



Building Consultants & Certifiers

Sydney Building Approvals Centre Pty Ltd

ABN 96 081 945 904

Unit 34/ 25 - 33 Alfred Road,

Chipping Norton NSW, 2170

Phone 9724 4404 Fax 9724 4180,

DX 5037 Liverpool

www.sbac.com.au

22 July 2009

Pitt Water Council
DX 9018 Mona Vale

Dear Sir/Madam

Premises Part Lot 72, DP 6248, 369 Barrenjoey Rd, Newport
Proposal Commercial and 3 residential units with associated parking
Development Application No N0361/05
Construction Certificate No CC180/07

With reference to the above, I have been appointed as the Principal Certifying Authority and under Section 109E of the Environmental Planning & Assessment Act 1979 and state that the inspections listed below have been completed

The approved Commercial and Residential Building under Development Application No N0361/05 dated 7 July 2006 has been constructed in a satisfactory manner

Inspections carried out

1	Piers	2/9/07
2	Slabs by Engineer	
3	Stormwater drainage connection	28/5/08
4	Wet area	24/6/08
5	Final	11/9/08

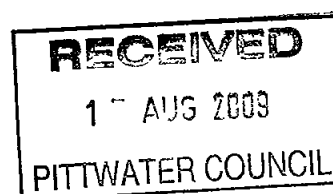
Should you require any further information please do not hesitate to contact the writer on (02)9724 4404

Yours faithfully
Sydney Building Approvals Centre Pty Ltd

Joe Krinelos

GRAD DIP Build Surv (UWS) ASS DIP H & B Cert Arch Draft
MBA (NSW) AIBS
Accredited Certifier Building Surveyor Grade 1
Accredited ABSA Assessor

REC 263896
17/8/09



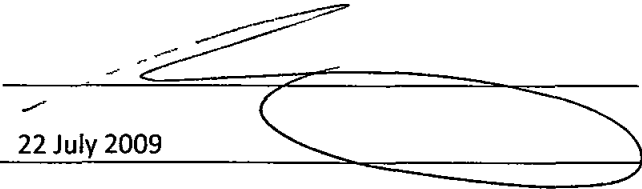


Sydney Building Approvals Centre Pty Ltd
ABN 96 081 945 904
Unit 34/ 25 - 33 Alfred Road
Chipping Norton NSW 2170
Phone 9724 4404 Fax 9724 4180
DX 5037 Liverpool
www.sbac.com.au

OCCUPATION CERTIFICATE

Environmental Planning & Assessment Act 1979 Section 109C(1) and 109H

Applicant	
Name	Denis Leech & Associates Pty Ltd
Address	Suite 4, 9 Foamcrest Avenue NEWPORT BEACH NSW 2106
Owner of building	
Name	T & E Cimino Investments Pty Ltd
Address	44 Vineyard Street MONA VALE NSW 2103
Development Consent	
Number/date	N0361/05
Determination date	7 July 2006
Construction Certificate	
Certificate No	CC180/07
Date of issue	30 August 2007
Subject land	
Address	Part Lot 72, DP 6248, 369 Barrenjoey Road, NEWPORT NSW
Building details	Commercial/Residential (3 units) Building Class 6 & 2
Date of receipt	22 July 2009
Determination	Approved
Date of determination	22 July 2009

Final Certificate	
I certify that I have been appointed as the Principal Certifying Authority under s109E I have taken into consideration the health and safety of the occupants of the building A development consent / complying certificate is in force with respect to the building A construction certificate has been issued with respect to the plans and specification for the building The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia Where required, a final fire safety certificate has been issued for the building, or an interim fire safety certificate has been issued for the relevant part of the building Where required, a report from the Commissioner of fire brigade has been considered	
Principal Certifying Authority	
	Sydney Building Approvals Centre
Name	Joe Krinelos
Accreditation No	BPB 0217
Signature	
Date of endorsement	22 July 2009
Attachments	
Other certificates relied upon	



Sydney Building Approvals Centre Pty Ltd
ABN 96 081 945 904
Unit 34/ 25 - 33 Alfred Road,
Chipping Norton, NSW, 2170
Phone 9724 4404 Fax 9724 4180
DX 5037 Liverpool
www sbac com au

Proposed Fire Safety Schedule

Premises Part Lot 72, 369 Barrenjoey Rd, NEWPORT
Construction Certificate No CC180/07

The fire safety measures listed below shall be implemented in the building premises in accordance with the requirements of Clause 166 & 168 of the Environmental Planning and Assessment Regulation, 2000

The fire safety measures shall be designed by an accredited person in accordance with the minimum requirements of the relevant Australian Standards, BCA and Codes of Practice

The proposed fire safety measures for the abovementioned building premises are

Existing	Proposed	Statutory Fire Safety Measures	Design & installation	
			Australian Standard	BCA
☐	☐	Access panels, doors and hoppers to fire resisting shafts	AS1530 4	C3 13/ C3 15
☐	☐	Automatic fail-safe devices		C3 6 Spec C3 4
☐	☐	Automatic fire detection and alarm systems	AS1670	
☐	☐	Automatic fire suppression systems	AS2118	C2 3 E1 5
☐	☒	Emergency lighting	AS2293 1	E4 2, E4 4
☐	☐	Emergency lifts	AS1735 2	C3 10 E3 4
☐	☐	Emergency Warning and Intercommunication systems	AS2220 1 1989 AS2220 2 1989	E4 9
☐	☒	Exit signs	AS2293 1-1998	Part E4 5-48
☐	☐	Fire control centres and rooms		E1 8
☐	☐	Fire dampers	AS1668 1 1998	

☐	☒	Fire doors	AS1905 1	Spec 3 4
☐	☐	Fire hydrant systems	AS2419 1 1994	E1 3
☐	☒	Fire seals protecting openings in fire-resisting components of the building	AS4072 1 1992	C3 15
☐	☐	Fire shutters	AS1905 2	Part/Spec C3 4
☐	☐	Fire windows		C3 2/Spec C3 4
☐	☐	Hose reel systems	AS2441	E1 4
☐	☐	Lightweight construction		Part C1 8/ Spec C1 8
☐	☐	Mechanical air handling systems	AS1668 1 1998	Part E2/Spec E2 2(a)
☐	☐	Perimeter vehicle access for emergency vehicles		C2 3, C2 4
☐	☒	Portable fire extinguishers	AS2444 1995	E1 6
☐	☐	Safety curtains in proscenium openings		Part H1 3 Spec 111 3
☐	☐	Smoke & heat vents	AS2665 1983	
☐	☒	Smoke detectors and heat detectors	AS3786 Spec And installed to AS1670	E2 2(a)
☐	☐	Smoke doors		C2 5, C3 4/Spec C3 4 D2 6
☐	☐	Solid core doors		Part C3 11
☐	☐	Standby power systems		Spec G3 8 Spec E1 8
☐	☒	Wall – wetting sprinkler & drencher systems	AS2118 1 - 1999 AS2118 4 - 1995 AS2118 6 – 1995	C3 4
☐	☐	Warning and operational signs		C3 6 D2 23, E3 3

NOTE An Annual Fire Safety Statement for the building/premises dealing with each essential fire safety measure shall be submitted to Council

The Annual Fire Safety Statement form is available from Council

Fire safety certificate



Date received: ____/____/____ DA no: 03/593

The owner* of a building, or the owner's agent, needs to provide a fire safety certificate to us with an application for an occupation certificate. You can use this form to do so. A copy of the certificate also needs to be given to the Commissioner of New South Wales Fire Brigades, and displayed in the building in a prominent position. * Note: Within the Kosciuszko ski resorts area, it is the lessee rather than owner who must do this.

To complete this form, please place a cross in the boxes ☐ and fill out the white sections as appropriate.

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

First name

Family name

Company/organisation

T & E Cimino
Investments Pty
Ltd

* Note: For applications within the Kosciuszko ski resorts area, the approval of the lessee rather than owner is required.

Address of the building

Unit/street no, or lot no, for
Kosciuszko ski resorts

Barrenjoey Road

369

Suburb, town or locality

Newport Beach NSW

Postcode

2106

Nearest cross street

Coles Parade

This certificate is for:

☐ part of the building

☒ the whole of the building.

Description of the building or part of the building

3 Storey Shop Top Housing

Comprising of 1 Shop and 3 Residential Units

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

Measure	Standard of performance required by the fire safety schedule	Date of assessment
Emergency Lighting	BCA Part E4.2 and AS2293.1 2005	28/8/08
Exit Signs	BCA Part E 4.5 and AS2293.1 2005	28/8/08
Fire doors	AS 1905.1 - Spec. 3.A (BCA)	28/8/08

Fire safety certificate



Date received: ____/____/____ DA no: 03/598

Fire seals protecting openings in fire resisting components of the building	C3 15 BCA AS4072.1 1992	12/8/08
Portable Fire Extinguishers	E 1.6 (BCA) AS 2444 1995	12/8/08
Smoke detectors & heat Detectors	AS3786 Spec. E2.2(a) BCA & installed to AS1670	12/6/08
Wall - wetting sprinkler & drencher systems	C3 4 BCA AS2118.1 - 1999 AS 2118.4 - 1995 AS2118.5 - 1995	28/8/08

If you need more space, please attach additional pages.

This is:

- ☐ an interim fire safety certificate
☒ a final fire safety certificate

Date of this certificate

22/07/09

Tommaso Cimino the Director
of T & E Cimino Investments
Pty Ltd

of

44 Vineyard Street Mona
Vale 2103

being the owner of the building described above, or the agent of the owner, certify that:

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

☒ The current fire safety schedule for the building

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

Signature

Name

Tommaso Cimino

Address

44 Vineyard Street Mona Vale

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

Director

* Note: For buildings within the Kosciuszko ski resorts area, the lessee rather than owner must sign this certificate.

You need to provide the information in this certificate to us if you are applying for an occupation certificate. You also need to give the information to the council and the Commissioner of New South Wales Fire Brigades if a fire safety order has been made for the building once you have satisfied that order. If you do not supply a fire safety certificate as required, you will be in breach of the *Environmental Planning and Assessment Act 1979* and you could be found guilty of an offence and/or required to take further action. You have the right to access and have corrected the information provided for the certificate. Please let us know if the information you have provided in this certificate is incorrect or changes.

24 June 2008



Nomad Waterproofing

ACN: 71 735 262 891

PH: 0413 682217

PO Box 6031 Alexandria 2015

To: Amador Holdings.

RE Description of waterproofing work carried out at premises
369 Barrenjoey Rd, Newport NSW

- All internal wet areas to be tiled were finished using the following waterproofing system
Type of primer: Duromastic AR masonry/concrete sealing compound/acrylic binder
Type of membrane: Duromastic ACS fibreglass reinforced elastomeric acrylic (Bathroom grade)
- All external areas to be tiled were finished using the following waterproofing system
Type of primer: Duromastic AR masonry/concrete sealing compound/acrylic binder
Type of membrane: Duromastic ACS fibreglass reinforced elastomeric acrylic (Tanking grade)
- All Planter boxes were finished using the following Waterproofing system
Type of membrane: Duromastic PU self priming pitch free elastomeric polyurethane

All perimeters on wet areas fibreglass reinforced, polyurethane bond breakers fitted, PVC containment angles fitted as per Aust standard AS3740-1994 and in accordance with clause 1 7 of the BCA

Yours sincerely
Sergio Puntriano



4 Bowns Road Kogarah NSW 2217
Mobile 0411 558 475
0418 411 875
Fax 9588 4752
ABN 68 065 073 403
ACN 065 073 403
Cont auth 57933C
Lic No L6575

28 September 2008

T & E Cimino Holdings Pty Ltd
369 Barrenjoey Road
Newport NSW

CERTIFICATION

Stormwater Services

I Chris Koinis Director of Koinis Plumbing Services Pty Ltd, hereby Certify that the stormwater installation on the above mentioned project has been installed in accordance with the design by Koinis Plumbing Services Pty Ltd and certified by Rafeltoos and Zanuttini Pty Ltd consulting engineers

All pipe work, pits, pumps and outlets have all been tested, commissioned and cleared from all debris and working as per design

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Chris Koinis', written over a horizontal line.

Chris Koinis
Director



ALUMINIUM WINDOWS & DOORS

AMA Windows P/L ABN 75 816 388 713
Unit 5, 81 Beauchamp Road, PO Box 665, Matraville NSW 2036
Ph 9666 9992 Fax 9666 9994 www.amawindows.com.au

Glazing Certificate

Wednesday, 29 October 2008

Tony Consentino

RE: 369 Barrenjoey Road Newport

We certify that all glazing supplied and installed by AMA Windows Pty Ltd to the above project is in accordance with

AS2047 – 1999 Windows in Buildings
AS1288 – 1994 Glass Codes

All glass has a reflectivity of less than 20%

A handwritten signature in black ink, appearing to read 'Andrew Micos'.

