass cleaning. Hard objects which may result in cuts, scratches or marks on the surface of the glass should not be used for removing cement, paint or labels.	

SECTION P: PAINTER

P.01	Scope	
	Unless otherwise noted, all surfaces and elements except roof sheeting and pre-finished items shall be painted or clear finished.	
P.02	Guarantee	
	Guarantee the entire paint system against faulty materials and workmanship for a period of two years.	
P.03	Samples	
	Allow for applying a test colour patch of each colour over the appropriate undercoats and for obtaining the Architect's approval before proceeding. Do not purchase bulk supplies of any paints before this approval has been received.	
P.04	Inspection of Works	
	All surfaces shall be subject to inspection and approval at the following stages:	
	(a) when all surfaces have been cleaned and prepared for painting.	
	(b) before proceeding with the application of any undercoat or subsequent coat.	
	Any surface deemed unsatisfactory shall be recoated by the Contractor at no contract variation.	
P.05	Paint Record	
	Complete and return to the Architect on completion a record stating paint manufacturer, date of application and a list of all paint colours used.	
P.06	Materials Generally	
	All materials shall be Pascol brought onto site in sealed containers, branded with manufacturer's name and type of contents.	
	Manufacturer's published instructions for the use of each material shall be strictly followed.	
P.07	Standards	
	Materials and workmanship shall comply with the relevant sections of the following standards: AS 1263, 2310, 2311, 2312 and 1627.	
P.08	Solvents, Vehicles, Bases etc.	
	Solvents, vehicles, bases, etc. shall conform where applicable to the relevant Australian Standards. Additives, including thinners, shall be only of the kind and quantity recommended by the manufacturer for the coating to be used.	
P.09	Primers, Sealers and Undercoats	
	Primers, sealers and undercoats shall be compatible with the finish coat and with each other. All coatings in any one system shall be from the same manufacturer. Each shall be of a different tint if so required for identification.	
	Unless otherwise specified:	
	Metal primer shall be a lead-free anti-corrosive pigmented primer.	
	Zinc-rich metal pdmer shall be a zinc dust pigmented anti-corrosive primer.	

Metal etch primer shall be formulated to promote adhesion with galvanised surfaces.
Wood primer for opaque finishes shall be a lead-free pigmented oil-based primer.
Sealer shall be suitable for sealing alkali-containing concrete and masonry surfaces, and shall consist of an alkali-resistant solvent-thinned vehicle and non-toxic pigments.
Tint undercoats to match finishing coats.

P.10 Opaque Finishes

Enamel and enamelled paint shall be alkyd resin, solvent-thinned, opaque and suitably pigmented unless otherwise specified.

P.11 Workmanship

Workmanship shall be by competent tradesmen to first class standard and in accordance with this Specification.

Before starting to paint in any section of the building, clean it down thoroughly and protect it against dust. Use dust sheets and drop sheets wherever necessary to protect finished work and any surfaces or fixtures liable to damage from painter's work. Carefully mask adjacent surfaces when painting.

Remove paint spots and splashes from adjacent surfaces immediately and restore any surfaces damaged thereby. Rectify any improper or defective workmanship without additional charge.

Brush on all paint thoroughly and lay off so that no brush marks show on the finished face. Allow each coat to dry for at least 24 hours and then putty up all nail holes, etc., and rub down with glass paper before the next coat is applied. Do not apply external paint during or immediately after wet or very windy weather.

Paint rollers shall not be used to apply priming coats, but may be used for sealers and subsequent coats of paint. Paint rollers will not be allowed for application of paint to woodwork or metalwork. Rolana, Super Nap and Long nap type rollers shall not be used without the prior approval of the Architect. Spray painting on site will not be allowed.

Remove door furniture, switch plates, light fittings, etc., before painting and replace on completion.

Final coat shall be free of brush marks, dust, or other blemishes, otherwise recoat without extra cost.

Cutting in between different colours shall be done neatly and in straight lines.

The coatings systems generally are to be taken as a guide only. Where good trade practice or necessary coverage may require further coating this shall be allowed for and carried out. Adherence to the systems noted in this specification will not ensure acceptance of applications not giving satisfactory coverage.

P.12 Surface Preparation

Prepare surfaces as indicated below:

(a) Masonry

Remove dust, loose surface layers and particles by rubbing over with hardwood timber block.

Do not coat uncured cement or plaster surfaces. Treat efflorescence if present.

(b) Timber Work

Stop knots and punch holes. Fill cracks, open joints and holes after application of the prime coat with linseed oil putty of matching colour where necessary.

The receiving surface shall be clean, dry and free of any dirt, dust, grease, sap or other contaminants.

Dressed surfaces shall be lightly sanded in direction of grain with fine sand paper. Shoppriming shall be restored where necessary including to cut ends or other wrought areas.

(c) Metalwork (Galvanised)

Thoroughly degrease with mineral turpentine. Remove turpentine with clean dry rag.

(d) Wallboard/Fibre-cement

Sand smooth, remove all dust and contaminants. Ensure surface is completely dry.

Shop priming to metal where damaged shall be removed back to base metal, filler applied where necessary and sanded flush and a new prime coat applied.

P.13 Construction Priming

Re-assembled units such as windows shall be shop-primed so that all surfaces which are not accessible after construction have received a coating.

Similarly all carpentry and joinery elements exposed to the weather and not accessible after construction shall be primed after all cutting, planing etc. has been completed and prior to the element being fixed. This includes faces of timber and ends where these are placed in contact or jointed with other elements.

P.14 Coatings

Apply the following paints or coatings to the surfaces mentioned.

(a) External Masonry

100% Acrylic gloss of selected colour, 250 u.m. dry thickness to walls generally using a minimum of two coats.

