

**STRATA PLAN 46789**

**BY-LAWS**

**RHODES HOUSE**

**1 MISSENDEN ROAD  
CAMPERDOWN NSW 2050**

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## **STRATA PLAN 46789**

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## **Special by-law no. 1 - Interpretation**

1.1 In these by-laws, unless a contrary intention appears:

"**Act**" means the Strata Titles Act, 1973.

"**Building**" means the building constructed on the Land.

"**Garbage Room**" means that part of the common property shown on the Plan as "Garbage Room".

"**Governmental Agency**" means any governmental or sem-governmental, administrative, fiscal or judicial department, commission, authority, tribunal, agency or entity.

"**Land**" means Strata Scheme 46789.

"**Loading Dock**" means that part of the common property shown on the Plan as "Loading Dock".

"**Manager**" means the person appointed by the body corporate under by-law 25 to manage the Building.

"**Managing Agent**" means the person appointed by the body corporate as its managing agent under section 108 of the Act and, in the absence of a management agreement, the secretary of the body corporate.

"**Plan**" means the plan attached to these By-Laws.

"**Recreation Room**" means that part of the common property shown on the Plan as "Recreation Room".

"**Security Key**" means a key, magnetic card or other device used to open and close doors, gates or locks or to operate alarms, security systems or communication systems in the Building.

"**Shuttle Lift**" means the lift in that part of the common property shown as "Right to Use Shuttle Lift" on the Strata Plan.

"**Strata Plan**" means Strata Plan No, 46789.

"**Swimming Pool Area**" means that part of the common property shown on the Plan as "Swimming Pool Area".

"**Tennis Court**" means that part of the common property shown on the Plan as "Tennis Court".

1.2 In these by-laws, unless the context otherwise requires:

(a) headings are for convenience only and do not affect the interpretation of the by-laws;

(b) words importing the singular include the plural and vice versa;

(c) words importing a gender include any gender;

(d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Governmental Agency;

(e) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including without limitation, persons taking by novation) and assigns;

(f) a reference to any thing includes a part of that thing; and

(g) a reference to any statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute.

### **Special by-law no. 2 - Behaviour by registered proprietors and occupiers**

2.1 A registered proprietor or an occupier of a lot must not;

(a) create any noise or behave in a manner likely to interfere with the peaceful enjoyment of the registered proprietor or occupier of another lot or of any person lawfully using common property; or

(b) obstruct lawful use of common property by any person.

2.2 A registered proprietor or an occupier of a lot when on common property or on any part of a lot so as to be visible or audible from another lot or from common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the registered proprietor or occupier of another lot or to any person lawfully using common property.

### **Special by-law no. 3 - Compliance with by-laws**

3.1 A registered proprietor or an occupier of a lot must take all reasonable steps to ensure that invitees of the registered proprietor or occupier comply with these by-laws. If an invitee does not comply with these by-laws the registered proprietor or occupier must take all reasonable steps to ensure that the invitee immediately leaves the Building.

3.2 A registered proprietor of a lot which is the subject of a lease or licence agreement must take all reasonable steps, including any action available under the lease or licence agreement, to ensure that any lessee or licensee of the lot and any invitees of that lessee or licensee comply with these by-laws.

### **Special by-law no. 4 - Compliance with laws**

4.1 A registered proprietor or an occupier of a lot must at the registered proprietor's or occupier's own expense promptly comply with all laws relating to the lot including, without limitation, any requirements, notices and orders of any Governmental Agency.

4.2 A registered proprietor or an occupier of a lot must not use the lot for any purpose that may impugn the good reputation of the strata scheme.

### **Special by-law no. 5 - Condition of a lot**

5. A registered proprietor or an occupier of a lot must keep the lot clean and in good repair.

### **Special by-law no. 6 - Appearance of a lot**

6.1 A registered proprietor or an occupier of a lot must not without the prior written consent of the body corporate maintain inside the lot anything visible from outside the lot that when viewed from outside the lot is not in keeping with the rest of the Building.

6.2 A registered proprietor or an occupier of a lot must not:

(a) operate or permit to be operated on the Building any device or electronic equipment so as to interfere with any domestic appliance lawfully in use on the common property, another lot or another part of the Building;

(b) without the prior written consent of the body corporate attach to or hang from the exterior of the Building any aerial or any security device or wires.

### **Special by-law no. 7 - Damage to common property**

7.1 A registered proprietor or an occupier of a lot must not do or permit anything including, without limitation, bring or permit to be brought into the Building any heavy article, which might cause structural damage to the Building.

7.2 A registered proprietor or an occupier of a lot must not do anything to damage or deface common property.

7.3 A registered proprietor or an occupier of a lot must not interfere with any personal property vested in the body corporate.

7.4 A registered proprietor or an occupier of a lot must not interfere with the operation of any equipment installed in the common property including, without limitation, elevators.

### **Special by-law no. 8 - Moving of certain articles**

8.1 A registered proprietor or an occupier of a lot must not move any article likely to cause damage or obstruction through common property without first notifying the Manager or Managing Agent. The notice to the Manager or Managing Agent must be given in sufficient time to enable the Manager or Managing Agent to arrange for a representative of the body corporate to be present if it is considered necessary.

8.2 A registered proprietor or occupier of a lot may only move an article likely to cause damage or obstruction through common property in accordance with directions of the Manager or Managing Agent.

### **Special by-law no. 9 - Security of common property**

9. A registered proprietor or an occupier of a lot must not do or permit anything which may prejudice the security or safety of the Building and, in particular, must ensure that all fire and security doors are kept locked or secure or in an operational state, as the case may be, when not in immediate use.

### **Special by-law no. 10 - Notification of defects**

10. A registered proprietor or an occupier of a lot must promptly notify the Manager or Managing Agent of any damage to or defect in the common property or any personal property vested in the body corporate.

### **Special by-law no. 11 - Compensation to body corporate**

11. The registered proprietor or an occupier of a lot will be liable to compensate the body corporate in respect of any damage to the common property or personal property vested in the body corporate caused by that registered proprietor or occupier or any registered proprietor, licensee or invitee of that registered proprietor or occupier.

### **Special by-law no. 12 - Restricted use of the common property**

1.2 The council of the body corporate must take all reasonable steps to secure the strata scheme from intruders and to preserve the safety of the Building from fire or other hazard and without limitation may:

(a) close off or restrict by means of Security Key access to any part of the common property not required for access to a lot on either a temporary or permanent basis;

(b) permit, to the exclusion of registered proprietors and occupiers of lots, any part of the common property to be used by any security person as a means of monitoring the security of the Building, either solely or in conjunction with any other part of the Building; and

(c) restrict by means of Security Key, access of registered proprietors and occupiers of lots of one level of the Building to any other level of the Building.