Andrew Micos
Director



Case No 110005

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT	
Council	Pittwater Council
Street	369 Barrenjoey Road Newport
Lot No(s)	72 Sec 5 DP 6248
Development	Demolition of an existing building and construction of a shop top housing development incorporating one retail outlet and three residential units
NAME OF APPLICANT	T & E Investments Pty Ltd
APPLICANT'S ADDRESS	C/o Byrne & Associates Pty Ltd PO Box 167 Narrabeen NSW 2101

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994

THE FOLLOWING ITEMS 2 AND 5 APPLY TO THE ABOVE DEVELOPMENT

- ~~1 Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements-~~
- 2 Water facilities are available
- ~~3 Water facilities cannot be provided within a reasonable time from the date of this certificate-~~
- ~~4 Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements-~~
- 5 Sewerage facilities are available
- ~~6 Sewerage facilities are under the control of the local council-~~
- ~~7 Sewerage facilities cannot be provided within a reasonable time from the date of this certificate-~~
- ~~8 Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required-~~

THE FOLLOWING ITEMS ~~AND~~ APPLY TO LOT/S ~~IN THE SUBDIVISION/~~ DEVELOPMENT

- ~~9 Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements place on a future applicant for subdivision/development or connection-~~
- ~~10 Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection-~~
- ~~11 Sewerage facilities are under the control of the local council-~~

Applicant Reference No N/A

Council Reference No NO361/05

Name Jack Diplock

Signature

(Approving Officer for and on behalf of Sydney Water)

Name Steve Castreau

Signature

(Approving Officer for and on behalf of Sydney Water)

Developer Asset Services Head Office

Dated 8 August 2008

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent

Winner of 2006



Sydney Water Corporation ABN 49 776 225 038

115 123 Bathurst Street Sydney NSW 2000 Australia PO Box 53 Sydney South NSW 1235 Australia
Tel 13 20 92 Fax (02) 9350 4466 DX 14 Sydney www.sydneywater.com.au

Mark Eriksson, Landscape Architect Principal Officer
8am to 5 30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1356 Mobile 0417 219 541

15 October 2008

Mr T Cimino
T & E Cimino Investments Pty Ltd
46 Victor Road
DEE WHY NSW 2099

Dear Mr Cimino

**Re Compliance/Certification of Completed Works to Road Reserve - 369
Barrenjoey Road, Newport**

In relation to the above property and works within the road reserve, please note

- Works as completed in the road reserve have been completed to Council's satisfaction and conditions (Clause 4 and Condition 6) have been satisfied

Should you require any further information, please do not hesitate to contact the undersigned officer

Yours faithfully



Mark Eriksson
LANDSCAPE ARCHITECT PRINCIPAL OFFICER

cc Sydney Building Approvals Centre Pty Ltd
34/33 Alfred Road
CHIPPING NORTON NSW 2170

RAFELETOS



ZANUTTINI
Pty Ltd

Level 2 103 Vanessa St.
King grove NSW 2208

ABN 35 079 047 466
Telephone (02) 9554 9311
Facsimile (02) 9554 9764

Date 10/08/2007
Our Reference 7272PC
Client T & E CIMINO HOLDINGS PTY LTD
Location 369 BARRENJOEY ROAD NEWPORT

HYDRAULIC CERTIFICATE

This is to certify that the hand notations made by Koinis Plumbing Services Pty Ltd placed over the architectural details compiled by Dennis Leech & Associates Pty Ltd for the abovementioned property detailing the proposed stormwater system

- 1 Satisfies condition B4 in that it notes a 4000 litre rainwater tank for non potable purposes is to be installed and used in association with the development
- 2 Satisfies condition B5 in that it notes that the stormwater overflow from the rainwater tank and or on site detention tank is to be discharged to the public drainage system either directly to the kerb and gutter natural water course or piped drainage system or via an inter allotment drainage easement within adjacent private property
- 3 Satisfies condition C20 is that it shows where stormwater drainage is required to access Council's gutter stormwater system all underground pipes to be galvanized steel flat section pipes connecting to gutter

Yours faithfully

David Zanuttini
B E M I E Aust



AMA Windows P/L ABN 75 816 388 713
Unit 5 81 Beauchamp Road, PO Box 665 Matraville NSW 2036
Ph 9666 9992 Fax 9666 9994 www.amawindows.com.au

WERS Certificate

Wednesday, 29 October 2008

Tony Consentino

RE: 369 Barrenjoey Road Newport

We certify that the following glazed products, supplied and installed by AMA Windows Pty Ltd to the above project are certified as follows

Alspec 100mm View-Max Sliding Window

Single Glazed with clear glass

U Value = 6.4, SHGC = 0.63

Alspec Fitzroy Commercial Sliding Door

Single Glazed with clear glass

U Value = 6.0, SHGC = 0.64

Commercial Fixed Shopfronts to Ground Floor

Single Glazed with clear glass

U Value = 6.1, SHGC = 0.73

A handwritten signature in black ink, appearing to read 'Andrew Micos'.

Andrew Micos
Director



4 Bowns Road Kogarah NSW 2217
Mobile 0411 558 475
0418 411 875
Fax 9588 4752
ABN 68 065 073 403
ACN 065 073 403
Cont auth 57933C
Lic No L6575

28 September 2008

T & E Cinino Holdings Pty Ltd
369 Barrenjoey Road
Newport, NSW

CERTIFICATION

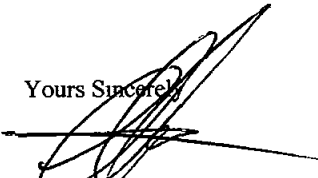
Window Drenches

I Chris Koinis Director of Koinis Plumbing Services Pty Ltd hereby Certify that the Window Drenching Service has been installed to all relevant codes and standards

The window drenching system has been installed complete with all necessary valves, pressure gauges and drain point as per requirements

The system has been tested and commissioned

Yours Sincerely



Chris Koinis
Director

CBT

Credible Building Technologies Pty Ltd

☒ ACN 117 653 835
 ABN 17 299 420 673

CAVS

Credible Audio Visual Solutions Pty Ltd

☐ ACN 117 592 971
☐ ABN 44 117 592 971

E2 / 27-29 Fanola Street
Silverwater NSW 2128

PO Box 6710
Silverwater BC NSW 1811

Tel (02) 9748 8008
 Fax (02) 9748 8081

SERVICE REPORT

09915

White - Customer Copy
 Green - Invoice Copy
 Yellow - Office Copy
 Pink - Book Copy

Site No

Employee Name

Service Report Date

Travel Time

Kilometres

Client Order No

Client

Building Location

Nature of request

Action taken

Call No

Labour hours

Tel Business

Tel After hours

Mobile

PAUL TOOMEY

10/9/08

1

371 BALLEENJOEY RD, NEWBET

Commission

COMPLETED COMMISSIONING OF FIRE ALARM/OWS
 TESTED DETECTORS & OWS SPEAKER IN (GLOWN) FLOOR
 SHOP LABELLED PANEL ZONING. WROTE INSTRUCTIONS
 OF ZONE ISOLATION PROCEDURE

AS 3786-1993

Date work completed

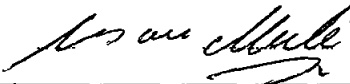
10 / 9 / 08

Further action Yes ☐ No ☒

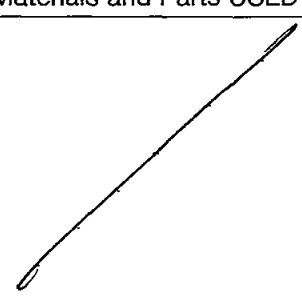
Client advised Yes ☒ No ☐

Items requiring further action

Client acknowledgement



Print name

Materials and Parts USED	Materials and parts REQUIRED
	

CBT

Credible Building Technologies Pty Ltd

☒

ACN 117 653 835
ABN 17 299 420 673

CAVS

Credible Audio Visual Solutions Pty Ltd

☐

ACN 117 592 971
ABN 44 117 592 971

SERVICE REPORT

09113

White - Customer Copy

Green - Invoice Copy

Yellow - Office Copy

Pink - Book Copy

E2 / 27-29 Farriola Street
Silverwater NSW 2128

PO Box 6710
Silverwater BC NSW 1811

Tel (02) 9748 8008

Fax (02) 9748 8081

Site No

Employee Name

Service Report Date

Travel Time

Kilometres

Client Order No

Client

Building Location

Nature of request

Action taken

Anthony

12-8-08

1

C MULE

369 Barrenjoey Rd.

Commission FIP

Call No

Labour hours

Tel Business

Tel After hours

Mobile

6796

4hrs

Connect cements into FIP 4 ZONES + 1 EWIS ZONE
Carried out test on all smoke detectors except on
Ground floor shop as they are not installed. Commissioned
FIP all working as normal.

Date work completed

Further action

Client advised

12 / 8 / 08

Yes ☒ No ☐

Yes ☒ No ☐

Items requiring further action

Checked FIP when shop detectors & Speakers are installed.

Client acknowledgement

Print name

Steve Muli

Materials and Parts USED	Materials and parts REQUIRED



**DOCHERTY
CONSULTING
ENGINEERS**
Structural and Civil

22 January 2009

Our Ref 70203C3

Structural Engineer's Certificate

New Retail/Residential Development at 369 Barrenjoey Road, Newport

We hereby certify that the structural drawings produced for the above project have been designed in accordance with the following Australian Standards

- ☐ AS 1170 Minimum design loads on structures
- ☐ AS 3600 Concrete structures
- ☐ AS 3700 Masonry structures
- ☐ AS 4100 Steel structures

We have issued the following drawings covered by this certification

- ☐ 70203S00 Rev 0 Constructions notes
- ☐ 70203S01 Rev 2 Footing and ground floor plans
- ☐ 70203S02 Rev 1 First floor plans
- ☐ 70203S03 Rev 0 Second floor plans
- ☐ 70203S04 Rev 1 Roof plan
- ☐ 70203S05 Rev 3 Concrete details
- ☐ 70203S06 Rev 0 Wall elevations and details

We have inspected the footings, slabs, beams, columns and walls prior to concrete placement, and structural framing and bracing prior to covering up and certify that the constructed works are generally in accordance with the design drawings and that the constructed works comply with the above Australian Standards

Yours faithfully,

Docherty Consulting Engineers Pty Ltd

K R Docherty
BE ME PEng
Director

L E E C H H A R M O N A R C H I T E C T S

LETTER

23 January 2009

T & E Cimino Investments Pty Ltd
44 Vineyard Street
MONA VALE NSW 2103

ATTENTION Tom Cimino

Dear Tom

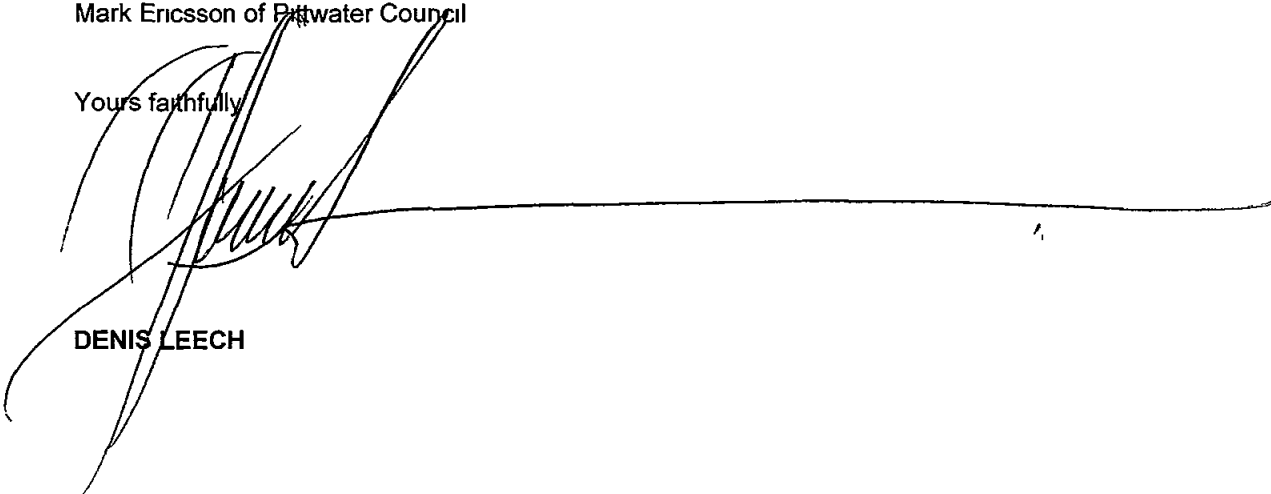
**RE New Commercial / Residential Development
 369 Barrenjoey Road NEWPORT**

The Landscaping Concept Plan forming part of the Development Approval was prepared by our office in accordance with the requirements of Pittwater Council LEP2000

The completed works have been carried out in general accord and to the intent with the design and with irrigation provided from onsite stormwater tanks

Please take note of concurrent direction and sign off of the street planting component by Mark Ericsson of Pittwater Council

Yours faithfully


DENIS LEECH



BEE & LETHBRIDGE PTY LTD

ACN 003 194 447

Suite 2, 14 Starkey Street
PO Box 330
Forestville NSW 2087

Consulting Surveyors

ABN 13 003 194 447

Phone 9451 6757

Fax 9975 3535

Email survey@beeeth.com.au

Our ref 13119

Amador Holdings
46 Victor Road
DEE WHY NSW 2099

23 October 2008

Attention Tony Constantino

Dear Sir,

Re Property 369 Barrenjoey Road, Newport

Land in the Local Government Area of Pittwater Parish of Narrabeen and County of Cumberland having a frontage of 12.2 metres to Barrenjoey Road, Newport being part of Lot 72 of Section 5 in Deposited Plan 6248 and being the whole of the land comprised in Certificate of Title Folio Identifier 72/5/6248

In accordance with your instructions we have surveyed the above described land which is further shown on the accompanying sketch and edged in red

On the land and wholly within its boundaries there is erected a three storey concrete and brick building roofed with metal, containing residential apartments and a shop (at ground floor) and with ground floor parking at rear

The property is known as N° 369 Barrenjoey Road, Newport

Offsets of walls and overhangs from the boundaries are as shown on the sketch

The land is partly enclosed by walls and fencing, and the relationship of the improvements to the boundaries of the land are as shown on the accompanying sketch

Work as executed levels have been observed on finished structures and related to AHD with the following results

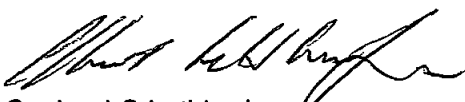
- Ground Floor RL 5.24 ✓
- First Floor RL 8.44
- Second Floor RL 11.34
- Roof Parapet RL 14.54

The subject land is affected by a covenant created by Transfer A52380

This survey is for identification purposes only. Should any development or construction be planned on or near the boundaries, the corners of the land and boundaries should be clearly marked

Other than as shown and minor irregularities in fencing, there are no visible encroachments upon this land and none by this property on the adjoining lands and street