(b) External Timber

1 coat pink primer

- 1 coat All Purpose Undercoat (alkyd based)
- 1 coat Full gloss Enamel
- (c) External Metalwork
 - Existing surfaces: spot prime rust areas with "Stop Rust" metal primer. Allow overnight drying.
 - New galvanised surfaces: prime with "Galvaprime" acrylic primer.
- All surfaces:
 - 1 coat All Purpose Undercoat
 - 1 coat Full Gloss Enamel
- (d) Internal Masonry Surfaces
 - 1 coat acrylic sealer
 - 2 coats semi-gloss acrylic
- (e) Internal Timber
 - 2 coats All Purpose Undercoat
 - 1 coat Full Gloss Enamel
 - Clear Finished Timber: 2 coats Estapol semi-gloss
- (f) Internal Metalwork
 - Galvanised: 1 coat "Galvaprime" acrylic primer
 - Ungalvanised: 1 coat "Stop Rust" metal primer
 - All surfaces: 1 coat All Purpose Undercoat (+ primer)
 - 1 coat Full Gloss Enamel
- (g) Internal Plasterboard and Villaboard,
 - All surfaces: 1 coat acrylic sealer
 - Ceilings: 2 coats acrylic flat (+ sealer)
 - Walls: 2 coats semi-gloss acrylic (+ sealer)
 - To ceilings and walls of bathrooms, laundries and kitchens substitute:
 - All surfaces: 1 coat "Dusseal" solvent based sealant
 - Ceilings: 2 coats flat enamel (+ sealer)
 - Walls: 1 coat All Purpose Undercoat
 - 1 coat semi gloss enamel (+ sealer)
- P.15 On Completion**
 - Body in and touch up any blemishes as necessary, ensure that all finished surfaces are free of paint splashes and clear away all containers and other rubbish. Leave the whole perfect.

Document Control

Job No: 213162

Principal Author: Howard Moutrie	Issue.	Revision	Date
	-	original	16-03-2013

report

Statement of Compliance
Access For People With A
Disability

Sandcastles Childcare
Mona Vale

Accessible Building Solutions
124 Upper Washington Drive
Bonnet Bay NSW 2226

P 9528 0276
F 9528 0896
E hmoutrie@optusnet.com.au

Accredited Access Consultant
Howard Moutrie ACAA No 177

Report

Report Type: Statement of Compliance – BCA Access Provisions
Development: 32-36 Vineyard St Mona Vale

Introduction:
This report has been prepared to accompany a Construction Certificate Application and has been based on the following drawings prepared by Robert Ferguson Architects:

A1001 i	Site Plan
A 2001 h	Existing Plan
A 2002 j	Proposed Plan
A 3001 h	Elevations
A 3002 h	Elevations & Sections

The report is not to be used for any other purpose than its original intention.

Assessment:
Assessment Criteria
This assessment has been undertaken to the extent necessary to issue a construction certificate under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve the requirements where insufficient detail is available.

- Compliance is required with the following:
- The access provisions of the BCA
 - The Access To Premises Standard
 - The Council's DCP relating to Access for People with a Disability.
 - AS 1428 suite of Standards
 - AS 2890.6 for car parking

Assessment
The work comprises alterations to an existing building. The new work must comply with the provisions of the BCA and in addition, the Access To Premises Standard requires that an accessible path be provided from the main pedestrian entry to the new work.

The building is Class 9b under the BCA.

The following tables assess compliance with the relevant parts of the BCA and Standards

BCA & The Premises Standard Compliance

D3 Access & Egress	
Requirement	Class 9b Schools and early childhood centres To all areas normally used by the occupants
Compliance	Yes
Comment	Applies to areas of new work only
Requirement	Required external access must be provided from (i) The main pedestrian entry points at the allotment boundary (ii) from any other accessible building connected by a pedestrian link (iii) accessible carparking space
Compliance	N/A
Comment	As this building is existing, access is only required from the pedestrian entry of the building.
Requirement	In a building required to be accessible an entry must be: (i) Through the principal entry (ii) Not less than 50% of all pedestrian entries (iii) In a building >500sqm a non accessible entry must be <50m from an accessible entrance (iv) If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances
Compliance	Yes
Comment	Ensure active leaf of new entry door provides an 850 clear opening
Requirement	Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are >3 doors
Compliance	N/A
Comment	
Requirement	Where a doorway has multiple door leaves, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm
Compliance	Yes
Comment	Ensure active leaf of new entry door provides an 850 clear opening
Requirement	In areas required to be accessible: (i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1 (ii) Every lift must comply with E3.6 (iii) Passing bays must be provided at max 20m intervals (iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage (v) Carpet pile height shall comply with Clause D3.3 g & h
Compliance	Yes
Comment	