### **Special by-law no. 13 - Security keys**

13.1 If the council of the body corporate restricts the access of registered proprietors and occupiers under by-law 12 the council may make available to registered proprietors the number of Security Keys as the council of the body corporate considers necessary. The council of the body corporate may charge a fee for any additional Security Key required by a registered proprietor.

13.2 A registered proprietor must exercise a high degree of caution and responsibility in making a Security Key available for use by an occupier of a lot and must take all reasonable steps including without limitation, an appropriate agreement in any lease or licence of a lot to an occupier to ensure return of the Security Key to the registered proprietor or the council of the body corporate.

13.3 A registered proprietor or an occupier of a lot in possession of a Security Key must not duplicate or permit the Security Key to be duplicated and must take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than another registered proprietor or occupier and is not disposed of otherwise than by returning it to the registered proprietor or the council of the body corporate.

13.4 A registered proprietor or occupier of a lot must promptly notify the council of the body corporate if a Security Key is lost or destroyed.

### **Special by-law no. 14 - Garbage**

14.1 A registered proprietor or an occupier of a lot must not deposit or throw on the common property any garbage except in a receptacle or area specifically provided for that purpose.

14.2 A registered proprietor or an occupier of a lot must dispose of garbage in the following manner:

(a) bottles must be completely drained, cleaned and deposited in unbroken condition in the designated area of each Garbage Room; and

(b) all other garbage must be drained and securely wrapped in small parcels and deposited in the designated area of each Garbage Room.

### **Special by-law no. 15 - Storage of flammable liquids**

15. A registered proprietor or an occupier of a lot must not use or store on the lot or on common property any flammable chemical, liquid, gas or other material other than chemicals, liquid, gases or other material used or intended to be used in connection with the permitted use of the lot.

### **Special by-law no. 16 - Insurance policies**

16. A registered proprietor or an occupier of a lot must not without the prior written consent of the body corporate do or permit anything which may invalidate, suspend or increase the premium for any insurance policy effected by the body corporate.

### **Special by-law no. 17 - Signs**

17. Subject to any rights under exclusive use by-laws a registered proprietor or an occupier of a lot must not without the prior written consent of the body corporate affix or exhibit any sign, light, advertisement, name or notice to or on any part of the Building unless it is inside the lot, is not visible from outside the lot.

### **Special by-law no. 18 - Animals**

1.1. An owner or occupier of a lot may keep an animal on the lot, if the owner or occupier gives the owners corporation written notice that it is being kept on the lot.

1.2. The notice must be given not later than 14 days after the animal commences to be kept on the lot.

1.3. If an owner or occupier of a lot keeps an animal on the lot, the owner or occupier must:

- (a) keep the animal within the lot, and
- (b) supervise the animal when it is on the common property, and
- (c) take any action that is necessary to clean all areas of the lot or the common property that are soiled by the animal, and
- (d) ensure that the animal does not create any noise or behave in a manner likely to interfere with the peaceful enjoyment of the registered proprietor or occupier of another lot or of any person lawfully using common property.

### **Special by-law no. 19 - Fire control**

19.1 A registered proprietor or an occupier of a lot must not use or interfere with any fire safety equipment except in the case of any emergency and must not obstruct any fire stairs or fire escape.

19.2 The body corporate or a registered proprietor or an occupier of a lot must, in respect of the Land or the lot, as appropriate:

- (a) consult with any relevant Governmental Agency as to an appropriate fire alarm and fire sprinkler system for the Land or the lot;
- (b) ensure the provision of all adequate equipment to prevent fire or the spread of fire in or from the Building or the lot to the satisfaction of all relevant Governmental Agencies;
- (c) ensure compliance with fire laws in respect of the Building or the lot.

### **Special by-law no. 20 - Consent of body corporate**

20. A consent given by the body corporate under these by-laws will, if practicable, be revocable and may be given subject to conditions including, without limitation, a condition evidenced by a minute of a resolution that the registered proprietor or occupier of the lot to which the consent or approval relates is responsible for compliance with the terms of the consent.

### **Special by-law no. 21 - Complaints and applications**

21. Any complaint or application to the body corporate or its council must be addressed in writing to the Managing Agent.

### **Special by-law no. 22 - Loading dock and shuttle lift**

22.1 A registered proprietor or an occupier of a lot may only use the Loading Dock between the hours nominated from time to time by the council of the body corporate.

22.2 A registered proprietor or an occupier of a lot may only use the Shuttle Lift between the hours nominated from time to time by the council of the body corporate.

22.3 The council of the body corporate may make rules and regulations relating to the Loading Dock and Shuttle Lift.

### **Special by-law no. 23 - Swimming pool area**

23.1 A registered proprietor or an occupier of a lot is entitled jointly with all other registered proprietors and occupiers to the exclusive use and enjoyment of the Swimming Pool Area and Recreation Room together with any plant, equipment, conveniences, facilities and machinery subject to the following terms and conditions:

(a) nothing expressed or implied in this By-law will relieve the Body Corporate from the duties imposed upon it under sections 68(1)(a), 68(1)(b) and 68(1)(c) of the Act in relation to the Swimming Pool and Recreation Room;

(b) a registered proprietor or an occupier may not use the Swimming Pool Area or Recreation Room unless he has made a booking to do so with the Manager;

(c) the Manager must not allow more than 4 persons to use the Swimming Pool at any one time;

(d) the Swimming Pool Area and Recreation Room may only be used between the hours nominated from time to time by the council of the body corporate;

(e) children under the age of 12 years may use the Swimming Pool Area and Recreation Room only if accompanied and supervised by an adult;

(f) from time to time as requested by the Body Corporate, a registered proprietor must reimburse the Body Corporate in respect of any moneys expended by the Body Corporate during the period in question, in the cleaning and maintenance of the Swimming Pool Area and Recreation Room and in the cleaning, repair, maintenance, replacement and renewal of any plant, equipment and machinery by the payment of an amount calculated in accordance with the following formula:

$$A = \frac{B \times C}{D}$$

"A" means the amount payable by a registered proprietor; and

"B" means the total amount expended by the Body Corporate during the period in question in the cleaning and maintenance of the Swimming Pool Area and Recreation Room and in the cleaning, repair, maintenance, replacement and renewal of the plant, equipment and machinery; and

"C" means the unit entitlement of that Lot or the aggregate of those of the Lots owned by the relevant registered proprietor as the case may be; and

"D" means the aggregate of the unit entitlements of the Lots.