Yours faithfully,
BEE AND LETHBRIDGE PTY LTD


Copland C Lethbridge
REGISTERED SURVEYOR

Case No 110005

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE
(A certificate under Division 9 Section 73 of the Sydney Water Act 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council	Pittwater Council		
Street	369 Barrenjoey Road Newport		
Lot No(s)	72 Sec 5	DP	6248
Development	Demolition of an existing building and construction of a shop top housing development incorporating one retail outlet and three residential units		
NAME OF APPLICANT	T & E Investments Pty Ltd		
APPLICANT'S ADDRESS	C/o Byrne & Associates Pty Ltd PO Box 167 Narrabeen NSW 2101		

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994

THE FOLLOWING ITEMS 2 AND 5 APPLY TO THE ABOVE DEVELOPMENT

- ~~1 Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements~~
- 2 Water facilities are available**
- ~~3 Water facilities cannot be provided within a reasonable time from the date of this certificate~~
- ~~4 Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements~~
- 5 Sewerage facilities are available**
- ~~6 Sewerage facilities are under the control of the local council~~
- ~~7 Sewerage facilities cannot be provided within a reasonable time from the date of this certificate~~
- ~~8 Sydney Water's requirements for future subdivision of this dual-occupancy development have NOT been met. On subdivision an additional certificate will be required~~

THE FOLLOWING ITEMS ~~AND~~ ~~APPLY TO LOT/S~~ ~~IN THE SUBDIVISION/~~
~~DEVELOPMENT~~

- ~~9 Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements place on a future applicant for subdivision/development or connection~~
- ~~10 Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection~~
- ~~11 Sewerage facilities are under the control of the local council~~

Applicant Reference No N/A

Council Reference No NO361/05

Name Jack Diplock

Signature

(Approving Officer for and on behalf of Sydney Water)

Name Steve Castieau

Signature

(Approving Officer for and on behalf of Sydney Water)

Developer Asset Services Head Office

Dated 8 August 2008

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority usually Council with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent



BEE & LETHBRIDGE PTY LTD

ACN 003 194 447

Suite 2, 14 Starkey Street
PO Box 330
Forestville NSW 2087

Consulting Surveyors

ABN 13 003 194 447

Phone 9451 6757

Fax 9975 3535

Email survey@beeeth.com.au

Our ref 13119

Amador Holdings
46 Victor Road
DEE WHY NSW 2099

23 October 2008

Attention Tony Constantino

Dear Sir,

Re Property 369 Barrenjoey Road, Newport

Land in the Local Government Area of Pittwater Parish of Narrabeen and County of Cumberland having a frontage of 12.2 metres to Barrenjoey Road, Newport being part of Lot 72 of Section 5 in Deposited Plan 6248 and being the whole of the land comprised in Certificate of Title Folio Identifier 72/5/6248

In accordance with your instructions we have surveyed the above described land which is further shown on the accompanying sketch and edged in red

On the land and wholly within its boundaries there is erected a three storey concrete and brick building roofed with metal, containing residential apartments and a shop (at ground floor) and with ground floor parking at rear

The property is known as N° 369 Barrenjoey Road, Newport

Offsets of walls and overhangs from the boundaries are as shown on the sketch

The land is partly enclosed by walls and fencing, and the relationship of the improvements to the boundaries of the land are as shown on the accompanying sketch

Work as executed levels have been observed on finished structures and related to AHD with the following results

- Ground Floor RL 5.24
- First Floor RL 8.44
- Second Floor RL 11.34
- Roof Parapet RL 14.54

The subject land is affected by a covenant created by Transfer A52380

This survey is for identification purposes only. Should any development or construction be planned on or near the boundaries, the corners of the land and boundaries should be clearly marked

Other than as shown and minor irregularities in fencing, there are no visible encroachments upon this land and none by this property on the adjoining lands and street

Yours faithfully,
BEE AND LETHBRIDGE PTY LTD

Copland C Lethbridge
REGISTERED SURVEYOR

CERTIFICATE OF
PLANT ITEM
REGISTRATION



Occupational Health & Safety Act 2000
Occupational Health & Safety Regulation 2001

ABN 77 682 742 966
Phone (02) 4321 5498

Registration No L 6-110641/08 /0 Issue Date 23/07/2008 Expiry Date 22/07/2009

Controller The trustee for Cimino Family Unit Trust ABN 47398985446
Trading As Cimino Family Unit Trust
Postal 44 Vineyard street
Address Mona Vale
NSW 2103

Item Type Lift

Description of Item

Lift Type	Passenger
Manufacturer	KONE ELEVATORS
Lift No	1
Contract/Serial No	30096419
Drive	Electric
Control Type	Automatic
Suspension	Traction
Max SWL Rated Load (kg)	630 00
Max Speed (m/s)	1 00
Max Travel (m)	5 50
Number of Passengers	8

Location 369 BARRENJOEY ROAD
NEWPORT NSW
(If mobile plant this is the location where usually stored or maintained)

Special Conditions

CONDITIONS

- 1 This registration applies only to the item described above which has been notified to WorkCover NSW in accordance with the OHS Regulation 2001
- 2 This certificate of registration (or a copy) must be kept in the vicinity of the item of plant to which it refers For mobile plant the Registration number must be displayed on the item in a prominent location and be of a permanent nature and clearly legible
- 3 This Registration is automatically invalidated if the item is altered in any way that is different to the original design specification or changes the capacity of the item This does not include routine maintenance painting or changes equivalent to original design specifications
- 4 The Registration Number should be quoted in all correspondence to WorkCover regarding this item Any queries should be addressed to WorkCover's Licensing Unit

Total Fee Paid 65 00 Receipt No 540019



DOCHERTY
CONSULTING
ENGINEERS
Structural and Civil

31 October 2007

Our Ref 70203C1

Civil Engineer's Certificate

**New Retail/Residential Development at
369 Barrenjoey Road, Newport**

Stormwater Outlet Pipe

We have inspected the foundation material which is to support the stormwater outlet pipe, and conduit sleeves through the structural footing beams, for the abovementioned building. We are satisfied that the pipe has adequate foundation support and isolation from the footing beams.

Yours faithfully,
Docherty Consulting Engineers Pty Ltd

K R Docherty
BE ME PEng
Director

LICENSEE'S CERTIFICATE OF COMPLIANCE

Owner's Copy

- for Plumbing and Drainage Work

Serial No D 425942

Please supply requested information fully and neatly to ensure the prompt issue of the permit

PROPERTY & OWNER DETAILS

House No	Lot No.	Street	Suburb
369		BARREN JOE RD	NEWPORT
Municipality	Postcode	Nearest Cross Street	
		COLES RD	
Owner's Name	Full Address		
T E COMINO	369 BARREN JOE RD NEWPORT		

LICENSEE'S DETAILS

Full Name	Address for Notices	Phone No.
CHRIS KOVVIS	23 WAKATAH STREET BEWA	0418411875
Licence No.	Expiry Date	Contractors Authority No.
L14657	8/3/09	57933C
		Expiry Date
		7/7/09

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No.	Size of Pipework Main to Meter	Main Size-Size of Tee to be cut into Main	Size of Valve
		OR	
Reference No.	Size of Meter	Meter No.	Drilling Date/Time
Office Issued From			

Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:

- Carry out work of Water supply ☒
- Install/Commission/Maintenance of Thermostatic Mixing Valve ☐
- Draw water from Water Authorities Supply, stand pipe or sell water so drawn ☐
- Install, alter disconnect or remove a meter connected to service pipe ☐
- Install, alter disconnect or remove a backflow prevention device ☒

Fittings to be Connected	Number Existing	Number Proposed
W.C.		7
Basin		7
Bath		6
Shower		6
Kitchen		7
Laundry		6
Other		0

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected

- Carry out work of sanitary plumbing/drainage ☒
- Carry out work of Stormwater drainage ☒
- Connection to Sewer ☐
- Connection to stormwater system ☐

Fittings to be Connected	Number Existing	Number Proposed
W.C.		7
Basin		7
Bath		6
Shower		6
Kitchen		7
Laundry		6
Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Amount	Receipt No.	Building Fee	Receipt No.
	\$		\$	
Authorising Officer	Office	Drainage No./Date		

Date of Commencement of Work	Estimated Date of Completion	Signature of Licensee
1/11/07	1/11/08	
		3/12/07

1. In respect of authorised work carried out by me at the abovementioned property I certify that:

- The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority;
- The work has been installed using only authorised pipes, fittings and fixtures;
- The completed work has been tested as required by the Local Authority and has passed such tests;
- In my opinion the work complies with the relevant Local authorities Act, Regulations, By-Laws and Codes of Practice;
- Meter No. that was fixed;
- The work was completed on that was fixed;

2. If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector or any time specified by the Local Authority.

This copy is to be forwarded to the Owner/Agent within 2 working days of being completed.

Signature of Licensee

29.9

29 Oct 2008 6:23PM

Copy



AMA Windows Pty Ltd ABN 78 816 366 713
Unit 5, 81 Beauchamp Road, PO Box 885, Matraville NSW 2036
Ph: 9589 9582 Fax: 9586 9894 www.amawindows.com.au

Glazing Certificate

Wednesday, 29 October 2008

Tony Consentino

RE: 368 Barranjoor Road, Warragul

We certify that all glazing supplied and installed by AMA Windows Pty Ltd to the above project is in accordance with...

AS2047 - 1999 Windows in Buildings
AS1288 - 1994 Glaze Codes.

All glaze has a reflectivity of less than 20%.


Andrew Milco
Director



AMA Windows Pty Ltd. ABN 75 815 388 715
Unit 5, 81 Beauchamp Road, PO Box 665, Murrumbidgee NSW 2536
Ph: 9858 9992 Fax: 9858 9984 www.amawindows.com.au

WERS Certificate

Wednesday, 29 October 2008

Tony Consantino

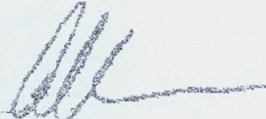
RE: 368 Berranleary Road Newport

We certify that the following glazed products, supplied and installed by AMA Windows Pty Ltd to the above project are certified as follows...

Alspec 100mm View-Max Sliding Window
Single Glazed with clear glass
U Value = 6.4, SHGC = 0.63

Alspec Fitzroy Commercial Sliding Door
Single Glazed with clear glass
U Value = 6.0, SHGC = 0.64

Commercial Fixed Shopfronts to Ground Floor
Single Glazed with clear glass
U Value = 6.1, SHGC = 0.73


Andrew Wilson
Director



PITTWATER COUNCIL

ABN 61 240 837 871

Telephone 02 9970 1111

Facsimile 02 9970 7150

Postal Address

PO Box 892

Mona Vale NSW 1560

DX 9018, Mona Vale

Mark Eriksson, Landscape Architect Principal Officer
8am to 5:30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1356 Mobile 0417 219 541

15 October 2008

Mr T Cimino
T & E Cimino Investments Pty Ltd
46 Victor Road
DEE WHY NSW 2099

Dear Mr Cimino

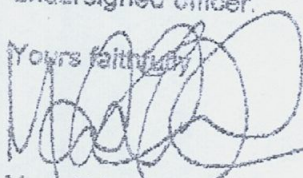
~~Re: Compliance/Certification of Completed Works to Road Reserve - 369~~
Barrenjoey Road, Newport

In relation to the above property and works within the road reserve, please note:

- Works as completed in the road reserve have been completed to Council's satisfaction and conditions (Clause 4 and Condition 6) have been satisfied.

Should you require any further information, please do not hesitate to contact the undersigned officer.

Yours faithfully


Mark Eriksson
LANDSCAPE ARCHITECT PRINCIPAL OFFICER

cc Sydney Building Approvals Centre Pty Ltd
34/33 Alfred Road
CHIPPING NORTON NSW 2170



E2 / 27-29 Fariola Street
Silverwater NSW 2128
PO Box 6710
Silverwater BC NSW 1811
Tel: (02) 9748 8008
Fax: (02) 9748 8081

**SERVICE
REPORT**
09915

White - Customer Copy
Green - Invoice Copy
Yellow - Office Copy
Pink - Back Copy

Site No.: Call No.:
Employee Name: Paul Toomey
Service Report Date: 10/9/08 Labour hours: 1
Travel Time: 1 Tel. Business:
Kilometres.: Tel. After hours:
Client Order No.: Mobile:
Client:
Building Location: 371 Balleenjoey Rd, Newbet.
Nature of request: Commission

Action taken: Completed Commissioning of Fire Alarm/OWS.
Tested Detectors & OWS speaker in alarm floor
shop. Labelled panel zoning, wrote instructions
of zone isolation procedure.

Date work completed: 10 / 9 / 08 Further action: Yes ☐ No ☒ Client advised: Yes ☒ No ☐

Items requiring further action:

Client acknowledgement: [Signature] Print name:

Materials and Parts USED	Materials and parts REQUIRED



Plant Registration Unit
Telephone: (02) 4321 5498

Dear Sir / Madam

RE: Application for registration of plant or equipment

Please find enclosed your *Certificate of Registration* issued in accordance with Chapter 5 of the Occupational Health and Safety (OH&S) Regulation 2001.

This registration certificate(s), or a copy is to be kept in the vicinity of the item(s) of plant to which it refers. For mobile plant the registration number must be permanently and legibly displayed on the item(s) in a prominent location.

This certificate of registration is valid for 12 months and is required to be renewed annually. WorkCover will forward your renewal(s) two(2) months prior to the expiry of your current registration. It remains the responsibility of an employer to ensure that plant that is required to be item registered is not used unless the plant has a current item registration as per Clause 136 (2) Occupational Health and Safety Regulation 2001. If you do not receive your renewal one(1) month prior to the expiry date, you should contact the Plant Registration team on 4321 5498.

Please advise WorkCover within 14 days of any changes in your details including changes to the location of the plant item (for fixed plant only), or if you no longer own or control the plant item. You will need to submit a PR6 – Notice of Relocation, Change Of Ownership/Control of Registered Plant. You can download a PR6 from the WorkCover NSW website or contact the Plant Registration Team on 02 4321 5498.