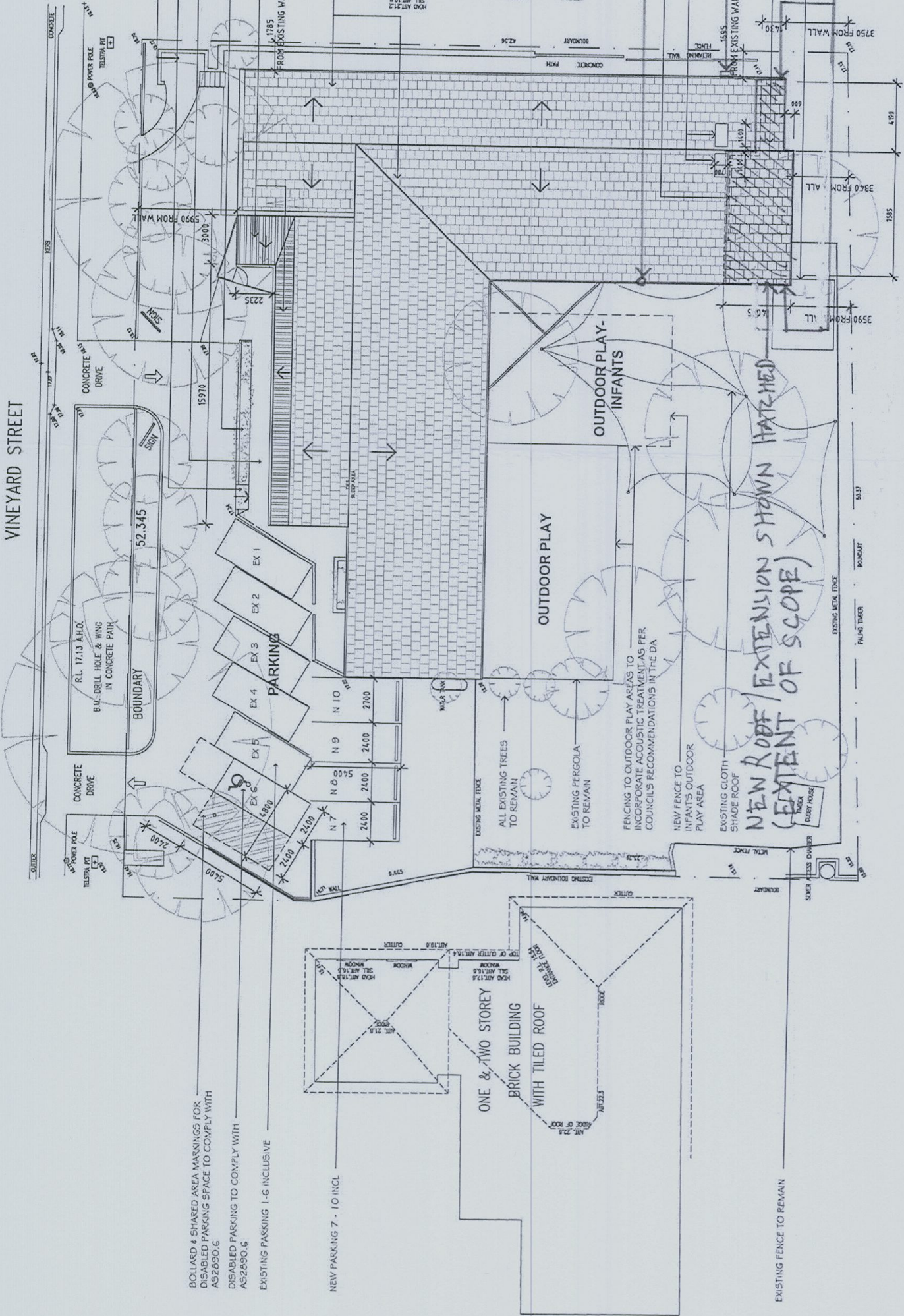
Requirement	It is not necessary to provide access to a. An area which would be inappropriate because of its particular use b. An area that would pose a health or safety risk for people with a disability c. a path of travel to a space exempted in (a) or (b).
Compliance Comment	N/A
Requirement	Class 6 & 9b Carparking a. up to 1000 spaces 1 per 50 b. in excess of 1000 1 per 100
Compliance Comment	Yes 1 new accessible parking space provided
Requirement	Every building required to be accessible shall provide Braille and tactile signage to identify sanitary facilities, a space with hearing augmentation, where an entry is not accessible the location of the nearest accessible facility.
Compliance Comment	Yes Applies to new toilets. It is recommended that signage be compliant on existing toilets.
Requirement	Signage must be provided within a room with hearing augmentation identifying: i. the type of hearing augmentation ii. the area covered within the room iii. if receivers are being used and where they are obtained
Compliance Comment	N/A
Requirement	For sanitary facilities signage must: • identify the handing • identify on the door, if a facility is ambulant accessible • identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located
Compliance Comment	Applies to new toilets. It is recommended that signage be compliant on existing toilets.
Requirement	Hearing augmentation must be provided in a 9b building a judicial room, an auditorium, a ticket booth, reception counter etc which is screened
Compliance Comment	N/A
Requirement	Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp
Compliance Comment	N/A
Requirement	Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.
Compliance Comment	N/A

Requirement	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1
Compliance	Yes
Comment	New glazing to comply.
Requirement	On an accessway: a. A series of connected ramps must not have a combined vertical rise of > 3.6m b. A landing for a step ramp must not overlap a landing for another ramp or step ramp
Compliance	N/A
Comment	
Requirement	In areas required to be accessible, the following are to be considered: - Width of access ways min 1m clear, and be increased for door circulation, turning areas and passing areas as required by AS 1428.1 - Doors shall provide a clear opening of 850mm - Doors to provide circulation space, hardware and luminance contrast as required by AS 1428.1 - Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 - In sole occupancy units the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner. - Fire isolated stairs to have contrasting nosing strips to AS 1428.1
Compliance	Yes
Comment	All new doors to provide 850 clear opening.

F2 Sanitary Facilities	
Requirement	A unisex accessible toilet must be provided on a storey required to be accessible, and • Where there is more than 1 bank of M+F toilets, at 50% of those banks of toilets • where there is more than 1 toilet in addition to an accessible toilet, a toilet suitable for a person with ambulant disabilities must be provided, and • Where male and female facilities are provided at separate locations the accessible facility need only be provided at one of the locations. • Be accessible without crossing an area reserved for one sex only • Provide even distribution of left and right hand facilities where more than 1 facility is provided
Compliance	Yes
Comment	Existing
Requirement	An accessible sanitary compartment must contain: • A closet pan & backrest • A basin • A shelf or bench • A means of disposal of sanitary towels.
Compliance	N/A
Comment	
Requirement	Layout to comply with AS 1428.1
Compliance	N/A
Comment	
Requirement	Class 5,6,7, 8 & 9 (except ward area of 9a) • At least 1 on every storey containing sanitary compartments • Where a storey has more than 1 bank of compartments at not less than 50% of those banks • Where showers are reqd by F2.3 then 1/10 to be accessible
Compliance	Yes
Comment	

Statement of Compliance
On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA.