23.2 The council of the body corporate may make rules and regulations relating to the Swimming Pool Area.

### **Special by-law no. 24 - Tennis court**

24.1 A registered proprietor or an occupier of a lot may only use the Tennis Court between the hours nominated from time to time by the council of the body corporate subject to the following terms and conditions:

(a) nothing expressed or implied in this By-law will relieve the Body Corporate from the duties imposed upon it under sections 68(1)(a), 68(1)(b) and 68(1)(c) of the Act in relation to the Tennis Court;

(b) a registered proprietor or an occupier must not use the Tennis Court unless he has made a booking to do so with the Manager;



- (c) the Manager must not allow more than 4 persons to use the Tennis Court at any one time;
- (d) the Tennis Court may only be used between the hours nominated from time to time by the council of the body corporate;
- (e) children under the age of 12 years may use the Tennis Court only if accompanied and supervised by an adult;
- (f) from time to time as requested by the Body Corporate, a registered proprietor must reimburse the Body Corporate in respect of any moneys expended by the Body Corporate during the period in question, in the cleaning and maintenance of the Tennis Court and in the cleaning, repair, maintenance, replacement and renewal of any plant, equipment and machinery by the payment of an amount calculated in accordance with the following formula:

$$A = \frac{B \times C}{D}$$

"A" means the amount payable by a registered proprietor; and

"B" means the total amount expended by the Body Corporate during the period in question in the cleaning and maintenance of the Tennis Court and in the cleaning, repair, maintenance, replacement and renewal of the plant, equipment and machinery: and

"C" means the unit entitlement of that Lot or the aggregate of those of the Lots owned by the relevant registered proprietor as the case may be; and

"D" means the aggregate of the unit entitlements of the Lots.

24.2 The council of the body corporate may make rules and regulations relating to the Tennis Court.

### **Special by-law no. 25 - Management agreement**

25.1 The body corporate, in addition to the powers and authorities conferred on it by or under the Act and these by-laws, has the power and authority to appoint and enter into an agreement with the Manager to provide for the management control and administration of the Building which agreement may provide for:

- (a) a term of 5 years with two options of 5 years, with rights for early determination by either the body corporate or the Manager;
- (b) the cleaning, caretaking, security, supervision and service of the common property and any personal property vested in the body corporate and for the general repair, maintenance, renewal or replacement of that property;
- (c) the provision of services to registered proprietors or occupiers;
- (d) the supervision of any employees or contractors of the body corporate;
- (e) the control and supervision of the common property;
- (f) the arbitration of disputes between the body corporate and the Manager; and
- (g) anything else which the body corporate agrees is necessary or desirable having regard to the operational and management requirements of the body corporate,

25.2 At the expiration of the agreement the body corporate may enter into a further agreement consistent with the terms of special by-law 25.1.

25.3 Any Agreement entered into by the Body Corporate pursuant to by-law 25.1 may provide for the payment by the Body Corporate of a fee or other consideration for providing any of the services in the Agreement.

25.4 The Body Corporation will not lease or agree to lease or grant any licence in respect of any part of the common property to any person or corporation other than the Manager for the purpose of the conduct of the business of leasing lots in the strata scheme.

### **Special by-law no. 26 - Obstruction of manager**

26.1 A registered proprietor or occupier of a lot must not:

(a) interfere with or obstruct the Manager from performing the Manager's duties under the agreement referred to in by-law 25.1; or

(b) interfere with or obstruct the Manager from using any part of the common property designated by the body corporate for use by the Manager.

### **Special by-law no. 27 - Curtains**

27.1 A registered proprietor or occupier of a lot must not hang curtains, blinds or louvres visible from outside the lot unless those curtains, blinds or louvres have a backing of such colour and design as approved by the Committee.

27.2 A registered proprietor or occupier of a lot must not install, renovate and/or replace a curtain, blind or louvre without having the colour and design of the backing approved by the Committee.

27.3 In giving its approval, the Committee must ensure so far as practicable that backings used in all lots present a uniform appearance when viewed from outside the Building.

### **Special by-law no. 28 - 29 – Not utilised**

### **Special by-law no. 30 – Exclusive use**

30.1 In these by-laws, unless a contrary intention appears:

**"Exclusive Use Area "1"** means that part of the common property designated "1" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "2"** means that part of the common property designated "2" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "3"** means that part of the common property designated "3" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "4"** means that part of the common property designated "4" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "5"** means that part of the common property designated "5" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "6"** means that part of the common property designated "6" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "7"** means that part of the common property designated "7" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "8"** means that part of the common property designated "8" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "9""** means that part of the common property designated "9" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "10""** means that part of the common property designated "10" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "11 ""** means that part of the common property designated "11" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "12""** means that part of the common property designated "12" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "13""** means that part of the common property designated "13" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "14""** means that part of the common property designated "14" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "15""** means that part of the common property designated "15" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "16""** means that part of the common property designated "16" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "17""** means that part of the common property designated "17" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "18""** means that part of the common property designated "18" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "19""** means that part of the common property designated "19" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "20""** means that part of the common property designated "20" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "21""** means that part of the common property designated "21" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "22""** means that part of the common property designated "22" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "23""** means that part of the common property designated "23" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "24""** means that part of the common property designated "24" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "25""** means that part of the common property designated "25" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "26""** means that part of the common property designated "26" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "27""** means that part of the common property designated "27" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "28""** means that part of the common property designated "28" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "29""** means that part of the common property designated "29" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "30""** means that part of the common property designated "30" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "31""** means that part of the common property designated "31" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "32""** means that part of the common property designated "32" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "33""** means that part of the common property designated "33" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "34""** means that part of the common property designated "34" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "35""** means that part of the common property designated "35" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "36""** means that part of the common property designated "36" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "37""** means that part of the common property designated "37" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "38""** means that part of the common property designated "38" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "39""** means that part of the common property designated "39" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "40""** means that part of the common property designated "40" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "41""** means that part of the common property designated "41" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "42""** means that part of the common property designated "42" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "43""** means that part of the common property designated "43" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "44""** means that part of the common property designated "44" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "45""** means that part of the common property designated "45" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "46""** means that part of the common property designated "46" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "47""** means that part of the common property designated "47" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "48""** means that part of the common property designated "48" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "49""** means that part of the common property designated "49" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "50""** means that part of the common property designated "50" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "51""** means that part of the common property designated "51" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "52""** means that part of the common property designated "52" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "53""** means that part of the common property designated "53" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "54""** means that part of the common property designated "54" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "55""** means that part of the common property designated "55" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "56""** means that part of the common property designated "56" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "57""** means that part of the common property designated "57" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "58""** means that part of the common property designated "58" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "59""** means that part of the common property designated "59" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "60""** means that part of the common property designated "60" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "61""** means that part of the common property designated "61" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "62""** means that part of the common property designated "62" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "63""** means that part of the common property designated "63" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "64""** means that part of the common property designated "64" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "65""** means that part of the common property designated "65" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "66""** means that part of the common property designated "66" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "67""** means that part of the common property designated "67" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "68""** means that part of the common property designated "68" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "69""** means that part of the common property designated "69" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "70""** means that part of the common property designated "70" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "71""** means that part of the common property designated "71" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "72""** means that part of the common property designated "72" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "73""** means that part of the common property designated "73" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "74""** means that part of the common property designated "74" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "75""** means that part of the common property designated "75" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "76""** means that part of the common property designated "76" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "77""** means that part of the common property designated "77" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "78""** means that part of the common property designated "78" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "79""** means that part of the common property designated "79" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "80""** means that part of the common property designated "80" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "81""** means that part of the common property designated "81" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "82""** means that part of the common property designated "82" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "83""** means that part of the common property designated "83" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "84""** means that part of the common property designated "84" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "85""** means that part of the common property designated "85" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "86""** means that part of the common property designated "86" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "87""** means that part of the common property designated "87" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "88""** means that part of the common property designated "88" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "89""** means that part of the common property designated "89" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "90""** means that part of the common property designated "90" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "91""** means that part of the common property designated "91" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "92""** means that part of the common property designated "92" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "93""** means that part of the common property designated "93" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "94""** means that part of the common property designated "94" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "95""** means that part of the common property designated "95" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "96""** means that part of the common property designated "96" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "97""** means that part of the common property designated "97" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "98""** means that part of the common property designated "98" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "99""** means that part of the common property designated "99" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "100""** means that part of the common property designated "100" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "101""** means that part of the common property designated "101" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "103""** means that part of the common property designated "103" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "104""** means that part of the common property designated "104" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "105""** means that part of the common property designated "105" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "106""** means that part of the common property designated "106" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "107""** means that part of the common property designated "107" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "108""** means that part of the common property designated "108" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "109""** means that part of the common property designated "109" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "110""** means that part of the common property designated "110" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "111""** means that part of the common property designated "111" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "113""** means that part of the common property designated "113" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "114""** means that part of the common property designated "114" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "115""** means that part of the common property designated "115" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "116""** means that part of the common property designated "116" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "117""** means that part of the common property designated "117" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "118""** means that part of the common property designated "118" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "119""** means that part of the common property designated "119" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "120""** means that part of the common property designated "120" the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "129""** means that part of the common property designated "129" the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "130""** means that part of the common property designated "130" the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "131""** means that part of the common property designated "131" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "132""** means that part of the common property designated "132" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "133""** means that part of the common property designated "133" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "134""** means that part of the common property designated "134" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "135""** means that part of the common property designated "135" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "136""** means that part of the common property designated "136" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "137""** means that part of the common property designated "137" on the plan annexed to these by-laws and marked "B".