Requirements relating to the registration of plant are contained in the Occupational Health and Safety Act 2000 and the Occupational Health and Safety Regulation 2001. There are also a number of plant position papers that are available on the WorkCover website.

Further information on the legislation, position papers and application forms may be obtained at the WorkCover website www.workcover.nsw.gov.au or by calling WorkCover on 02 4321 5498 or 13 10 50.

Yours Sincerely

Plant Registration
Licence Processing Unit
WorkCover. **Watching out for you.**

WorkCover NSW ABN 77 682 742 966 92-100 Donnison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service 13 10 50
DX 731 Sydney Website www.workcover.nsw.gov.au

24 June 2008



Nomad Waterproofing

ACN: 71 735 262 891

PH: 0413 682217

PO Box 6031 Alexandria 2015

To: Amador Holdings.

RE Description of waterproofing work carried out at premises
369 Barrenjoey Rd, Newport NSW

- All internal wet areas to be tiled were finished using the following waterproofing system
Type of primer Duromastic AR masonry/concrete sealing compound/acrylic binder
Type of membrane: Duromastic ACS fibreglass reinforced elastomeric acrylic (Bathroom grade)
- All external areas to be tiled were finished using the following waterproofing system
Type of primer: Duromastic AR masonry/concrete sealing compound/acrylic binder
Type of membrane: Duromastic ACS fibreglass reinforced elastomeric acrylic (Tanking grade)
- All Planter boxes were finished using the following Waterproofing system
Type of membrane Duromastic PU self priming pitch free elastomeric polyurethane

All perimeters on wet areas fibreglass reinforced, polyurethane bond breakers fitted, PVC containment angles fitted as per Aust standard AS3740-1994 and in accordance with clause 1 7 of the BCA

Yours sincerely
Sergio Puntriano



4 Bowns Road Kogarah NSW 2217
Mobile 0411 558 475
0418 411 875
Fax 9588 4752
ABN 68 065 073 403
ACN 065 073 403
Cont auth 57933C
Lic No L6575

28 September 2008

T & E Cimino Holdings Pty Ltd
369 Barrenjoey Road
Newport, NSW

CERTIFICATION

Stormwater Services

I Chris Koinis Director of Koinis Plumbing Services Pty Ltd, hereby Certify that the stormwater installation on the above mentioned project has been installed in accordance with the design by Koinis Plumbing Services Pty Ltd and certified by Rafelteos and Zanuttini Pty Ltd consulting engineers

All pipe work, pits, pumps and outlets have all been tested, commissioned and cleared from all debris and working as per design

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Chris Koinis', is written over a horizontal line. Below the signature, the name 'Chris Koinis' and the title 'Director' are printed in a small, sans-serif font.

Chris Koinis
Director



ALUMINIUM WINDOWS & DOORS

AMA Windows P/L ABN 75 816 388 713
Unit 5 81 Beauchamp Road, PO Box 665 Matraville NSW 2036
Ph 9666 9992 Fax 9666 9994 www.amawindows.com.au

Glazing Certificate

Wednesday, 29 October 2008

Tony Consentino

RE: 369 Barrenjoey Road Newport

We certify that all glazing supplied and installed by AMA Windows Pty Ltd to the above project is in accordance with

AS2047 – 1999 Windows in Buildings
AS1288 – 1994 Glass Codes

All glass has a reflectivity of less than 20%

A handwritten signature in black ink, appearing to read 'Andrew Micos'.

Andrew Micos
Director

Case No 110005

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council	Pittwater Council		
Street	369 Barrenjoey Road Newport		
Lot No(s)	72 Sec 5	DP	6248
Development	Demolition of an existing building and construction of a shop top housing development incorporating one retail outlet and three residential units		
NAME OF APPLICANT	T & E Investments Pty Ltd		
APPLICANT'S ADDRESS	C/o Byrne & Associates Pty Ltd PO Box 167 Narrabeen NSW 2101		

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above of Division 9 of the Sydney Water Act 1994

THE FOLLOWING ITEMS 2 AND 5 APPLY TO THE ABOVE DEVELOPMENT

- 1 ~~Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements-~~
- 2 **Water facilities are available**
- 3 ~~Water facilities cannot be provided within a reasonable time from the date of this certificate-~~
- 4 ~~Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements-~~
- 5 **Sewerage facilities are available**
- 6 ~~Sewerage facilities are under the control of the local council-~~
- 7 ~~Sewerage facilities cannot be provided within a reasonable time from the date of this certificate-~~
- 8 ~~Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required-~~

THE FOLLOWING ITEMS ~~AND~~ APPLY TO LOT/S ~~IN THE SUBDIVISION/~~ DEVELOPMENT

- 9 ~~Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements place on a future applicant for subdivision/development or connection-~~
- 10 ~~Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection-~~
- 11 ~~Sewerage facilities are under the control of the local council-~~

Applicant Reference No N/A

Council Reference No NO361/05

Name Jack Diplock

Signature

(Approving Officer for and on behalf of Sydney Water)

Name Steve Castreau

Signature

(Approving Officer for and on behalf of Sydney Water)

Developer Asset Services Head Office

Dated 8 August 2008

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent



PITTWATER COUNCIL

ABN61340837871

Telephone 02 9970 1111

Facsimile 02 9970 7150

Postal Address

PO Box 882

Mona Vale NSW 1660

DX 9018 Mona Vale

Mark Eriksson, Landscape Architect Principal Officer
8am to 5 30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1356 Mobile 0417 219 541

15 October 2008

Mr T Cimino
T & E Cimino Investments Pty Ltd
46 Victor Road
DEE WHY NSW 2099

Dear Mr Cimino

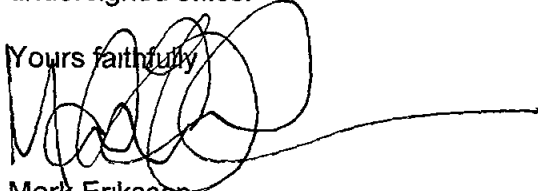
**Re Compliance/Certification of Completed Works to Road Reserve - 369
Barrenjoey Road, Newport**

In relation to the above property and works within the road reserve, please note

- Works as completed in the road reserve have been completed to Council's satisfaction and conditions (Clause 4 and Condition 6) have been satisfied

Should you require any further information, please do not hesitate to contact the undersigned officer

Yours faithfully



Mark Eriksson

LANDSCAPE ARCHITECT PRINCIPAL OFFICER

cc Sydney Building Approvals Centre Pty Ltd
34/33 Alfred Road
CHIPPING NORTON NSW 2170

RAFELETOS



ZANUTTINI
Pty Ltd

Level 2 103 Vanessa St.
Kingsgrove NSW 2208

ABN 35 079 047 466
Telephone: (02) 9554 9311
Facsimile: (02) 9554 9764

Date 10/08/2007
Our Reference 7272PC
Client T & E CIMINO HOLDINGS PTY LTD
Location 369 BARRENJOEY ROAD NEWPORT

HYDRAULIC CERTIFICATE

This is to certify that the hand notations made by Koinis Plumbing Services Pty Ltd placed over the architectural details compiled by Dennis Leech & Associates Pty Ltd for the abovementioned property detailing the proposed stormwater system

- 1 Satisfies condition B4 in that it notes a 4000 litre rainwater tank for non potable purposes is to be installed and used in association with the development
- 2 Satisfies condition B5 in that it notes that the stormwater overflow from the rainwater tank and or on site detention tank is to be discharged to the public drainage system either directly to the kerb and gutter natural water course or piped drainage system or via an inter-allotment drainage easement within adjacent private property
- 3 Satisfies condition C20 is that it shows where stormwater drainage is required to access Council's gutter stormwater system all underground pipes to be galvanized steel flat section pipes connecting to gutter

Yours faithfully

David Zanuttini
B E M I E Aust



AMA Windows P/L ABN 75 816 388 713
Unit 5 81 Beauchamp Road, PO Box 665 Matraville NSW 2036
Ph 9666 9992 Fax 9666 9994 www.amawindows.com.au

WERS Certificate

Wednesday, 29 October 2008

Tony Consentino

RE. 369 Barrenjoey Road Newport

We certify that the following glazed products, supplied and installed by AMA Windows Pty Ltd to the above project are certified as follows

Alspec 100mm View-Max Sliding Window
Single Glazed with clear glass
U Value = 6.4, SHGC = 0.63

Alspec Fitzroy Commercial Sliding Door
Single Glazed with clear glass
U Value = 6.0, SHGC = 0.64

Commercial Fixed Shopfronts to Ground Floor
Single Glazed with clear glass
U Value = 6.1, SHGC = 0.73

A handwritten signature in black ink, appearing to read 'Andrew Micos'.

Andrew Micos
Director



4 Bowns Road Kogarah NSW 2217
Mobile 0411 558 475
0418 411 875
Fax 9588 4752
ABN 68 065 073 403
ACN 065 073 403
Cont auth 57933C
Lic No L6575

28 September 2008

T & E Cimino Holdings Pty Ltd
369 Barrenjoey Road
Newport, NSW

CERTIFICATION

Window Drenches

I Chris Koinis Director of Koinis Plumbing Services Pty Ltd hereby Certify that the Window Drenching Service has been installed to all relevant codes and standards

The window drenching system has been installed complete with all necessary valves, pressure gauges and drain point as per requirements

The system has been tested and commissioned

Yours Sincerely,

Chris Koinis
Director

CBT

Credible Building
Technologies Pty Ltd
☒ ACN 117 653 835
ABN 17 299 420 673

CAVS

Credible Audio Visual
Solutions Pty Ltd
☐ ACN 117 592 971
ABN 44 117 592 971

E2 / 27-29 Farola Street
Silverwater NSW 2128
PO Box 6710
Silverwater BC NSW 1811
Tel (02) 9748 8008
Fax (02) 9748 8081

SERVICE
REPORT

09915

White - Customer Copy
Green - Invoice Copy
Yellow - Office Copy
Pink - Book Copy

Site No

Employee Name

Service Report Date

Travel Time

Kilometres

Client Order No

Client

Building Location

Nature of request

Action taken

Call No

Labour hours

Tel Business

Tel After hours

Mobile

TESTED DETECTORS & OWLS SPEAKER IN (GLOW) FLOOR
SHOP LABELED PANEL ZONING, WROTE INSTRUCTIONS
OF ZONE ISOLATION PROCEDURE.

AS 3786-1993

Date work completed 10 / 9 / 08 Further action Yes ☐ No ☒ Client advised Yes ☒ No ☐

Items requiring further action

Client acknowledgement *Paul Toomey* Print name

Materials and Parts USED

Materials and parts REQUIRED

CBT
Credible Building
Technologies Pty Ltd
☒ ACN 117 653 835
ABN 17 299 420 673

CAVS
Credible Audio Visual
Solutions Pty Ltd
☐ ACN 117 592 971
ABN 44 117 592 971

E2 / 27-29 Farola Street
Silverwater NSW 2128
PO Box 6710
Silverwater BC NSW 1811
Tel (02) 9748 8008
Fax (02) 9748 8081

**SERVICE
REPORT**
09113
White - Customer Copy
Green - Invoice Copy
Yellow - Office Copy
Pink - Book Copy

Site No
Employee Name
Service Report Date
Travel Time
Kilometres
Client Order No
Client
Building Location
Nature of request
Action taken

Call No
Labour hours
Tel Business
Tel After hours
Mobile

Anthony
12-8-08
C MULE
369 Barronjoey Rd,
Commission FIP

Connect circuits into FIP 4 ZONES + 1 EWIS ZONE
Carried out test on all smoke detectors except on
Ground floor shop as they are not installed. Commissioned
FIP all working as normal.

ate work completed 12 / 8 / 08 Further action Yes ☒ No ☐ Client advised Yes ☒ No ☐
Items requiring further action

Checked FIP when shop detectors & Speakers are installed.