Howard Moutrie
ACAA Accredited Access Consultant No 177



CLIENT		PROJECT		DRAWING TITLE	
SANDCASTLES CHILDCARE CENTRES		32 - 36 VINEYARD STREET MONA VALE		STORMWATER DRAINAGE	
it m d e s i g n consulting hydraulic engineers unit 6 / 3 apollo st, warriewood nsw 2102 po box 1438 mona vale nsw 1660 tel (02) 9997 1566 fax (02) 9997 3266 email: markus@itmdesign.com.au		ARCHITECT r f a ROBER FERGUSON ARCHITECTS		SCALE NTS	
A		ISSUED FOR APPROVAL (CDA)		JOB NO 12 / 225	
REV		DESCRIPTION		DISCIPLINE HYD	
		DATE		DRAWING NO H-CDA-00	
				REVISION A	

REFER TO CIVIL ENGINEERING DRAWINGS BY OTHERS FOR ALL DRAINAGE DETAILS.

ALL TIMBER FRAMING & BRACING
MUST COMPLY WITH AS1684-1999
NATIONAL TIMBER FRAMING CODE

MEMBERS SCHEDULE:

///
DENOTES 3N12 TRIMMER
BARS x 2000 Lg TO ALL
RE-ENTRANT CORNERS

Scale: 1:100 @ A1, 1:200 @ A3

PROVIDE SL82 MESH TOP THROUGHOUT U.N.O.

THE FOOTINGS HAVE BEEN DESIGNED BASED ON THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT,
REPORT NO., DATED 2012, BY PTY LTD.

PAD AND STRIP FOOTINGS ON EXTREMELY TO MODERATELY WEATHERED ROCK WITH MINIMUM BEARING CAPACITY OF 600 KPa

ALL EXCAVATED PADS AND TRENCHES MUST BE INSPECTED AND ALLOWABLE BEARING PRESSURES MUST BE CONFIRMED IN WRITING BY GEOTECHNICAL ENGINEERS (.....)

No	DATE	AMENDMENT
1	15-05-2013	ISSUED FOR CC

OPTIMA
CONSULTING ENGINEERS
Consulting Structural & Civil Engineers • Project Management

Level 1, Suite 13/10 Crown Street
Wollongong NSW 2500
Australia
Wollongong NSW 2521
Tel: 02 4228 4367
Fax: 02 4228 4367
Email: info@optimaengineers.com.au
Web: www.optimaengineers.com.au

PROJECT: SANDCASTLES MONA VALE

DRAWING: S.02 - GROUND FLOOR F
AND SLAB PLANS

SITE: 32-36 VINEYARD ST. MONA VALE

SCALE: 1:100@A1, 1:200@A3

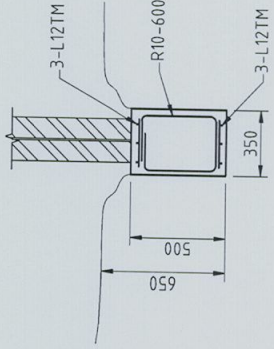
DATE : MAY 2013

DRAWN: S.E.

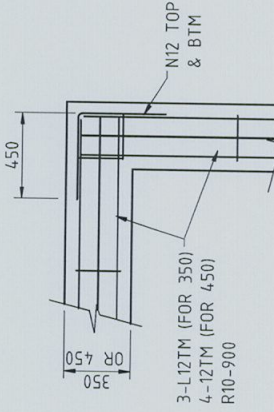
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THIS

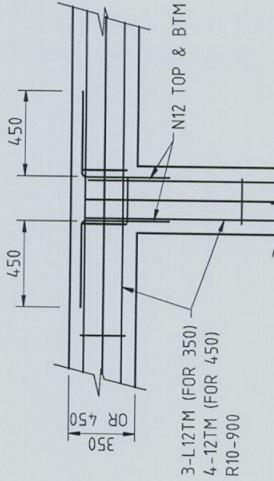
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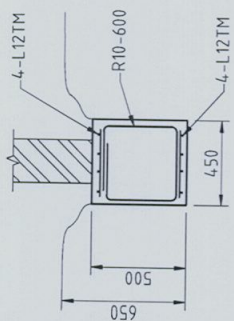
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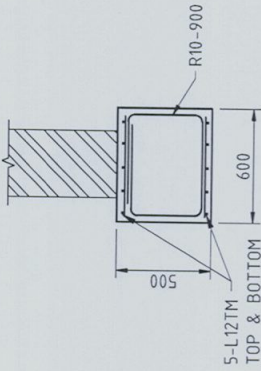
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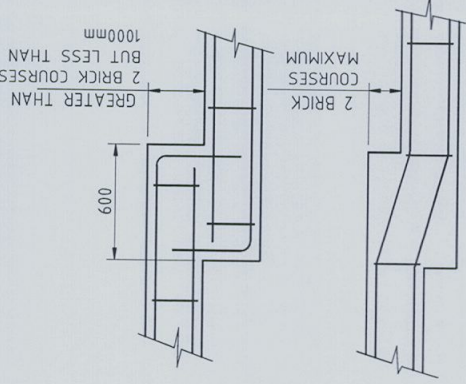
TYPICAL INTERSECTION DETAIL
SCALE 1:20