**"Exclusive Use Area "159""** means that part of the common property designated "Store Room" adjacent to Exclusive Use Area 74 on the plan annexed to these by-laws and marked "B".



"**Exclusive Use Area "161"**" means that part of the common property designated "1" on the plan annexed to these by-laws and marked "C".

"**Exclusive Use Area "162"**" means that part of the common property designated "2" on the plan annexed to these by-laws and marked "C".

"**Exclusive Use Area "163"**" means that part of the common property designated "3" on the plan annexed to these by-laws and marked "C".

"**Special Use Area "164"**" means that part of the common property designated "4" on the plan annexed to these by-laws and marked "C".

"**Exclusive Use Area "165"**" means that part of the common property designated "160" on the plan annexed to these by-laws and marked "D".

30.2 In these by-laws, unless the context otherwise requires:

- (a) headings are for convenience only and do not affect the interpretation of the by-laws;
- (b) words importing the singular include the plural and vice versa;
- (c) words importing a gender include any gender;
- (d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Governmental Agency;
- (e) a reference to a person includes a reference administrators, successors, substitutes (including, taking by novation) and assigns;
- (f) a reference to anything includes a part of that thing; and
- (g) a reference to any statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute.
- (h) A reference to a proprietor in Special By-laws 31 to 159 includes a reference to an authorised occupier of a lot.

### **Special by-law no. 31 – Exclusive use lot 131**

Notwithstanding any other by-law the registered proprietor of lot 131 is entitled to the exclusive use and enjoyment of Exclusive Use Area 1 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 131 must pay all of the costs in relation to the maintenance and repair of Exclusive Use Area 1 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 131 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 131.

### **Special by-law no. 32 – Exclusive use lot 102**

Notwithstanding any other by-law the registered proprietor of lot 102 is entitled to the exclusive use and enjoyment of Exclusive Use Area 2 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 102 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 2 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 102 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 102.

### **Special by-law no. 33 – Exclusive use lot 72**

Notwithstanding any other by-law the registered proprietor of Lot 72 is entitled to the exclusive use and enjoyment of Exclusive Use Area 3 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of Lot 72 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 3 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of Lot 72 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 72.

### **Special by-law no. 34 – Exclusive use lot 42**

Notwithstanding any other by-law the registered proprietor of lot 42 is entitled to the exclusive use and enjoyment of Exclusive Use Area 4 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 42 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 4 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 42 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 42.

### **Special by-law no. 35 – Exclusive use lot 96**

Notwithstanding any other by-law the registered proprietor of lot 96 is entitled to the exclusive use and enjoyment of Exclusive Use Area 5 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 96 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 5 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 96 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 96.

### **Special by-law no. 36 – Exclusive use lot 94**

Notwithstanding any other by-law the registered proprietor of lot 94 is entitled to the exclusive use and enjoyment of Exclusive Use Area 6 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 94 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 6 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 94 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 94.

### **Special by-law no. 37 – Exclusive use lot 92**

Notwithstanding any other by-law the registered proprietor of lot 92 is entitled to the exclusive use and enjoyment of Exclusive Use Area 7 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of Lot 92 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 7 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of Lot 92 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 92.

### **Special by-law no. 38 – Exclusive use lot 125**

Notwithstanding any other by-law the registered proprietor of lot 125 is entitled to the exclusive use and enjoyment of Exclusive Use Area 8 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of Lot 125 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 8 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of Lot 125 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 125.

### **Special by-law no. 39 – Exclusive use lot 123**

Notwithstanding any other by-law the registered proprietor of Lot 123 is entitled to the exclusive use and enjoyment of Exclusive Use Area 9 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 123 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 9 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 123 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 123.

### **Special by-law no. 40 – Exclusive use lot 121**

Notwithstanding any other by-law the registered proprietor of lot 121 is entitled to the exclusive use and enjoyment of Exclusive Use Area 10 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 121 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 10 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 121 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 121.

### **Special by-law no. 41 – Exclusive use lot 5**

Notwithstanding any other by-law the registered proprietor of lot 5 is entitled to the exclusive use and enjoyment of Exclusive Use Area 11 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 5 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 11 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 5 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 5.

### **Special by-law no. 42 – Exclusive use lot 4**

Notwithstanding any other by-law the registered proprietor of lot 4 is entitled to the exclusive use and enjoyment of Exclusive Use Area 12 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 4 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 12 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 4 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 4.