Client acknowledgement *Simon Muli* Print name *Simon Muli*

Materials and Parts USED	Materials and parts REQUIRED



**DOCHERTY
CONSULTING
ENGINEERS**
Structural and Civil

22 January 2009

Our Ref 70203C3

Structural Engineer's Certificate

**New Retail/Residential Development at
369 Barrenjoey Road, Newport**

We hereby certify that the structural drawings produced for the above project have been designed in accordance with the following Australian Standards

- ☐ AS 1170 Minimum design loads on structures
- ☐ AS 3600 Concrete structures
- ☐ AS 3700 Masonry structures
- ☐ AS 4100 Steel structures

We have issued the following drawings covered by this certification

- ☐ 70203S00 Rev 0 Constructions notes
- ☐ 70203S01 Rev 2 Footing and ground floor plans
- ☐ 70203S02 Rev 1 First floor plans
- ☐ 70203S03 Rev 0 Second floor plans
- ☐ 70203S04 Rev 1 Roof plan
- ☐ 70203S05 Rev 3 Concrete details
- ☐ 70203S06 Rev 0 Wall elevations and details

We have inspected the footings, slabs, beams, columns and walls prior to concrete placement, and structural framing and bracing prior to covering up and certify that the constructed works are generally in accordance with the design drawings and that the constructed works comply with the above Australian Standards

Yours faithfully,

Docherty Consulting Engineers Pty Ltd

K R Docherty
BE ME PEng
Director

LEECH HARMON ARCHITECTS

LETTER

23 January 2009

T & E Cimino Investments Pty Ltd
44 Vineyard Street
MONA VALE NSW 2103

ATTENTION Tom Cimino

Dear Tom

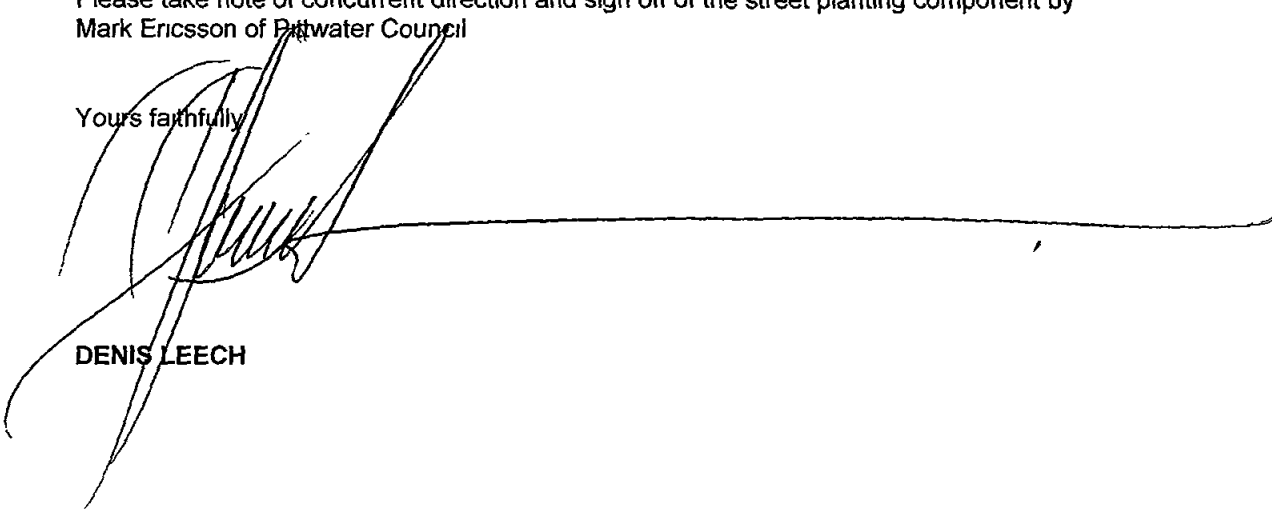
RE **New Commercial / Residential Development**
 369 Barrenjoey Road NEWPORT

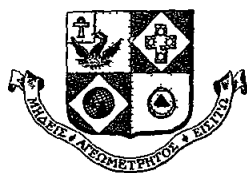
The Landscaping Concept Plan forming part of the Development Approval was prepared by our office in accordance with the requirements of Pittwater Council LEP2000

The completed works have been carried out in general accord and to the intent with the design and with irrigation provided from onsite stormwater tanks

Please take note of concurrent direction and sign off of the street planting component by Mark Ericsson of Pittwater Council

Yours faithfully


DENIS LEECH

**BEE & LETHBRIDGE PTY LTD**

ACN 003 194 447

Suite 2, 14 Starkey Street

PO Box 330

Forestville NSW 2087

Consulting Surveyors

ABN 13 003 194 447

Phone 9451 6757

Fax 9975 3535

Email survey@beeeth.com.au

Our ref 13119

Amador Holdings
46 Victor Road
DEE WHY NSW 2099

23 October 2008

Attention Tony Constantino

Dear Sir,

Re Property 369 Barrenjoey Road, Newport

Land in the Local Government Area of Pittwater Parish of Narrabeen and County of Cumberland having a frontage of 12.2 metres to Barrenjoey Road, Newport being part of Lot 72 of Section 5 in Deposited Plan 6248 and being the whole of the land comprised in Certificate of Title Folio Identifier 72/5/6248

In accordance with your instructions we have surveyed the above described land which is further shown on the accompanying sketch and edged in red

On the land and wholly within its boundaries there is erected a three storey concrete and brick building roofed with metal, containing residential apartments and a shop (at ground floor) and with ground floor parking at rear

The property is known as N° 369 Barrenjoey Road, Newport

Offsets of walls and overhangs from the boundaries are as shown on the sketch

The land is partly enclosed by walls and fencing, and the relationship of the improvements to the boundaries of the land are as shown on the accompanying sketch

Work as executed levels have been observed on finished structures and related to AHD with the following results

- Ground Floor RL 5.24 ✓
- First Floor RL 8.44
- Second Floor RL 11.34
- Roof Parapet RL 14.54

The subject land is affected by a covenant created by Transfer A52380

This survey is for identification purposes only. Should any development or construction be planned on or near the boundaries, the corners of the land and boundaries should be clearly marked

Other than as shown and minor irregularities in fencing, there are no visible encroachments upon this land and none by this property on the adjoining lands and street

Yours faithfully,
BEE AND LETHBRIDGE PTY LTD

Copland C Lethbridge
REGISTERED SURVEYOR

Case No 110005

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE
(A certificate under Division 9 Section 73 of the Sydney Water Act 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council	Pittwater Council		
Street	369 Barrenjoey Road Newport		
Lot No(s)	72 Sec 5	DP	6248
Development	Demolition of an existing building and construction of a shop top housing development incorporating one retail outlet and three residential units		
NAME OF APPLICANT	T & E Investments Pty Ltd		
APPLICANT'S ADDRESS	C/o Byrne & Associates Pty Ltd PO Box 167 Narrabeen NSW 2101		

Sydney Water Corporation certifies that the above named applicant has complied with the requirements relating to the plan of Subdivision/Development described above of Division 9 of the Sydney Water Act, 1994

THE FOLLOWING ITEMS 2 AND 5 APPLY TO THE ABOVE DEVELOPMENT

- ~~1 Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements-~~
- 2 Water facilities are available**
- ~~3 Water facilities cannot be provided within a reasonable time from the date of this certificate-~~
- ~~4 Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements-~~
- 5 Sewerage facilities are available**
- ~~6 Sewerage facilities are under the control of the local council-~~
- ~~7 Sewerage facilities cannot be provided within a reasonable time from the date of this certificate-~~
- ~~8 Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required-~~

THE FOLLOWING ITEMS ~~AND~~ APPLY TO LOT/S ~~IN THE SUBDIVISION/~~ DEVELOPMENT-

- ~~9 Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements place on a future applicant for subdivision/development or connection-~~
- ~~10 Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection-~~
- ~~11 Sewerage facilities are under the control of the local council-~~

Applicant Reference No	N/A	Council Reference No	NO361/05
Name	Jack Diplock	Signature	
	(Approving Officer for and on behalf of Sydney Water)		
Name	Steve Castieau	Signature	
	(Approving Officer for and on behalf of Sydney Water)		

Developer Asset Services **Head Office** Dated **8 August 2008**

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent.

**BEE & LETHBRIDGE PTY LTD**

ACN 003 194 447

Suite 2, 14 Starkey Street
PO Box 330
Forestville NSW 2087

Consulting Surveyors

ABN 13 003 194 447

Phone 9451 6757

Fax 9975 3535

Email survey@beeeth.com.au

Our ref 13119

Amador Holdings
46 Victor Road
DEE WHY NSW 2099

23 October 2008

Attention Tony Constantino

Dear Sir,

Re Property 369 Barrenjoey Road, Newport

Land in the Local Government Area of Pittwater Parish of Narrabeen and County of Cumberland having a frontage of 12.2 metres to Barrenjoey Road, Newport being part of Lot 72 of Section 5 in Deposited Plan 6248 and being the whole of the land comprised in Certificate of Title Folio Identifier 72/5/6248

In accordance with your instructions we have surveyed the above described land which is further shown on the accompanying sketch and edged in red

On the land and wholly within its boundaries there is erected a three storey concrete and brick building roofed with metal, containing residential apartments and a shop (at ground floor) and with ground floor parking at rear

The property is known as N° 369 Barrenjoey Road, Newport

Offsets of walls and overhangs from the boundaries are as shown on the sketch

The land is partly enclosed by walls and fencing, and the relationship of the improvements to the boundaries of the land are as shown on the accompanying sketch

Work as executed levels have been observed on finished structures and related to AHD with the following results

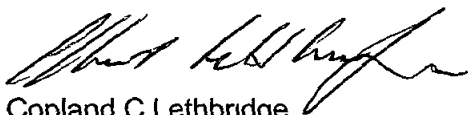
- Ground Floor RL 5.24
- First Floor RL 8.44
- Second Floor RL 11.34
- Roof Parapet RL 14.54

The subject land is affected by a covenant created by Transfer A52380

This survey is for identification purposes only. Should any development or construction be planned on or near the boundaries, the corners of the land and boundaries should be clearly marked

Other than as shown and minor irregularities in fencing, there are no visible encroachments upon this land and none by this property on the adjoining lands and street

Yours faithfully,
BEE AND LETHBRIDGE PTY LTD


Copland C Lethbridge
REGISTERED SURVEYOR

WORKCOVER
NEW SOUTH WALES

ABN 77 682 742 966
Phone (02) 4321 5498

Total Fee Paid 65 00 Receipt No 540019



**DOCHERTY
CONSULTING
ENGINEERS**
Structural and Civil

31 October 2007

Our Ref 70203C1

Civil Engineer's Certificate

**New Retail/Residential Development at
369 Barrenjoey Road, Newport**

Stormwater Outlet Pipe

We have inspected the foundation material which is to support the stormwater outlet pipe, and conduit sleeves through the structural footing beams, for the abovementioned building. We are satisfied that the pipe has adequate foundation support and isolation from the footing beams.

Yours faithfully,
Docherty Consulting Engineers Pty Ltd

K R Docherty
BE ME PEng
Director



Building & Energy Solutions

BUILDING CODE OF AUSTRALIA
Section "J" COMPLIANCE
ASSESSMENT REPORT
for Construction Certificate lodgement

Description

Retail / Residential Development

Address

369 Barrenjoey Rd, Newport

Client

Evan Lehepuu
C/- Denis Leech & Associates

Job number

BC046/07

Date August 2007



Contents

1	Introduction	3
2	Building Class & Climate Zone	3
3	Deemed-to-Satisfy Provisions	
	Section J – Energy Efficiency	
	Part J1 Building Fabric – NSW J(A) 1	4
	Part J2 External Glazing	5
	Part J3 Building Sealing – NSW J(A) 2	6
	Part J4 Air Movement	7
	Part J5 Systems Air – Conditioning & Ventilation – NSW J(A) 3	7
	Part J6 Artificial Lighting & Power	12
	Part J7 Hot Water Supply – NSW J(A) 4	13
	Part J8 Access for Maintenance – NSW J(A) 5	13
4	Recommendations	14
5	Conclusion	16
6	“Attachment A” – Specification J6	17
7	“Attachment B” – Specification J5 2	19
8	“Attachment C” – Specification J5 4	21



Introduction

BECA (Building Energy Consultants Australia) Pty, Ltd, have been commissioned to produce a Building Code of Australia (2007) clause-by-clause Section J compliance assessment report of the subject development, in order to assess the level of development compliance

This report only deals with the relevant provisions of section J and does not deal with the following

- Consideration of the remainder parts of the Building Code of Australia (BCA) 2007, other than Section J
- Consideration of Council's local planning policies
- Other documentation forming part of the Construction Certificate application

The proposal is to be located at 369 Barrenjoey Road, Newport This report has been prepared, subject to the referenced documents, in accordance with the provisions of the Building Code of Australia (BCA 2007)

The following document references have been relied upon, as prepared by Denis Leech & Associates

Sheet Numbers WD01-03 / CD01-03

Dated June 2007

Building Class & Climate Zone

- Fig A1 1 and Table A1 1 of the BCA 2007 **Climate Zone 5**
- **Class 2** (Residential Sole Occupancy Units), **Class 7a** (Carpark) & **Class 6** (Retail)

Part J1 Building Fabric – NSW Part J(A)1

Section	Description	Requirements
NSWJ(A) 1 1 & J 1 1 Application of Part	The Deemed-to-Satisfy Provisions only apply to thermal insulation in the Class 2 part of the building where a development consent or complying development certificate specifies that insulation is to be provided as part of the development (not required as there is no requirements as part of the DA) Not required for the Class 7a part Class 6 part of the building is required to comply	Class 2 units are not required to comply Class 6 required to comply
NSWJ(A)1 2 & J 1 2 Thermal construction general	(a) Where required, insulation must comply with AS/NZS 4859 1 and be installed so that it— (i) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must butt against the members, and (ii) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier, and (iii) does not affect the safe or effective operation of a service or fitting (b) Where required, reflective insulation must be installed with— (i) the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding, and (ii) the reflective insulation closely fitted against any penetration, door or window opening, and (iii) the reflective insulation adequately supported by framing members, and (iv) each adjoining sheet of roll membrane being— (A) overlapped not less than 50 mm, or (B) taped together (c) Where required, bulk insulation must be installed so that— (i) it maintains its position and thickness, other than where it crosses roof battens, water pipes, electrical cabling or the like, and (ii) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm	Installation is Readily achievable Insulation required for the retail part of the building must be installed and certified to this section
J 1.3 Roof and ceiling construction	A roof or ceiling that is part of the envelope of the <u>class 6</u> part of the building must achieve a minimum Total R-Value of R3 2 upwards As BASIX didn't form part of this approval, Roof & ceiling that is part of the class 2 part does not need to comply with any R-Value	Readily achievable
J 1 4 Roof lights	Not applicable, as there are no roof lights proposed	Not applicable



J 1 5 Walls	The external wall that is part of the envelope of the <u>class 6</u> must • Achieve a minimum Total R-Value of 1.8 or • (i) Achieve a surface density of not less than 220kg/m² with masonry that has a thermal conductivity of less than 0.8, and (ii) shade the external wall of the storey with an overhang which projects at a minimum angle of 30 degrees (shading complies as external wall is shaded 100% from slab above) There are no requirements for the wall bounding the carpark & the pedestrian entry (as it is in climate zone 5) This section is not applicable to the class 2 part of the building as BASIX didn't form part of this approval	Readily achievable
J 1 6 Floors	Not applicable	Not applicable