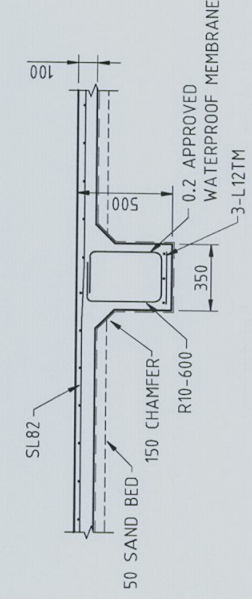
TYPICAL STRIP FOOTING - SF2
SCALE 1:20



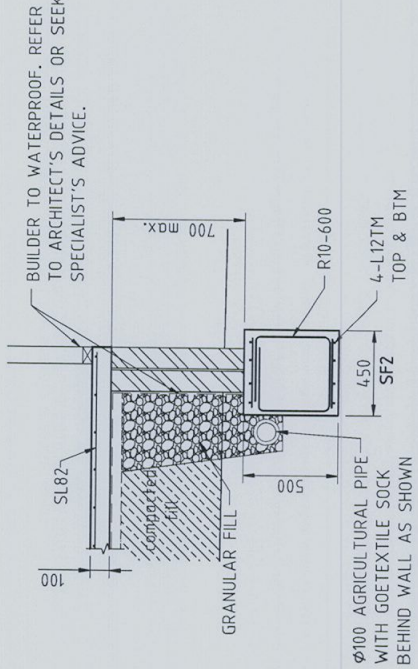
TYPICAL STRIP FOOTING - SF3
SCALE 1:20



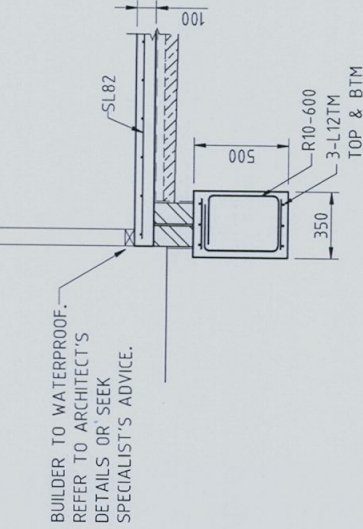
TYP. STEPPING DETAIL
SCALE 1:20



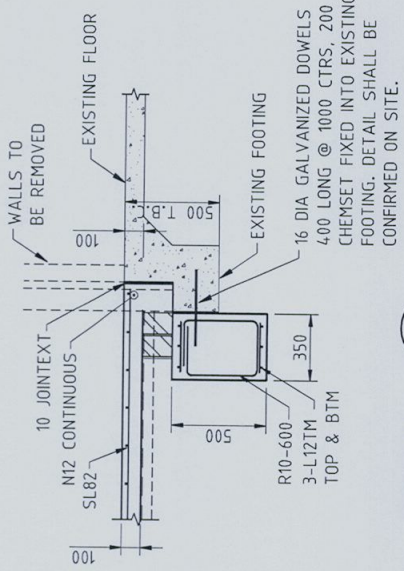
SECTION 2
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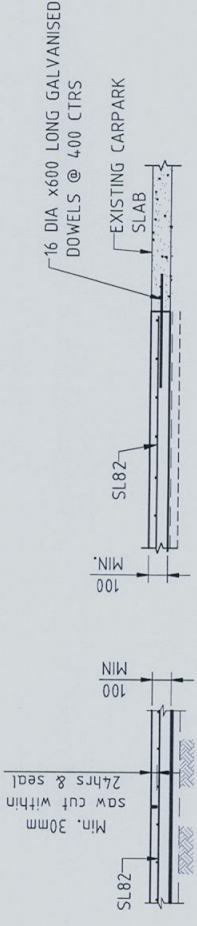
SECTION 4
SCALE 1:20



SECTION 5
SCALE 1:20



SECTION 6
SCALE 1:20



S.C. - SAW CUT
SCALE 1:20

TYPICAL SLAB JOINT DETAIL
SCALE 1:20

CARPARK PAVEMENT DETAILS

ESSENTIAL CERTIFIERS LIVERPOOL
Structural Details C.O. No: **B1056**
WARNING: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

TE			CLIENT: SANDCASTLES CHILDCARE CENTRE		PROJECT: SANDCASTLES MONA VALE		DRAWING: S.03 - GROUND FLOOR FOOTING AND SLAB PLANS		SCALE: 1:100@A1, 1:200@A3		03 SHEET 04	
1. THESE CONDITIONS, INCLUDING TOLERANCES, APPLY TO THE CONSTRUCTION OF ANY WORKS. 2. NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS. FOR ALL DIMENSIONS AND LEVELS REFER TO ARCHITECTURAL DRAWINGS. 3. CHECK DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM AND/OR POURING CONCRETE. 4. ONLY LATEST REVISION OF THE DRAWINGS ISSUED FOR CONSTRUCTION.			Email: info@optima.com.au Phone: 02 4228 6851 Fax: 02 4228 6851		Level 1, Suite 10/110 Ocean Street Wahroonga NSW 2200 PO Box 21 Wahroonga NSW 2200		DATE: MAY 2013		DRAWN: S.E.		CHECKED: J.M.	
No			DATE		AMENDMENT		DWG. No: OCE12049/S03/CC/1		DWG. No: OCE12049/S03/CC/1		DWG. No: OCE12049/S03/CC/1	
1			15-05-2013		ISSUED FOR CC							