### **Special by-law no. 43 – Exclusive use lot 3**

Notwithstanding any other by-law the registered proprietor of lot 3 is entitled to the exclusive use and enjoyment of Exclusive Use Area 13 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 3 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 13 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 3 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 3.

### **Special by-law no. 44 – Exclusive use lot 119**

Notwithstanding any other by-law the registered proprietor of lot 119 is entitled to the exclusive use and enjoyment of Exclusive Use Area 14 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 119 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 14 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 119 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 119.

### **Special by-law no. 45 – Exclusive use lot 90**

Notwithstanding any other by-law the registered proprietor of lot 90 is entitled to the exclusive use and enjoyment of Exclusive Use Area 15 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 90 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 15 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 90 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 90.

### **Special by-law no. 46 – Exclusive use lot 60**

Notwithstanding any other by-law the registered proprietor of lot 60 is entitled to the exclusive use and enjoyment of Exclusive Use Area 16 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 60 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 16 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 60 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 60.

### **Special by-law no. 47 – Exclusive use lot 2**

Notwithstanding any other by-law the registered proprietor of lot 2 entitled to the exclusive use and enjoyment of Exclusive Use Area 17 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 2 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 17 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 2 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 2.

### **Special by-law no. 48 – Exclusive use lot 2**

Notwithstanding any other by-law the registered proprietor of Lot 2 is entitled to the exclusive use and enjoyment of Exclusive Use Area 18 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 2 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 18 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 2 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 2.

### **Special by-law no. 49 – Exclusive use lot 61**

Notwithstanding any other by-law the registered proprietor of lot 61 is entitled to the exclusive use and enjoyment of Exclusive Use Area 19 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 61 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 19 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 61 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 61.

### **Special by-law no. 50 – Exclusive use lot 118**

Notwithstanding any other by-law the registered proprietor of lot 118 is entitled to the exclusive use and enjoyment of Exclusive Use Area 20 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 118 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 20 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 118 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 118.

### **Special by-law no. 51 – Exclusive use lot 59**

Notwithstanding any other by-law the registered proprietor of lot 59 is entitled to the exclusive use and enjoyment of Exclusive Use Area 21 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 59 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 21 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 59 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 59.

### **Special by-law no. 52 – Exclusive use lot 112**

Notwithstanding any other by-law the registered proprietor of lot 112 is entitled to the exclusive use and enjoyment of Exclusive Use Area 22 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 112 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 22 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 112 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 112.

### **Special by-law no. 53 – Exclusive use lot 43**

Notwithstanding any other by-law the registered proprietor of lot 43 is entitled to the exclusive use and enjoyment of Exclusive Use Area 23 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 43 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 23 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 43 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 43.

### **Special by-law no. 54 – Exclusive use lot 84**

Notwithstanding any other by-law the registered proprietor of lot 84 is entitled to the exclusive use and enjoyment of Exclusive Use Area 24 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 84 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 24 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 84 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 84.

### **Special by-law no. 55 – Exclusive use lot 91**

Notwithstanding any other by-law the registered proprietor of lot 91 is entitled to the exclusive use and enjoyment of Exclusive Use Area 25 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 91 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 25 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 91 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 91.

### **Special by-law no. 56 – Exclusive use lot 34**

Notwithstanding any other by-law the registered proprietor of lot 34 is entitled to the exclusive use and enjoyment of Exclusive Use Area 26 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 34 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 26 excluding any maintenance or repair of a structural nature;



(b) the registered proprietor of lot 34 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 34.

#### **Special by-law no. 57 – Exclusive use lot 68**

Notwithstanding any other by-law the registered proprietor of lot 68 is entitled to the exclusive use and enjoyment of Exclusive Use Area 27 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 68 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 27 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 68 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 68.

#### **Special by-law no. 58 – Exclusive use lot 64**

Notwithstanding any other by-law the registered proprietor of lot 64 is entitled to the exclusive use and enjoyment of Exclusive Use Area 28 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 64 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 28 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 64 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 64.

#### **Special by-law no. 59 – Exclusive use lot 116**

Notwithstanding any other by-law the registered proprietor of lot 116 is entitled to the exclusive use and enjoyment of Exclusive Use Area 29 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 116 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 29 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of Lot 116 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 116.

### **Special by-law no. 60 – Exclusive use lot 114**

Notwithstanding any other by-law the registered proprietor of lot 114 is entitled to the exclusive use and enjoyment of Exclusive Use Area 30 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 114 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 30 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 114 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 114.

### **Special by-law no. 61 – Exclusive use lot 32**

Notwithstanding any other by-law the registered proprietor of lot 32 is entitled to the exclusive use and enjoyment of Exclusive Use Area 31 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 32 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 31 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 32 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 32.

### **Special by-law no. 62 – Exclusive use lot 110**

Notwithstanding any other by-law the registered proprietor of lot 110 is entitled to the exclusive use and enjoyment of Exclusive Use Area 32 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 110 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 32 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 110 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 110.

### **Special by-law no. 63 – Exclusive use lot 108**

Notwithstanding any other by-law the registered proprietor of lot 108 is entitled to the exclusive use and enjoyment of Exclusive Use Area 33 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 108 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 33 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 108 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 108.

**Special by-law no. 64 – Exclusive use lot 10**

Notwithstanding any other by-law the registered proprietor of lot 10 is entitled to the exclusive use and enjoyment of Exclusive Use Area 34 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 10 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 34 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 10 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 10.

**Special by-law no. 65 – Exclusive use lot 13**

Notwithstanding any other by-law the registered proprietor of lot 13 is entitled to the exclusive use and enjoyment of Exclusive Use Area 35 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 13 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 35 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 13 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 13.

**Special by-law no. 66 – Exclusive use lot 79**

Notwithstanding any other by-law the registered proprietor of lot 79 is entitled to the exclusive use and enjoyment of Exclusive Use Area 36 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 79 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 36 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of Lot 79 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 79.

### **Special by-law no. 67 – Exclusive use lot 11**

Notwithstanding any other by-law the registered proprietor of lot 11 is entitled to the exclusive use and enjoyment of Exclusive Use Area 37 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 11 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 37 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 11 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 11.

### **Special by-law no. 68 – Exclusive use lot 106**

Notwithstanding any other by-law the registered proprietor of lot 106 is entitled to the exclusive use and enjoyment of Exclusive Use Area 38 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 106 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 38 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 106 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 106.

### **Special by-law no. 69 – Exclusive use lot 9**

Notwithstanding any other by-law the registered proprietor of lot 9 is entitled to the exclusive use and enjoyment of Exclusive Use Area 39 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 9 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 39 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 9 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 9.

### **Special by-law no. 70 – Exclusive use lot 8**

Notwithstanding any other by-law the registered proprietor of lot 8 is entitled to the exclusive use and enjoyment of Exclusive Use Area 40 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 8 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 40 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 8 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 8.