Part J2 External Glazing

Section	Description	Requirements
J 2 2 Applicable glazing provisions	Not applicable to the class 2 part of the building, as it was not required as part of the development consent Class 6 (retail) is required to comply J2 3 is applicable as the floor area of the retail is less than 500m²	Class 6 (retail) is required to comply with J2 3
J 2 3 Glazing - Method 1	Not applicable	Not applicable
J 2 4 Glazing - Method 2	Glazing and supporting frames must not exceed the performance values for Total U-Values NFRC (National Fenestration Rating Council) and SHGC (Solar Heat Gain Co efficient) (NFRC) allowances attained below Total U-Value (NFRC) of 6.7 or less SHGC (NFRC) of 1.0 or less	Readily achievable WERS certification from the manufacturer to be provided stating compliance with these values
J 2 5 Shading	No further shading is required. Calculated as designed	Complies

Part J3 Building Sealing – NSW Part J(A)2

Section	Description	Requirements
NSW J(A)2 1 & J3 1 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to a Class 2 & 6 part of the building not Class 7a , but excludes - (a) a building in <u>climate zone 5</u> , where the only means of air-conditioning is by using an evaporative cooler, and (b) a building ventilation opening that is necessary for the safe operation of a gas appliance	Required to comply if none of these requirements have an impact
NSW J(A)2 2 Compliance with BCA provisions	Class 2 buildings must comply with the following national BCA provisions – (a) J3 2 Chimneys and flues, and (b) J3 3 Roof lights, and (c) J3 4 External doors and windows, and (d) J3 5 Exhaust fans, and (e) J3 6 Construction of roofs, walls and floors, and (f) J3 7 Evaporative coolers	Nominated sections are required to comply where applicable
J 3 2 Chimneys and flues	Not applicable to this development as no chimney or flue is indicated on the plans	Not applicable
J 3 3 Roof lights	Not applicable to this development as no roof lights are indicated on the plans	Not applicable
J 3 4 External windows and doors	A seal to restrict air infiltration must be fitted to each edge of an external door, openable external window or the like when serving a conditioned space The requirements above do not apply to a window complying with AS 2047, an external louvre door, louvre window, or other such opening & a fire door A seal required above may be a foam or rubber compressible strip, fibrous seal or the like The main entrance door to the retail area must have a self closer	Readily achievable
J 3 5 Exhaust fans	A miscellaneous exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned space	Readily achievable
J 3 6 Construction of roofs, walls and floors	(a) Roofs, external walls, external floors and any opening such as a window, door or the like must be constructed to minimise air leakage in accordance with (b) when forming part of the external fabric of a conditioned space (b) Construction required by (a) must be— (i) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions, or (ii) sealed by caulking, skirting, architraves, cornices or the like (c) The requirements of (a) do not apply to openings, grilles and the like required for smoke hazard management	Readily achievable
J 3 7 Evaporative coolers	An evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space Insufficient details	Readily achievable



Part J4 Air Movement

Section	Description	Requirements
J 4 1 Application of Part	Not applicable	Not applicable
J 4 2 Air movement	Not applicable	Not applicable
J 4 3 Ventilation openings	Not applicable	Not applicable
J 4 4 Ceiling fans and evaporative coolers	Not applicable	Not applicable

Part J5.0 Air-conditioning & Ventilation Systems – NSW Part J(A)3

Section	Description	Requirements
NSW J(A)3 1 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to the Class 2 & 6 part of the building Class 7a part also required to comply to relevant sections	Relevant parts Required to comply
NSW J(A)3 2 Compliance with the BCA	Class 2 buildings must comply with the following national BCA provisions, as applicable – (a) J5 2 Air conditioning and ventilating systems, and (b) J5 3 Time switch, and (c) J5 4 Heating and cooling systems, and (d) J5 5 Ancillary exhaust systems Class 6 & 7a parts of the building are also required to comply with the relevant sections	Readily achievable
J 5 2 Air- conditioning and ventilation systems	(a) An air-conditioning unit or system must— (i) be capable of— (A) being inactivated when the building or part of the building served is not occupied, and (B) where the air-conditioning unit or system has motorised outside air and return dampers, close the dampers when the air-conditioning unit or system is inactivated (ii) have any supply and return ductwork insulated and sealed in accordance with Specification J5 2 (see “Attachment B”) and (iii) when serving more than one sole-occupancy unit, air-conditioning zone or area with different heating and cooling needs— (A) thermostatically control the temperature of each zone or area, and (B) not control the temperature by mixing actively heated air and actively cooled air, and (C) limit reheating to not more than a 7.5 K rise in temperature at the supply air rate for the space served and may be increased or decreased at the same rate that the supply air rate is	Readily achievable Certification required from designer & installer stating compliance with this section Refer to Attachment “B” for Specification J5 2

	respectively decreased or increased, and (iv) in other than a Class 6 restaurant, bar or café or Class 9b building, have an outdoor air economy cycle— (A) N/A (B) - in climate zones 5 when the air-conditioning unit capacity is over 50 kW_r, and (v) N/A, and (vi) when the air flow rate is greater than 1000 L/s, be designed so that the total motor shaft power of the fans in the system does not exceed— (A) 12 W/m² for a building of not more than 500 m² floor area, and (B) 15 W/m² for a building of more than 500m² floor area, and (vii) the requirements of (vi) do not apply to— (A) fans in package air-conditioning plant complying with J5 4(c), and (B) the input power for an energy reclaiming system that preconditions outdoor air, and (C) the input power for process related components such as high efficiency particulate air filters (b) A mechanical ventilation system must— (i) be capable of being inactivated when the building or part of the building served by that system is not occupied, and (ii) when serving a conditioned space, not provide mechanical ventilation in excess of the minimum quantity required by Part F4 by more than 50% other than where there is— (A) additional unconditioned outside air supplied— (aa) to provide free cooling, or (bb) to balance required exhaust ventilation such as toilet exhaust, or (cc) N/A, or (B) additional exhaust ventilation needed to balance the required mechanical ventilation, or (C) an energy reclaiming system that preconditions outside air, and (iii) when the air flow rate is more than 1000 L/s, (A) have a fan motor shaft power to air flow rate ratio, or fan motor input power to air flow rate ratio, in accordance with Table J5 2,	Certification required by a mechanical engineer / & or installer stating compliance with this section
--	--	--

Table J5 2

System static pressure (Pa)	Maximum fan motor shaft power to air flow rate ratio W/(L/s)	Maximum fan motor input power to air flow rate ratio W/(L/s)
Up to 200	0.55	0.73
300	0.75	1.0
400	0.95	1.27
500	1.15	1.5
600	1.4	1.9
700	1.6	2.1
800	1.8	2.4
900	2.0	2.7
1000	2.2	2.9
Greater than 1000	2.5	3.3

Notes 1 The maximum fan motor power to air flow rate ratio may be increased to that for the next higher system resistance where a fixed pitch and fixed speed fan is used
2 The system static pressure includes all the resistance against which the fan must operate including integrated fan cowls, flaps and grilles

and

(B) in other than climate zone 2, when serving a conditioned space in a Class 9b building where the number of square metres per person is 1 or less as specified in **D1 13**, have—

(aa) an energy reclaiming system that preconditions outside air, or

(bb) the ability to automatically modulate the mechanical ventilation required by **Part F4** in proportion to the number of occupants

(iv) N/A

(c) The requirements of (a) and (b) must not inhibit

(i) the smoke hazard management operation of air-conditioning and mechanical ventilation systems, and

(ii) essential ventilation such as for a garbage room, lift motor room, gas meter enclosure or gas regulator enclosure or the like

J 5 3 Time switch

A time switch in accordance with **Specification J6** must be provided to control each of the following

(a) Air-conditioning system of more than 10 kW_r

(b) Ventilation system with an air flow rate of more than 1000 L/s

(c) Heating systems of more than 10 kW_{heating},

Refer to “Attachment A” for Specification J6

Readily achievable
Must be designed and certified to this section



J 5 4 Heating and chilling systems	(a) Systems that provide heating or chilling for air-conditioning systems must— (i) have any piping, vessels, heat exchangers or tanks containing heated or chilled fluid, other than those with insulation levels covered by Minimum Energy Performance Standards (MEPS), insulated in accordance with Specification J5 4, and (ii) where water is circulated by pumping at greater than 2 L/s— (A) be designed so that the total of the motor shaft power to the air-conditioning pump does not exceed— (aa) 3 W/m^2 for a building of not more than 500 m^2 floor area, and (bb) 4 W/m^2 for a building of more than 500 m^2 floor area, and (B) have the pump capable of varying its speed when it is— (aa) operating for more than 3,500 hours per year, or (bb) is more than 11 kW of motor shaft power, except where the pump is needed to run at full speed for safe or efficient operation, and (iii) if the system contains more than one water heater used for heating a building, chiller or coil, be capable of stopping the flow of water to those not operating (b) A water heater, such as a boiler in a heating system for a building, must achieve a thermal efficiency complying with Table J5 4a when tested in accordance with BS 7190 Table J5 4a MINIMUM THERMAL EFFICIENCY OF BOILER <table><tr><th>Fuel type</th><th>Rated capacity (kW_{heating})</th><th>Minimum gross thermal efficiency (%)</th></tr><tr><td rowspan="3">Gas</td><td>Less than 90</td><td>75</td></tr><tr><td>90 to 750</td><td>80</td></tr><tr><td>More than 750</td><td>83</td></tr><tr><td rowspan="3">Oil</td><td>Less than 90</td><td>76</td></tr><tr><td>90 to 750</td><td>78</td></tr><tr><td>More than 750</td><td>80</td></tr></table> (c) Package air-conditioning equipment, including a split unit and a heat pump, must have an energy efficiency ratio complying with Table J5 4b when tested in accordance with AS/NZS 3823 1 2 at test condition T1	Fuel type	Rated capacity (kW _{heating})	Minimum gross thermal efficiency (%)	Gas	Less than 90	75	90 to 750	80	More than 750	83	Oil	Less than 90	76	90 to 750	78	More than 750	80	Readily achievable
Fuel type	Rated capacity (kW _{heating})	Minimum gross thermal efficiency (%)																	
Gas	Less than 90	75																	
	90 to 750	80																	
	More than 750	83																	
Oil	Less than 90	76																	
	90 to 750	78																	
	More than 750	80																	

Table J5 4b MINIMUM ENERGY EFFICIENCY RATIO FOR PACKAGED AIR-CONDITIONING EQUIPMENT

Equipment	Minimum Energy efficiency ratio ($W_r/W_{\text{input power}}$)	
	65 kW _r to 95 kW _r	More than 95 kW _r to 125 kW _r
Air-conditioner — cooling	2.7	2.8
Heat pump — cooling	2.6	2.7

(d) A refrigerant chiller over 125 kW_r capacity, must have an energy efficiency ratio complying with **Table J5 4c** when determined in accordance with ARI 550/590

Table J5 4c MINIMUM ENERGY EFFICIENCY RATIO FOR REFRIGERANT CHILLERS

Equipment	Minimum energy efficiency ratio ($W_r/W_{\text{input power}}$)	
	For full load operation	For integrated part load
Water cooled chiller		
More than 125 kW _r but not more than 525 kW _r	4.2	5.2
More than 525 kW _r but not more than 1000 kW _r	4.5	5.6
More than 1000 kW _r	5.5	6.1
Air cooled or evaporatively cooled chiller		
More than 125 kW _r but not more than 525 kW _r	2.2	3.0
More than 525 kW _r	2.5	3.1

(e) An air cooled condenser fan motor, other than one that is part of package air-conditioning equipment in (c), must not use more than 15 W of motor shaft power for each kW of heat rejected from the refrigerant when determined in accordance with ARI 460

(f) The fan of a cooling tower must not use more than—

(i) if a propeller or axial fan, 310 W of motor shaft power for each L/s of cooling water circulated, and

(ii) if a centrifugal fan, 590 W of motor shaft power for each L/s of cooling water circulated

(g) The fan of a closed circuit cooler must not use more than—

(i) if a propeller or axial fan, 500 W of motor shaft power for each L/s of cooled fluid circulated, and

(ii) if a centrifugal fan, 670 W of motor shaft power for each L/s of cooled fluid circulated

(h) The fan of an evaporative condenser must not use more than—

(i) if a propeller or axial fan, 18 W of motor shaft power for



	each kW of heat rejected, and (11) if a centrifugal fan, 22 W of motor shaft power for each kW of heat rejected (i) The spray water pump of a closed circuit cooler or evaporative condenser must not use more than 150 W of pump motor shaft power for each L/s of spray water circulated	
J 5 5 Miscellaneous exhaust systems	Not applicable to this development	Not applicable

Part J6 Artificial Lighting & Power

Section	Description	Requirements
J 6 1 Application of Part	The Deemed-to-Satisfy Provisions of this Part do not apply within a sole-occupancy unit of a Class 2 building or a Class 4 part of a building Applies to the class 6 & 7a part of the building	Retail & Carpark required to comply
J 6 2 Interior artificial lighting	The aggregate design illumination power load for the carpark must not exceed 4990 6 Watts in total The aggregate design illumination power load for the retail area must not exceed 2708 33 Watts in total The requirements listed above do not apply to Emergency lighting in accordance with Part E4	Readily achievable Must be designed and certified to this section
J6 3 Interior artificial lighting and power control	An artificial lighting switch must— (i) be located in a visible position— (A) in the room or space being switched, or (B) in an adjacent room or space from where the lighting being switched is visible, and (11) not operate lighting within an area of more than— (A) 250 m2 for a space of not more than 2000 m2 floor area, (switch in carpark does not comply as it has one switch for all the lighting) (B) N/A As the floor area of the carpark exceeds 250m2, Artificial lighting in that storey must be controlled by— (i) a time switch in accordance with Specification J6 , or (11) an occupant sensing device such as— (A) a security key card reader, or (B) a motion detector in accordance with Specification J6 See “Attachment A” for specification J6 The requirements above do not apply to the following (i) Emergency lighting in accordance with Part E4	Switch Does not comply Readily achievable Must be designed and certified to this section
J 6 4 Interior decorative and display lighting	Not applicable	Not applicable
J 6 5 Artificial lighting	Artificial lighting around the perimeter of a building, must— (i) be controlled by either a daylight sensor or a time switch in	Readily achievable



around the perimeter of a building	accordance with Specification J6 , and (ii) when the total perimeter lighting load exceeds 100 W— (A) have an average light source efficacy of not less than 60 Lumens/W, or (B) be controlled by a motion detector in accordance with Specification J6 , and (iii) when used for decorative purposes, such as facade lighting or signage lighting, have a separate time switch in accordance with Specification J6 The requirements above do not apply to the following (i) Emergency lighting in accordance with Part E4	Must be designed and certified to this section
J 6 6 Boiling water and chilled water storage units	Not applicable	Not applicable