Sandcastles Childcare

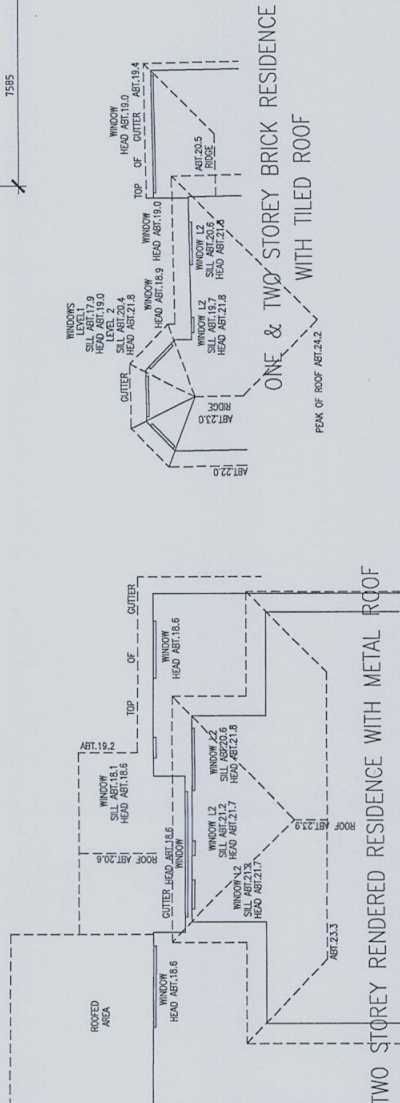
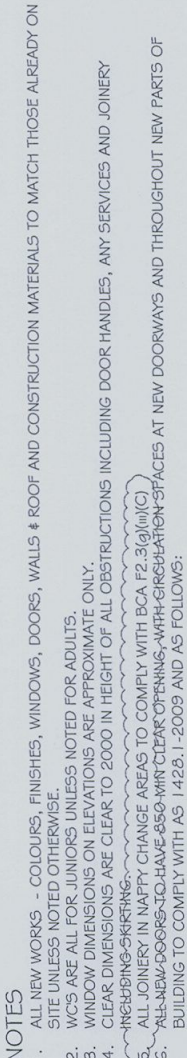
32-36 Vineyard Street
Mona Vale NSW 2103

Builder:

Profile Property Group
PO Box 2843
Taren Point NSW 2229

Schedule of External Finishes

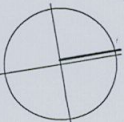
External finish	Colour
Internal Driveway	to be dark colour or earthy toned
Carpark line markings	Yellow
Sign post	yellow



This is the plan/spec referred to in Essential Certifier's Certificate No.

13/01056

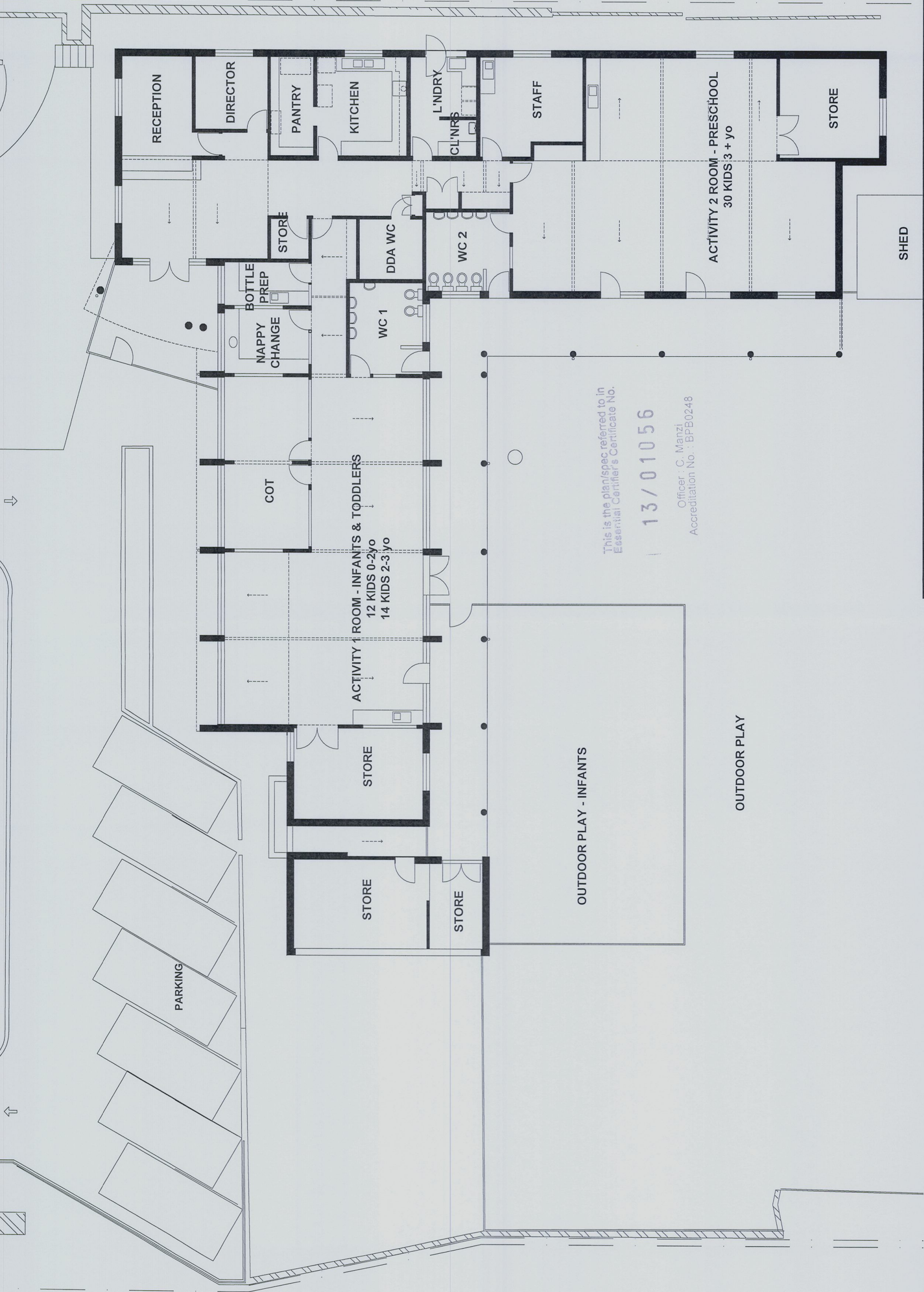
Officer : C. Manzi
Accreditation No. : BPB0248



i	08/05/13	revised co issue	project:	sandcastles mona vale
h	03/05/13	co issue		32-36 Vineyard St.
g	09/03/13	outdoor play- infants realised	client:	Mona Vale 2103
f	27/02/13	parking rev		Sandcastles Childcare Centre
e	06/01/13	DA issue	drawing:	site plan & site analysis
d	08/01/12	park & path rev		
c	23/11/12	final		

revision:

reference:	a1001	issue:	i
date:	sept 12	scale:	1:200@a2

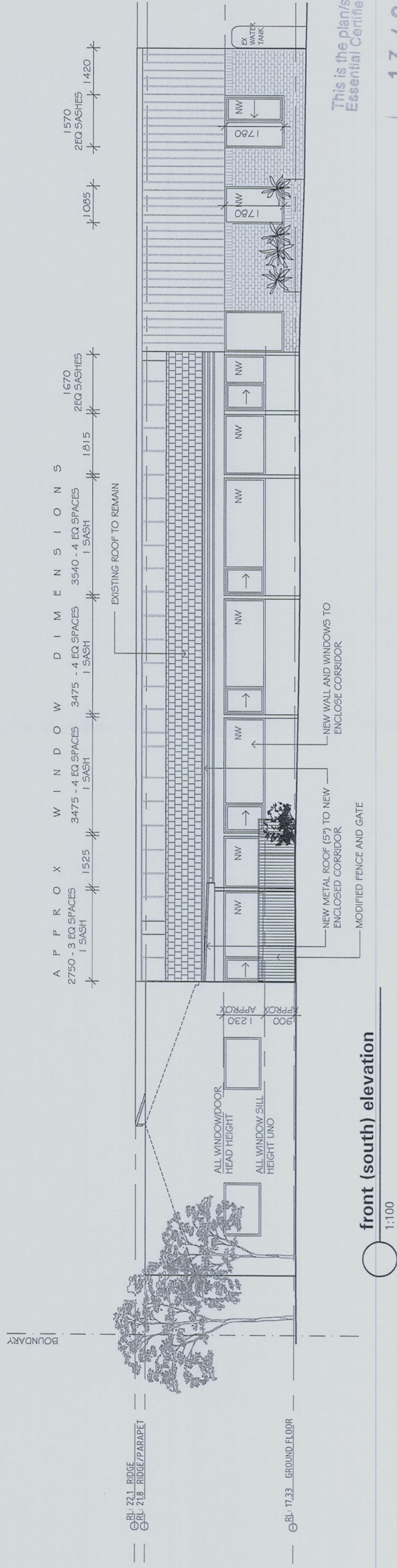


h	03/05/13	cc issue
f	08/03/13	outdoor play
d	06/12/12	revised
c	06/12/12	park & path rev
	23/11/12	issue

project: sandcastles mona vale
32-36 Vineyard St.
Mona Vale 2103
client: Sandcastles Childcare Centre
drawing: plan existing

reference: a2001
date: sept 12
issue: h
scale: 1:100@a2
A 4 bond street, mosman 2008
T 461 2 9889 8322 **F** 461 2 9889 8722 **E** admin@rfaarchitects.com.au

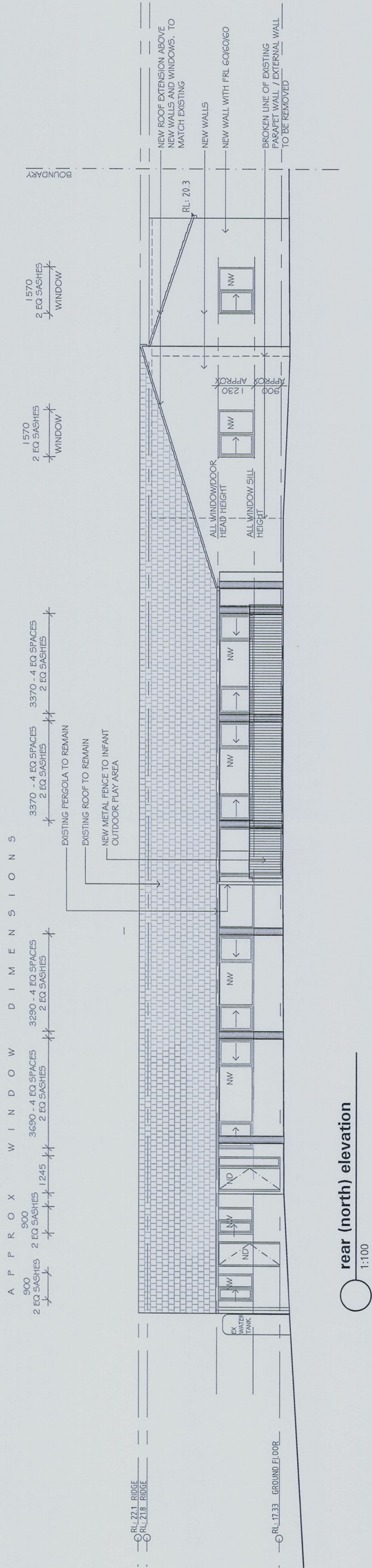




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Essential Certifier's Certificate No.