### **Special by-law no. 71 – Exclusive use lot 97**

Notwithstanding any other by-law the registered proprietor of lot 97 is entitled to the exclusive use and enjoyment of Exclusive Use Area 41 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 97 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 41 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 97 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 97.

### **Special by-law no. 72 – Exclusive use lot 6**

Notwithstanding any other by-law the registered proprietor of lot 6 is entitled to the exclusive use and enjoyment of Exclusive Use Area 42 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 6 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 42 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 6 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 6.

### **Special by-law no. 73 – Exclusive use lot 71**

Notwithstanding any other by-law the registered proprietor of lot 71 is entitled to the exclusive use and enjoyment of Exclusive Use Area 43 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 71 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 43 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 71 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 71.

### **Special by-law no. 74 – Exclusive use lot 105**

Notwithstanding any other by-law the registered proprietor of lot 105 is entitled to the exclusive use and enjoyment of Exclusive Use Area 44 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 105 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 44 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 105 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 105.

### **Special by-law no. 75 – Exclusive use lot 46**

Notwithstanding any other by-law the registered proprietor of lot 46 is entitled to the exclusive use and enjoyment of Exclusive Use Area 45 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 46 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 45 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 46 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 46.

### **Special by-law no. 76 – Exclusive use lot 136**

Notwithstanding any other by-law the registered proprietor of lot 136 is entitled to the exclusive use and enjoyment of Exclusive Use Area 46 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 136 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 46 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 136 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 136.

### **Special by-law no. 77 – Exclusive use lot 67**

Notwithstanding any other by-law the registered proprietor of lot 67 is entitled to the exclusive use and enjoyment of Exclusive Use Area 47 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 67 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 47 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 67 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 67.

#### **Special by-law no. 78 – Exclusive use lot 94**

Notwithstanding any other by-law the registered proprietor of lot 94 is entitled to the exclusive use and enjoyment of Exclusive Use Area 48 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 94 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 48 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 94 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-Law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 94.

#### **Special by-law no. 79 – Exclusive use lot 75**

Notwithstanding any other by-law the registered proprietor of lot 75 is entitled to the exclusive use and enjoyment of Exclusive Use Area 49 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 75 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 49 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 75 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 75.

#### **Special by-law no. 80 – Exclusive use lot 88**

Notwithstanding any other by-law the registered proprietor of lot 88 is entitled to the exclusive use and enjoyment of Exclusive Use Area 50 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 88 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 50 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 88 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 88.

### **Special by-law no. 81 – Exclusive use lot 147**

Notwithstanding any other by-law the registered proprietor of lot 147 is entitled to the exclusive use and enjoyment of Exclusive Use Area 51 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 147 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 51 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 147 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 147.

### **Special by-law no. 82 – Exclusive use lot 14**

Notwithstanding any other by-law the registered proprietor of lot 14 is entitled to the exclusive use and enjoyment of Exclusive Use Area 52 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 14 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 52 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 14 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 14.

### **Special by-law no. 83 – Exclusive use lot 16**

Notwithstanding any other by-law the registered proprietor of lot 16 is entitled to the exclusive use and enjoyment of Exclusive Use Area 53 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 16 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 53 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 16 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 16.

### **Special by-law no. 84 – Exclusive use lot 17**

Notwithstanding any other by-law the registered proprietor of lot 17 is entitled to the exclusive use and enjoyment of Exclusive Use Area 54 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 17 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 54 excluding any maintenance or repair of a structural nature;



(b) the registered proprietor of lot 17 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 17.

### **Special by-law no. 85 – Exclusive use lot 18**

Notwithstanding any other by-law the registered proprietor of lot 18 is entitled to the exclusive use and enjoyment of Exclusive Use Area 55 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 18 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 55 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 18 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 18.

### **Special by-law no. 86 – Exclusive use lot 19**

Notwithstanding any other by-law the registered proprietor of lot 19 is entitled to the exclusive use and enjoyment of Exclusive Use Area 56 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 19 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 56 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 19 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 19.

### **Special by-law no. 87 – Exclusive use lot 20**

Notwithstanding any other by-law the registered proprietor of lot 20 is entitled to the exclusive use and enjoyment of Exclusive Use Area 57 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 20 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 57 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 20 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 20.

### **Special by-law no. 88 – Exclusive use lot 21**

Notwithstanding any other by-law the registered proprietor of lot 21 is entitled to the exclusive use and enjoyment of Exclusive Use Area 58 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 21 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 58 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 21 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 21.

### **Special by-law no. 89 – Exclusive use lot 142**

Notwithstanding any other by-law the registered proprietor of lot 142 is entitled to the exclusive use and enjoyment of Exclusive Use Area 59 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 142 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 59 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 142 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 142.

### **Special by-law no. 90 – Exclusive use lot 127**

Notwithstanding any other by-law the registered proprietor of lot 127 is entitled to the exclusive use and enjoyment of Exclusive Use Area 60 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 127 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 60 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 127 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 127.

### **Special by-law no. 91 – Exclusive use lot 129**

Notwithstanding any other by-law the registered proprietor of lot 129 is entitled to the exclusive use and enjoyment of Exclusive Use Area 61 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 129 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 61 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 129 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 129.

### **Special by-law no. 92 – Exclusive use lot 135**

Notwithstanding any other by-law the registered proprietor of lot 135 is entitled to the exclusive use and enjoyment of Exclusive Use Area 62 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 135 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 62 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 135 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 135.

### **Special by-law no. 93 – Exclusive use lot 137**

Notwithstanding any other by-law the registered proprietor of lot 137 is entitled to the exclusive use and enjoyment of Exclusive Use Area 63 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 137 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 63 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 137 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 137.

### **Special by-law no. 94 – Exclusive use lot 139**

Notwithstanding any other by-law the registered proprietor of lot 139 is entitled to the exclusive use and enjoyment of Exclusive Use Area 64 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 139 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 64 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 139 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 139.

### **Special by-law no. 95 – Exclusive use lot 141**

Notwithstanding any other by-law the registered proprietor of lot 141 is entitled to the exclusive use and enjoyment of Exclusive Use Area 65 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 141 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 65 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 141 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 141.

### **Special by-law no. 96 – Exclusive use lot 143**

Notwithstanding any other by-law the registered proprietor of lot 143 is entitled to the exclusive use and enjoyment of Exclusive Use Area 66 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 143 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 66 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 143 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 143.

### **Special by-law no. 97 – Exclusive use lot 145**

Notwithstanding any other by-law the registered proprietor of lot 145 is entitled to the exclusive use and enjoyment of Exclusive Use Area 67 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 145 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 67 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 145 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 145.

### **Special by-law no. 98 – Exclusive use lot 62**

Notwithstanding any other by-law the registered proprietor of lot 62 is entitled to the exclusive use and enjoyment of Exclusive Use Area 68 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 62 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 68 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 62 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 62.