Part J7 2 Hot Water Supply - NSW Part J(A)4

Section	Description	Requirements
NSW J(A) 4 1 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to a Class 2 building	Required to comply
NSW J(A) 4 2 Compliance with BCA provisions	Class 2 buildings must comply with the national BCA provisions of J7 2	Required to comply
J 7 2 Hot water supply	A hot water supply system for food preparation and sanitary purposes, must be designed and installed in accordance with Section 8 of AS/NZS 3500 4 Required to comply for <u>Class 2 & 6 part</u> of the building	Readily achievable Must be designed and certified to this section

Part J8.2 Access For Maintenance - NSW Part J(A)5

Section	Description	Requirements
NSW J(A) 5 1 Application of Part	The Deemed-to-Satisfy provisions of this Part apply to a Class 2 building except within a sole-occupancy unit & to all plant, equipment and components that require maintenance in accordance with Part I2 Class 7a & 6 also required to comply	Required to comply
NSW J 8 2 + J(A)5 2 Access for maintenance	Access for maintenance must be provided to— (a) all services and their components, including— (i) time switches and motion detectors, and (ii) room temperature thermostats, and (iii) plant thermostats such as on boilers or refrigeration units, and (iv) outside air dampers, and (v) reflectors, lenses and diffusers of light fittings, and (vi) heat transfer equipment, and (b) adjustable or motorised shading devices	Readily achievable Must be designed and certified to this section

Recommendations

PART J1 – BUILDING FABRIC Details on how the following recommendation will be achieved are to be demonstrated on the Construction certificate plans. Final certification to be provided to the certifier when applying for an occupation certificate.

- 1 Where required by this report and approved plans, Insulation must be installed to comply with the requirements set out in Section J1.2 of the Building Code of Australia (BCA) 2007. Stage inspection will be required to be carried out by the certifier & an installation certificate must be provided by the installer to state compliance with section J1.2 of the BCA & AS/NZ 4859.1
- 2 Insulation must be provided to the roof / ceiling of the envelope (exposed concrete roof) of the **class 6 part** of the building. Total R-Value must be **R3.2 Upwards**. Insulation company to provide a specification on how this total system (including insulation) can achieve this R-Value.
- 3 The external wall of the class 6 bounding the driveway to the basement must either
 - Achieve a minimum Total R-Value of **1.8 OR**
 - Achieve a surface density of not less than 220kg/m² with masonry that has a thermal conductivity of less than 0.8 (this method can be used for this wall as it is shaded more than 30 degrees)

PART J2 – GLAZING

- 4 Glazing and supporting frames for the **class 6 (retail) part** of the building must achieve a **U-Value of 6.7 (NFRC) or less and a SHGC of 1.0 (NFRC) or less** so that section J2 is satisfied. If another glazing system is to be used that doesn't comply with the above figures, it must be brought back to BECA for re-calculation. **WERS (window energy rating scheme) certificate** to be provided at completion of job stating compliance with the above figures.

PART J3 – BUILDING SEALING The recommendations below do not apply if the only means of air conditioning is by using an evaporative cooler & to a ventilation opening that is necessary for the safe operation of a gas appliance. Details of the following recommendations to be documented on the Construction Certificate plans.

- 5 A foam or rubber compressible strip, fibrous seal or the like is to be provided to restrict air infiltration. Must be fitted to each edge of an external door and open-able window. This requirement does not apply if windows comply with AS 2047 and to a fire door.
- 6 The main entrance door to the retail area must have a self closer.

-
- 7 Exhaust fans located in the bathrooms & domestic kitchens must be fitted with a self-closing dampers
 - 8 Roofs, floors and external walls to the conditioned spaces should be enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions or sealed by caulking, skirting, architraves, cornices or the like (these requirements do not apply to openings, grilles and the like required for smoke hazard management)
 - 9 If an evaporative cooler is installed, it must be fitted with a self-closing damper or the like when serving a heated space
-

PART J5 - AIR-CONDITIONING & VENTILATION SYSTEMS Upon completion, when applying for an occupation certificate, a certificate is to be provided from the manufacturer/designer & installer demonstrating compliance with the following recommendations Details of compliance to be provided to the certifier or notes to be provided on the Construction certificate plans indicating that Section J5 will comply

- 10 No details have been provided for proposed air conditioning systems, therefore all requirements for this building in climate zone 5 have been nominated Proposed air conditioning system is to be designed to comply with section J5 2 of this report
 - 11 Mechanical ventilation systems to be certified by a mechanical engineer in accordance with Part J5 2 (b) of this report
 - 12 A time switch in accordance with **Specification J6** must be provided if one of the following is applicable (refer to "Attachment A" for Spec J6)
 - (a) Air-conditioning system of more than 10 kW_r
 - (b) Ventilation system with an air flow rate of more than 1000 L/s
 - (c) Heating systems of more than 10 kW_{heating}
-

PART J6 – ARTIFICIAL LIGHTING & POWER Upon completion, when applying for an occupation certificate, certification is to be provided from a licensed electrician stating compliance with the following recommendations Details of the following recommendations to be documented on the Construction Certificate plans

- 13 A detailed electrical plan was not provided, therefore compliance with J6 2 cannot be stated The aggregate design illumination power load for the carpark **must not exceed 4990 6 Watts** & the aggregate design illumination power load for the retail part of the building **must not exceed 2708 33 Watts**
- 14 Lighting switches in the retail part of the building comply Lighting switches in the carpark to be changed so that 1 lighting switch does not operate more than 250m² in floor area
- 15 As the total floor area of the carpark exceeds 250m², artificial lighting must be controlled either by a time switch or occupant sensing device as per **Specification J6 (see attachment "A")**

16 Artificial lighting around the perimeter of the building must comply with Section J6 5 of this report

PART J7 – HOT WATER SUPPLY Certification to be provided from a licensed plumber
Documentation to be provided on the Construction certificate plans

17 All hot water supply systems for the residential units for food preparation and sanitary purposes, must be designed and installed in accordance with Section 8 of AS/NZS 3500 4

PART J8 – ACCESS FOR MAINTENANCE Documentation to be provided on the construction certificate plans

12 Access for maintenance must be provided to all services and their component as per section J8 2

Conclusion

This assessment was based on construction drawings (as stated on page 3 of this report) for the Construction Certificate lodgment

Perusal of the plans submitted, the deemed – to – satisfy provisions of section J of the Building Code of Australia 2007, could be achieved by adopting the recommendations and all the other requirements contained within this report

Prepared by

Paul Kouklidis

A handwritten signature in black ink, appearing to be "P. Kouklidis", is written over the printed name.

Attachment "A"

Specification J6

Time switch

A time switch must be capable of—

(a) switching on and off electric power to systems—

(i) at variable pre-programmed times and on variable pre-programmed days, and

(ii) limiting the period the system is switched on to 2 hours beyond the time for which the building is occupied, and

(b) being overridden by a manual switch for a period of up to 2 hours, after which the time switch must resume control

Motion Detectors

In a class 2 building other than within a sole-occupancy unit, a motion detector must –

- (i) be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means, and
- (ii) be capable of detecting a person before they are 1m into the space, and –
- (iii) other than within a sole-occupancy of a class 3 building, not control more than -
 - (A) an area of 100m², and
 - (B) 95% of the lights in spaces of area more than 25m², and
- (iv) be capable of maintaining the artificial lighting when activated –
 - (A) for not less than 5 minutes and not more than 15 minutes unless its reset, and
 - (B) without interruption if the motion detector is reset by movement

In a class 6 & 7 building a motion detector must-

- (v) be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means, and
- (vi) be capable of detecting –
 - (A) a person before they have entered 1m into the space, and
 - (B) movement of 500mm within the useable part of the space, and
- (vii) Not control more than -
 - (A) in other than a carpark, an area of 500m² with a single sensor or group of parallel sensors, and
 - (B) 75% of the lights in spaces using high intensity discharge, and
- (viii) be capable of maintaining the artificial lighting when activated –
 - (A) for a minimum of 5 minutes and a maximum of 30 minutes unless its reset, and
 - (B) without interruption if the motion detector is reset by movement, and
- (ix) have a manual override switch which -
 - (A) enables the lighting to that area, or greater area, to be turned off, and
 - (B) is not capable of switching the lights permanently on

When outside a building, a motion detector must (for all classes) –

- (i) be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means, and**
- (ii) be capable of detecting a person within a distance from the light equal to –
 - a twice the mounting height, or**
 - b 80% of the ground area covered by the light's beam, and****
- (iii) not control more than five lights, and**
- (iv) be operated in series with a photoelectric cell or astronomical time switch so that the light will not operate in daylight hours, and**
- (v) be capable of maintaining the artificial lighting when the switch is on for a minimum of 1 minute and a maximum of 10 minutes unless it is reset, and**
- (vi) have a manual override switch which is reset after a maximum period of 4 hours**

Daylight sensor and dynamic lighting control device

A daylight sensor and dynamic control device for artificial lighting must—

(a) for switching on and off—

- (i) be capable of having the switching level set point adjusted between 50 and 1000 Lux, and**
- (ii) have—
 - (A) a delay of more than 2 minutes, or**
 - (B) a differential of more than 50 Lux, and****

(b) for dimmed or stepped switching, be capable of reducing the power consumed by the controlled lighting in proportion to the incident daylight on the working plane either—

- (i) continuously down to a power consumption that is less than 50% of full power, or**
- (ii) in no less than 4 steps down to a power consumption that is less than 50% of full power, and**

(c) have a manual override switch which enables the lighting in an area to be turned off but is not able to switch the lights permanently on or bypass the lighting controls

Attachment “B”

Specification J5.2

Ductwork sealing

- (a) Heating or cooling ductwork and fittings must be sealed against air loss—
- (i) by closing all openings in the surface, joints and seams of ductwork with adhesives, mastics, sealants or gaskets in accordance with the duct sealing requirements of AS 4254 for the static pressure in the system, or
 - (ii) for flexible ductwork at an operating static pressure of less than 500 Pa, with a sealant and draw band encased with adhesive tape
- (b) The requirements of (a) do not apply to ductwork and fittings located within the last conditioned space served

Ductwork insulation

- (a) Ductwork and fittings for heating or cooling must be thermally insulated with insulation complying with AS/NZS 4859 1 to—
- (i) achieve the Total R-Value specified in Tables 3a and 3b, or
 - (ii) for flexible ductwork of not more than 3 m in length from an outlet or the like, achieve a minimum Total R-Value of 1 0

Table 3a DUCTWORK - MINIMUM TOTAL R-VALUE
(For systems of no more than 65 kW_r and 65 kW heating capacity)

Ductwork	Minimum Total R Value for ductwork and fittings for this climate zone	
	Heating only system or refrigerated cooling system only system	Combined heating and refrigerated cooling system
Ductwork	1 0	1 0
Fittings	0 4	

Table 3b DUCTWORK -MINIMUM TOTAL R-VALUE
(For systems greater than 65 kW_r and 65 kWheating capacity)

Location of ductwork and fittings	Minimum Total R-Value for ductwork and fittings in climate zone 5
	Heating system or refrigerated cooling system
Within a conditioned space other than where the space is the only or last space served	1 0
All other locations	1 5

(b) Insulation on ductwork conveying cold air must be protected by—

- (i) a vapour barrier on the outside of the insulation, and**
- (ii) where the vapour barrier is a membrane, overlapping adjoining sheets of the membrane by 50 mm and bonding or taping the sheets together**

(c) Ductwork insulation must—

- (i) be protected against the effects of weather and sunlight, and**
- (ii) abut adjoining insulation to form a continuous barrier, and**
- (iii) be installed so that it maintains its position and thickness, other than at flanges and supports**

(d) The requirements of (a) do not apply to

- (i) heating and cooling ductwork and fittings located within the last conditioned space served, and**
- (ii) air registers, diffusers, outlets, grilles and flexible fan connections**

“Attachment C”

Specification J5 4 Insulation

(a) Insulation must—

- (i) be protected against the effects of weather and sunlight, and
- (ii) be able to withstand the temperatures within the piping, and
- (iii) for piping, achieve the Total R-Value in Table 2, and
- (iv) for vessels, heat exchangers and tanks, achieve a minimum Total R-Value of—
 - (A) 2.5 if the content is low temperature brine or glycol, or
 - (B) 1.8 if the content is chilled water, or
 - (C) 1.3 if the content is heated water, or
 - (D) 2.5 if the content is steam

(b) Insulation on piping, vessels, heat exchangers and tanks containing chilled fluid must be protected by a vapour barrier on the outside of the insulation

(c) The requirements of (a) do not apply to heating water piping—

(i) located within the space being heated where the piping is to provide the heating to that space, or

(ii) encased within a concrete floor slab which is part of a floor heating system

Table 2 PIPING - MINIMUM TOTAL R-VALUE

Location	Minimum Total R-Value
1 Heating water piping for systems of no more than 65 kWheating capacity	
(a) Located internally	0.2
(b) Located within a wall space, an enclosed sub-floor area or an enclosed roof space	0.3
(c) Located outside the building or in an unenclosed sub-floor area or an unenclosed roof space	0.3
2 Heating water piping for systems of more than 65 kWheating capacity	
(a) Located internally	0.5
(b) Located within a wall space, an enclosed sub-floor area or an enclosed roof space	0.6
(c) Located outside the building or in an unenclosed sub-floor area or an unenclosed roof space	0.7
3 Cooling water piping for systems of more than 65 kW capacity but less than 250 kW capacity	
(a) Located internally	1.0
(b) Located within a wall space, an enclosed sub-floor area or an enclosed roof space	1.1
(c) Located outside the building or in an unenclosed sub-floor area or an unenclosed roof space	1.2
4 Cooling water piping for systems of more than 250 kW capacity	
(a) Located internally	1.5
(b) Located within a wall space, an enclosed sub-floor area or an enclosed roof space	1.6
(c) Located outside the building or in an unenclosed sub-floor area or an unenclosed roof space	1.8
Note Piping to be insulated includes all flow and return piping, cold water supply piping within 500 mm of the connection to the heating or cooling system and pressure relief piping within 500 mm of the connection to the heating or cooling system	

This copy to be given to the owner of the gas installation as soon as the job has been completed

Address 23 Warratah Street Bexley NSW 2207
Licensee's Signature [Signature]
Licence No L14657Date 4/08/08
Tel 0418 41875

I hereby certify that the whole installation or modification detailed above has been carried out by me in accordance with the current requirements of the Gas Utility and Gas Installation Code AS 5601. I further certify that all tests required by the said Code have been carried out and that the entire installation is free from any leakage.