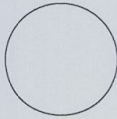
13/01056

Officer : C. Manzi
Accreditation No. : BPB0248



rear (north) elevation

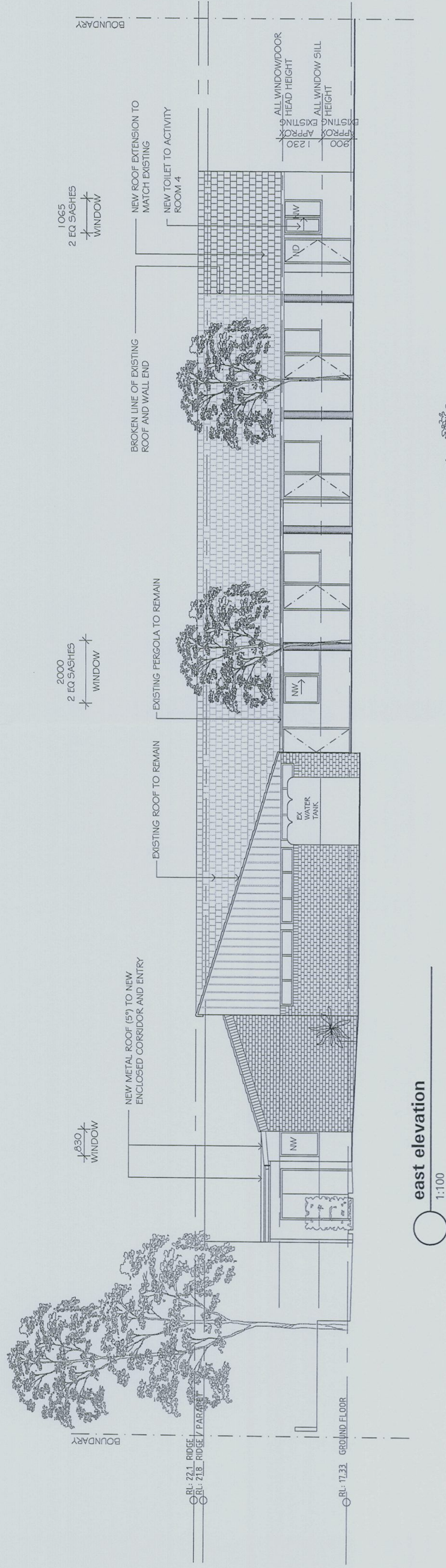
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h	03/05/13	cc issue	project: sandcastles mona vale 32-36 Vineyard St. Mona Vale 2103 client: Sandcastles Childcare Centre drawing: south & north elevation
a	06/07/12	DX issue	
a	06/07/12	DX & path rev	
c	23/11/12	issue	
c	23/11/12	issue	

reference: a3001 **issue:** h
date: sept 12 **scale:** 1:100@a2

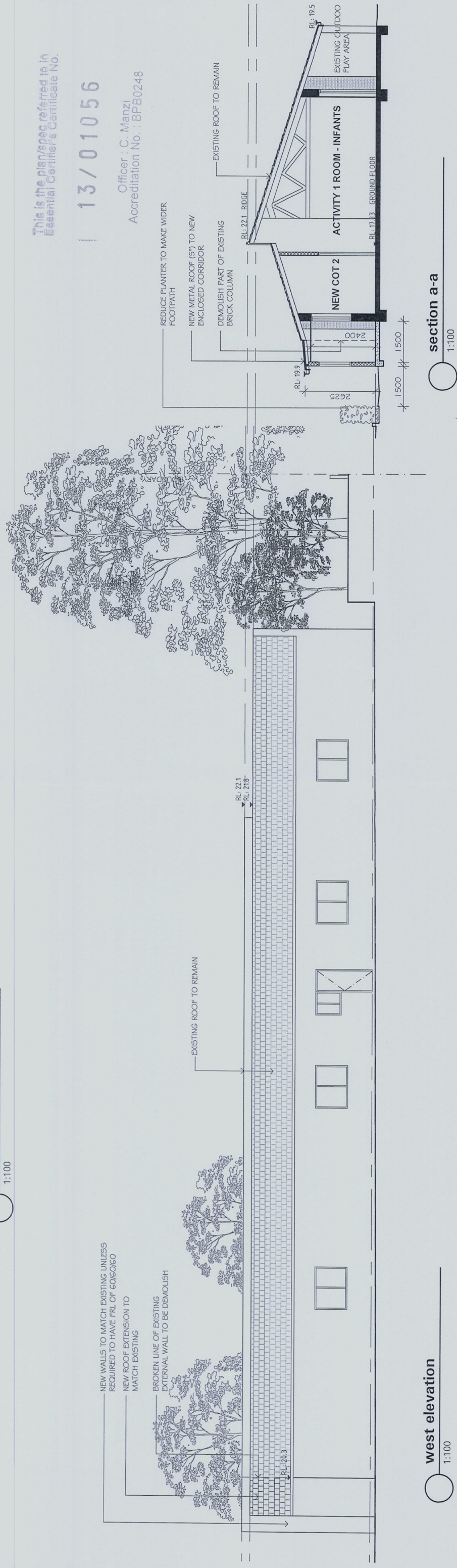
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Essential Certificate No.

13/01056

Officer : C. Manzi
Accreditation No. : BPB0248



robert ferguson architects ©



h	03/05/13	cc issue
e	06/12/12	DA issue
d	06/12/12	park & path rev
c	23/11/12	feeling

project: sandcastles mona vale
32-36 Vineyard St.
Mona Vale 2103

client: Sandcastles Childcare Centre

drawing: east & west elevation, section a-a

reference:	a3002	issue:	h
date:	sept 12	scale:	1:100@a2

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T +61 2 9969 8322 **F** +61 2 99

rfs
 robert ferguson

101

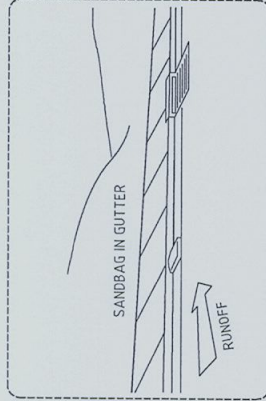
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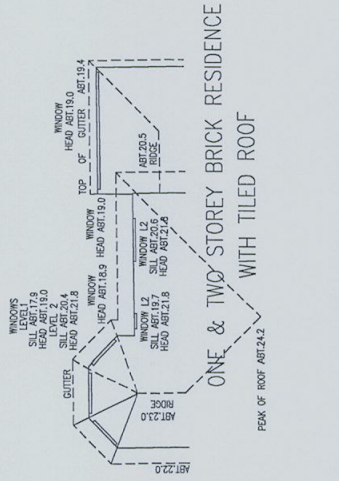
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248



SANDBAG KERB SEDIMENT TRAP



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date: **sept 12** scale: **1:200@a2**
A 4 bond street, mosman 2088
T +61 2 9569 8322 **F** +61 2 9969 8722 **E** admin@ferchitects.com.au