### **Special by-law no. 99 – Exclusive use lot 66**

Notwithstanding any other by-law the registered proprietor of lot 66 is entitled to the exclusive use and enjoyment of Exclusive Use Area 69 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 66 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 69 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 66 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 66.

### **Special by-law no. 100 – Exclusive use lot 70**

Notwithstanding any other by-law the registered proprietor of lot 70 is entitled to the exclusive use and enjoyment of Exclusive Use Area 70 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 70 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 70 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 70 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 70.

### **Special by-law no. 101 – Exclusive use lot 77**

Notwithstanding any other by-law the registered proprietor of lot 77 is entitled to the exclusive use and enjoyment of Exclusive Use Area 71 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 77 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 71 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 77 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 77.

### **Special by-law no. 102 – Exclusive use lot 79**

Notwithstanding any other by-law the registered proprietor of lot 79 is entitled to the exclusive use and enjoyment of Exclusive Use Area 72 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 79 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 72 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 79 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 79.

### **Special by-law no. 103 – Exclusive use lot 40**

Notwithstanding any other by-law the registered proprietor of lot 40 is entitled to the exclusive use and enjoyment of Exclusive Use Area 73 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 40 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 73 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 40 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 40.

### **Special by-law no. 104 – Exclusive use lot 1**

Notwithstanding any other by-law the registered proprietor of lot 1 is entitled to the exclusive use and enjoyment of Exclusive Use Area 143 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 1 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 143 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 1 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 1.

### **Special by-law no. 105 – Exclusive use lot 44**

Notwithstanding any other by-law the registered proprietor of lot 44 is entitled to the exclusive use and enjoyment of Exclusive Use Area 75 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 44 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 75 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 44 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 44.

#### **Special by-law no. 106 – Exclusive use lot 74**

Notwithstanding any other by-law the registered proprietor of lot 74 is entitled to the exclusive use and enjoyment of Exclusive Use Area 76 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 74 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 76 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 74 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 74.

#### **Special by-law no. 107 – Exclusive use lot 103**

Notwithstanding any other by-law the registered proprietor of lot 103 is entitled to the exclusive use and enjoyment of Exclusive Use Area 77 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 103 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 77 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 103 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 103.

#### **Special by-law no. 108 – Exclusive use lot 132**

Notwithstanding any other by-law the registered proprietor of lot 132 is entitled to the exclusive use and enjoyment of Exclusive Use Area 78 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 132 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 78 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 132 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 132.

### **Special by-law no. 109 – Exclusive use lot 81**

Notwithstanding any other by-law the registered proprietor of lot 81 is entitled to the exclusive use and enjoyment of Exclusive Use Area 79 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 81 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 79 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 81 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 81.

### **Special by-law no. 110 – Exclusive use lot 83**

Notwithstanding any other by-law the registered proprietor of lot 83 is entitled to the exclusive use and enjoyment of Exclusive Use Area 80 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 83 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 80 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 83 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 83.

### **Special by-law no. 111 – Exclusive use lot 85**

Notwithstanding any other by-law the registered proprietor of lot 85 is entitled to the exclusive use and enjoyment of Exclusive Use Area 81 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 85 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 81 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 85 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 85.

### **Special by-law no. 112 – Exclusive use lot 87**

Notwithstanding any other by-law the registered proprietor of lot 87 is entitled to the exclusive use and enjoyment of Exclusive Use Area 82 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 87 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 82 excluding any maintenance or repair of a structural nature;



(b) the registered proprietor of lot 87 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 87.

### **Special by-law no. 113 – Exclusive use lot 100**

Notwithstanding any other by-law the registered proprietor of lot 100 is entitled to the exclusive use and enjoyment of Exclusive Use Area 83 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 100 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 83 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 100 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 100.

### **Special by-law no. 114 – Exclusive use lot 98**

Notwithstanding any other by-law the registered proprietor of lot 98 is entitled to the exclusive use and enjoyment of Exclusive Use Area 84 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 98 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 84 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 98 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 98.

### **Special by-law no. 115 – Exclusive use lot 23**

Notwithstanding any other by-law the registered proprietor of lot 23 is entitled to the exclusive use and enjoyment of Exclusive Use Area 85 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 23 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 85 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 23 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 23.

### **Special by-law no. 116 – Exclusive use lot 24**

Notwithstanding any other by-law the registered proprietor of lot 24 is entitled to the exclusive use and enjoyment of Exclusive Use Area 86 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 24 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 86 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 24 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 24.

### **Special by-law no. 117 – Exclusive use lot 25**

Notwithstanding any other by-law the registered proprietor of lot 25 is entitled to the exclusive use and enjoyment of Exclusive Use Area 87 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 25 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 87 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 25 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 25.

### **Special by-law no. 118 – Exclusive use lot 26**

Notwithstanding any other by-law the registered proprietor of lot 26 is entitled to the exclusive use and enjoyment of Exclusive Use Area 88 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 26 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 88 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 26 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 26.

### **Special by-law no. 119 – Exclusive use lot 27**

Notwithstanding any other by-law the registered proprietor of lot 27 is entitled to the exclusive use and enjoyment of Exclusive Use Area 89 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 27 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 89 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 27 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 27.

### **Special by-law no. 120 – Exclusive use lot 28**

Notwithstanding any other by-law the registered proprietor of lot 28 is entitled to the exclusive use and enjoyment of Exclusive Use Area 90 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 28 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 90 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 28 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 28.

### **Special by-law no. 121 – Exclusive use lot 29**

Notwithstanding any other by-law the registered proprietor of lot 29 is entitled to the exclusive use and enjoyment of Exclusive Use Area 91 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 29 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 91 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 29 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 29.

### **Special by-law no. 122 – Exclusive use lot 99**

Notwithstanding any other by-law the registered proprietor of lot 99 is entitled to the exclusive use and enjoyment of Exclusive Use Area 92 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 99 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 92 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 99 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 99.

### **Special by-law no. 123 – Exclusive use lot 47**

Notwithstanding any other by-law the registered proprietor of lot 47 is entitled to the exclusive use and enjoyment of Exclusive Use Area 93 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 47 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 93 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 47 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 47.

### **Special by-law no. 124 – Exclusive use lot 63**

Notwithstanding any other by-law the registered proprietor of lot 63 is entitled to the exclusive use and enjoyment of Exclusive Use Area 94 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 63 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 94 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 63 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 63.

### **Special by-law no. 125 – Exclusive use lot 95**

Notwithstanding any other by-law the registered proprietor of lot 95 is entitled to the exclusive use and enjoyment of Exclusive Use Area 95 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 95 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 95 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 95 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 95.

### **Special by-law no. 126 – Exclusive use lot 86**

Notwithstanding any other by-law the registered proprietor of lot 86 is entitled to the exclusive use and enjoyment of Exclusive Use Area 96 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 86 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 96 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 86 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 86.