[Signature]

Gas Meter Details Meter No EC 185 165		Location on Site 5m side Carpark LH Side	
Summary of work performed Supply gas to service Bayonet fitting		Job Address 31369	
Owner/Occupier J.B. Collins		Type of Appliance Installation ☒ Gas to Gas	
I have installed the following appliance/s		Type of Appliance Installation	
☒ Existing Gas Customer ☐ New Gas Connection ☐ New Home ☐ Industrial ☒ Commercial		Type of Appliance Installation	
Custumer Copy		Type of Appliance Installation	

Certificate of Compliance with Gas Installation Code AS 5601
and Alinta AGN Limited gasfitting rules

Customer Copy

Installation of Reticulated Gas & Associated Equipment Alinta AGN Limited A.B.N 003 004 322

Owner/Occupier J.B. Collins		Type of Appliance Installation ☒ Gas to Gas		I have installed the following appliance/s	
Address 21369		Electricity to Gas		Cooker 713	
Summary of work performed Supply		Other Fuel		Wall Oven 727	
gas to services				Cooktop 714	
Bayonet fitting				Storage HWS Internal 718	
				Storage HWS External 719	
				Continuous HWS Internal 720	
				Continuous HWS External 721	
				Gas Boosted Solar HWS 734	
				Gas Airconditioning 731	
Gas Meter Details Meter No EC 185 158		Location on Site Inside Carpark LH Side		Existing Gas Customer ☒ New Gas Connection ☐ New Home ☐ Industrial ☒ Commercial	

I hereby certify that the whole installation or modification detailed above is being carried out by me in accordance with the current requirements of the Gas Utility and Gas Installation Code AS 5601. I further certify that all tests required by the said Code have been carried out and that the entire installation is free from any leakage.

Licensee's Signature [Signature] Licence No L14657 Date 4/8/08
Address 23 Warratah Street Bexley NSW 2207 Tel 0418 41875

This copy to be given to the owner of the gas installation as soon as the job has been completed



Leak Test Notification Form

Agility Management Pty Ltd ABN 53 086 013 461

No 317

This form must be filled out by anyone who carries out a leak test on a gas installation
A gas installation refers to all components from the boundary of the premises to the connection point of the appliance

NAME OF GAS CONSUMER (IF NOT KNOWN PLEASE STATE NAME OF GAS RETAILER)	T & C CIMINO
FULL ADDRESS OF THE GAS INSTALLATION	369 Barrangaroo Rd Newport
METER NUMBER	
DATE OF TEST	4/8/08
NAME OF PERSON CARRYING OUT THE TEST	CHRIS KOINIS
NAME OF EMPLOYER OF PERSON CARRYING OUT THE TEST	AS ABOVE
LICENSE No & DETAILS OF THE ABOVE PERSON OR EMPLOYER	L14657

RESULTS OF TEST

Tick One



IS INSTALLATION TESTED AND IS SAFE TO CONNECT

AS SUPPLY HAS BEEN READY OR IS READY TO BE ESTABLISHED OR RE ESTABLISHED

~~NO~~



INSTALLATION IS DEFECTIVE AND UNSAFE TO CONNECT



IF YOU TICK THIS BOX PLEASE PROVIDE DETAILS BELOW

OF FAULTS IDENTIFIED

White Consumer Copy Blue Agility Copy Yellow Copy must stay in book

95

Copy to be given to the owner of the gas installation as soon as the job has been completed

Signature	83 WARRAH 87 BPOCT NSW 2207
Date	4/8/08
License No	L14657
I hereby certify that the whole installation or modification detailed above carried out by me in accordance with the current requirements of the Gas Utility and Gas Installation Code AS 5601. I further certify that all tests by the said Code have been carried out and that the entire installation is free from any leakage	

Meter No	62185171
Location on Site	Inside Central
Customer Type	☒ Existing Gas Customer ☐ New Gas Connection ☐ New Home ☒ Commercial
Gas to Gas	☒
Electricity to Gas	☐
Other Fuel	☐
Storage HWS Internal	☒
Storage HWS External	☐
Continuous HWS Internal	☐
Continuous HWS External	☐
Gas Boosted Solar HWS	☐
Gas Airconditioning	☐
Cooker	☒
Wall Oven	☐
Cooktop	☒
Pool/Spa Heater	☐
Ducted Heating/Central Heating	☐
Flued Space Heater	☐
Bayonet Fitting	☒
Log Fire	☐
BBC	☐
Other	☐

I have installed the following appliances/s

Type of Appliance Installation

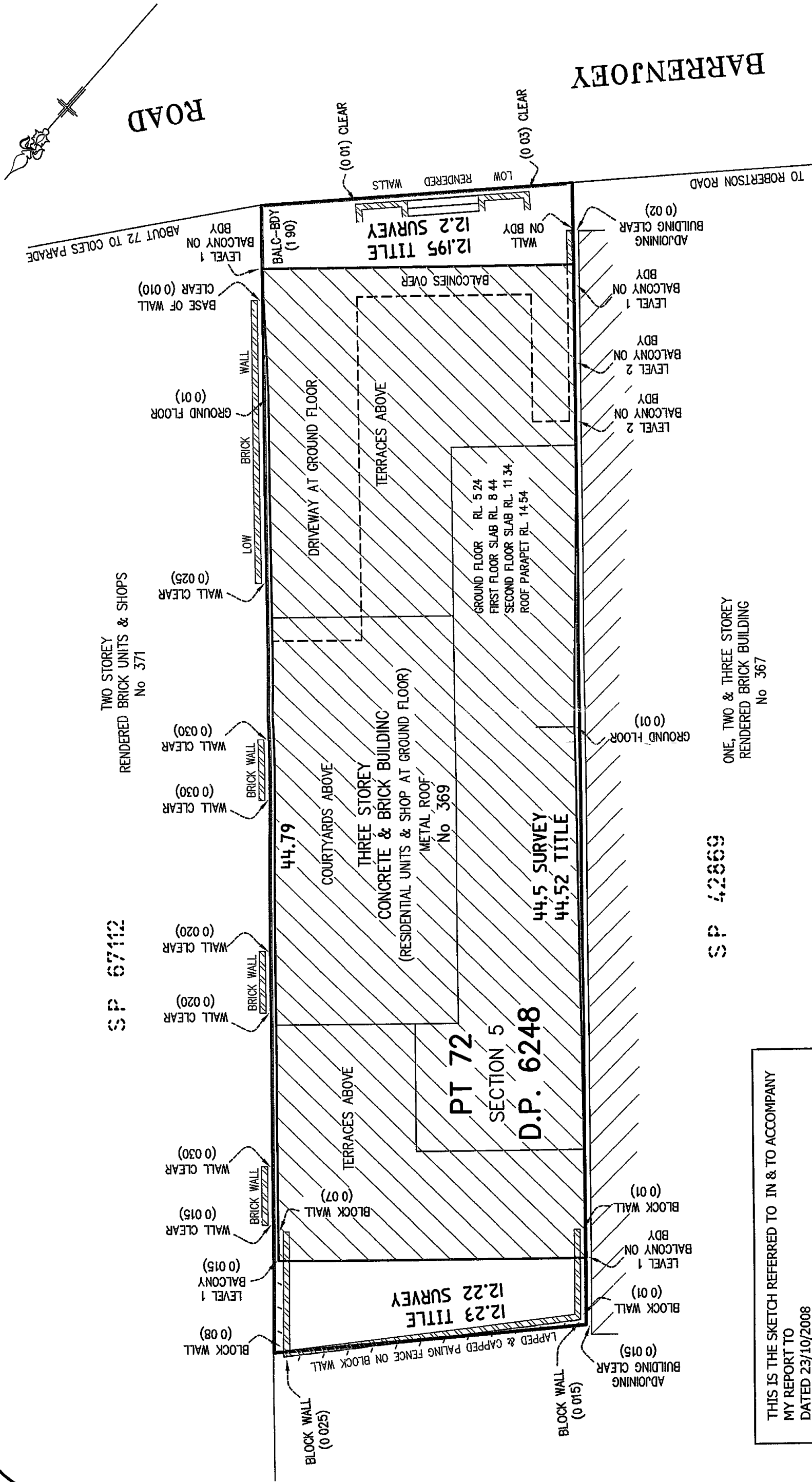
Installation of Regulated Gas & Associated Equipment

Alinta AGN Limited A.B.N 003 004 322

and Alinta AGN Limited gasfitting rules

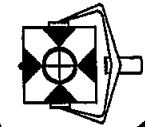
Customer Copy

Certificate of Compliance with Gas Installation Code AS 5601



THIS IS THE SKETCH REFERRED TO IN & TO ACCOMPANY
MY REPORT TO
DATED 23/10/2008

[Signature]
COLLAND LETHBRIDGE
REGISTERED SURVEYOR



BEE & LETHBRIDGE PTY LIMITED
ACN 003 194 447
CONSULTING SURVEYORS
SUITES 2&3 FIRST FLOOR
THE CENTRE, 14 STARKEY
STREET FORESTVILLE 2087
FACSIMILE (02) 9975 3535
TELEPHONE (02) 9451 6757
Email survey@beelth.com.au

PLAN FOR IDENTIFICATION PURPOSES OVER
PART LOT 72, SECTION 5 IN D P 6248 KNOWN AS
No 369 BARRENJOEY ROAD, NEWPORT
L G A PITTWATER

CLIENT AMADOR HOLDINGS

PROPERTY	No 369 BARRENJOEY ROAD, NEWPORT	REF No	13119
DATUM	A H D	SCALE	1 150
SURVEYED	C L	DRAWN	R M
		DATE	23 10 '08
		CAD DWG No	13119d2
		DWG SIZE	A3
		SHEET No	1 OF 1
		REV	00

S.P. 67112

TWO STOREY
RENDERED BRICK UNITS & SHOPS
No 371

BLOCK WALL (0 08)
LEVEL 1 BALCONY (0 015)
WALL CLEAR (0 015)
BRICK WALL (0 07)
WALL CLEAR (0 030)

WALL CLEAR (0 020)
BRICK WALL (0 020)
WALL CLEAR (0 030)

WALL CLEAR (0 030)
BRICK WALL (0 030)
WALL CLEAR (0 025)

44.79

TERRACES ABOVE

COURTYARDS ABOVE

THREE STOREY
CONCRETE & BRICK BUILDING
(RESIDENTIAL UNITS & SHOP AT GROUND FLOOR)

METAL ROOF

No 369

PT 72

SECTION 5

D.P. 6248

12.23 TITLE

LAPPED & CAPPED PALING FENCE ON BLOCK WALL

BLOCK WALL (0 025)

BLOCK WALL (0 07)

TERRACES ABOVE

DRIVEWAY AT GROUND FLOOR

12.195 TITLE

BALC-BDY (1 90)

BASE OF WALL CLEAR (0 010)

GROUND FLOOR WALL (0 01)

WALL CLEAR (0 025)

GROUND FLOOR RL. 5.24
FIRST FLOOR SLAB RL. 8.44
SECOND FLOOR SLAB RL. 11.34
ROOF PARAPET RL. 14.54

44.5 SURVEY
44.52 TITLE

BLOCK WALL (0 015)

ADJOINING BUILDING CLEAR (0 015)

BLOCK WALL (0 01)

BALCONY ON BDY (0 01)

GROUND FLOOR (0 01)

ONE, TWO & THREE STOREY
RENDERED BRICK BUILDING
No 367

S.P. 42869

TO ROBERTSON ROAD

BARRENJOEY

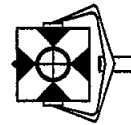
ROAD

THIS IS THE SKETCH REFERRED TO IN & TO ACCOMPANY
MY REPORT TO
DATED 23/10/2008

Michael Lethbridge
COPLAND LETHBRIDGE
REGISTERED SURVEYOR

CLIENT AMADOR HOLDINGS

BEE & LETHBRIDGE PTY LIMITED
ACN 003 194 447
SUITES 2&3, FIRST FLOOR
THE CENTRE, 14 STARKEY
STREET FORESTVILLE 2087
FACSIMILE (02) 9975 3535
TELEPHONE (02) 9451 6757
Email survey@beeleth.com.au



PLAN FOR IDENTIFICATION PURPOSES OVER
PART LOT 72, SECTION 5 IN D.P. 6248 KNOWN AS
No 369 BARRENJOEY ROAD, NEWPORT
L.G.A. PITTWATER

PROPERTY No 369 BARRENJOEY ROAD,
NEWPORT

REF No 13119

DATUM A H D SCALE 1 150 DATE 23 10 '08

SURVEYED C L DRAWN R M

CAD DWG No 13119d2

SHEET No 1 OF 1

DWG SIZE A3

REV 00