### **Special by-law no. 127 – Exclusive use lot 58**

Notwithstanding any other by-law the registered proprietor of lot 58 is entitled to the exclusive use and enjoyment of Exclusive Use Area 97 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 58 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 97 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 58 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 58.

### **Special by-law no. 128 – Exclusive use lot 149**

Notwithstanding any other by-law the registered proprietor of lot 149 is entitled to the exclusive use and enjoyment of Exclusive Use Area 98 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 149 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 98 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 149 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 149.

### **Special by-law no. 129 – Exclusive use lot 148**

Notwithstanding any other by-law the registered proprietor of lot 148 is entitled to the exclusive use and enjoyment of Exclusive Use Area 99 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 148 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 99 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 148 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 148.

### **Special by-law no. 130 – Exclusive use lot 130**

Notwithstanding any other by-law the registered proprietor of lot 130 is entitled to the exclusive use and enjoyment of Exclusive Use Area 100 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 130 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 100 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 130 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 130.

### **Special by-law no. 131 – Exclusive use lot 57**

Notwithstanding any other by-law the registered proprietor of lot 57 is entitled to the exclusive use and enjoyment of Exclusive Use Area 101 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 57 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 101 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 57 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 57.

### **Special by-law no. 132 – Exclusive use lot 115**

Notwithstanding any other by-law the registered proprietor of lot 115 is entitled to the exclusive use and enjoyment of Exclusive Use Area 146 for the purpose of parking 1 car on the following conditions:

- (a) the registered proprietor of lot 115 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 146 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 115 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 115.

### **Special by-law no. 133 – Exclusive use lot 45**

Notwithstanding any other by-law the registered proprietor of lot 45 is entitled to the exclusive use and enjoyment of Exclusive Use Area 147 for the purpose of parking 1 car on the following conditions:

- (a) the registered proprietor of lot 45 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 147 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 45 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 45.

### **Special by-law no. 134 – Exclusive use lot 38**

Notwithstanding any other by-law the registered proprietor of lot 38 is entitled to the exclusive use and enjoyment of Exclusive Use Area 155 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 38 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 155 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 38 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 38.

### **Special by-law no. 135 – Exclusive use lot 36**

Notwithstanding any other by-law the registered proprietor of lot 36 is entitled to the exclusive use and enjoyment of Exclusive Use Area 158 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 36 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 158 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 36 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 36.

### **Special by-law no. 136 – Exclusive use lot 55**

Notwithstanding any other by-law the registered proprietor of lot 55 is entitled to the exclusive use and enjoyment of Exclusive Use Area 156 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 55 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 156 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 55 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 55.

### **Special by-law no. 137 – Exclusive use lot 126**

Notwithstanding any other by-law the registered proprietor of lot 126 is entitled to the exclusive use and enjoyment of Exclusive Use Area 157 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 126 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 157 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 126 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 126.

### **Special by-law no. 138 – Exclusive use lot 49**

Notwithstanding any other by-law the registered proprietor of lot 49 is entitled to the exclusive use and enjoyment of Exclusive Use Area 152 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 49 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 152 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 49 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 49.

### **Special by-law no. 139 – Exclusive use lot 51**

Notwithstanding any other by-law the registered proprietor of lot 51 is entitled to the exclusive use and enjoyment of Exclusive Use Area 145 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of Lot 51 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 145 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of Lot 51 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 51.

### **Special by-law no. 140 – Exclusive use lot 53**

Notwithstanding any other by-law the registered proprietor of lot 53 is entitled to the exclusive use and enjoyment of Exclusive Use Area 138 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of Lot 53 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 138 excluding any maintenance or repair of a structural nature;



(b) the registered proprietor of lot 53 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-Law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 53.

#### **Special by-law no. 141 – Exclusive use lot 134**

Notwithstanding any other by-law the registered proprietor of lot 134 is entitled to the exclusive use and enjoyment of Exclusive Use Area 148 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 134 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 148 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 134 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 134.

#### **Special by-law no. 142 – Exclusive use lot 50**

Notwithstanding any other by-law the registered proprietor of lot 50 is entitled to the exclusive use and enjoyment of Exclusive Use Area 154 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 50 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 154 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 50 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 50.

#### **Special by-law no. 143 – Exclusive use lot 15**

Notwithstanding any other by-law the registered proprietor of lot 15 is entitled to the exclusive use and enjoyment of Exclusive Use Area 115 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 15 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 115 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 15 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 15.

### **Special by-law no. 144 – Exclusive use lot 56**

Notwithstanding any other by-law the registered proprietor of lot 56 is entitled to the exclusive use and enjoyment of Exclusive Use Area 116 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 56 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 116 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 56 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 56.

### **Special by-law no. 145 – Exclusive use lot 117**

Notwithstanding any other by-law the registered proprietor of lot 117 is entitled to the exclusive use and enjoyment of Exclusive Use Area 117 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 117 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 117 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 117 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 117.

### **Special by-law no. 146 – Exclusive use lot 12**

Notwithstanding any other by-law the registered proprietor of lot 12 is entitled to the exclusive use and enjoyment of Exclusive Use Area 118 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 12 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 118 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 12 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 12.

### **Special by-law no. 147 – Exclusive use lot 120**

Notwithstanding any other by-law the registered proprietor of lot 120 is entitled to the exclusive use and enjoyment of Exclusive Use Area 119 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 120 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 119 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 120 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 120.

### **Special by-law no. 148 – Exclusive use lot 33**

Notwithstanding any other by-law the registered proprietor of lot 33 is entitled to the exclusive use and enjoyment of Exclusive Use Area 120 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 33 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 120 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 33 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 33.

### **Special by-law no. 149 – Exclusive use lot 22**

Notwithstanding any other by-law the registered proprietor of lot 22 is entitled to the exclusive use and enjoyment of Exclusive Use Area 129 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 22 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 129 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 22 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 22.

### **Special by-law no. 150 – Exclusive use lot 30**

Notwithstanding any other by-law the registered proprietor of lot 30 is entitled to the exclusive use and enjoyment of Exclusive Use Area 130 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 30 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 130 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 30 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 30.

### **Special by-law no. 151 – Exclusive use lot 113**

Notwithstanding any other by-law the registered proprietor of lot 113 is entitled to the exclusive use and enjoyment of Exclusive Use Area 131 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 113 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 131 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 113 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 113.

### **Special by-law no. 152 – Exclusive use lot 7**

Notwithstanding any other by-law the registered proprietor of lot 7 is entitled to the exclusive use and enjoyment of Exclusive Use Area 132 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 7 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 132 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 7 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 7.

### **Special by-law no. 153 – Exclusive use lot 146**

Notwithstanding any other by-law the registered proprietor of lot 146 is entitled to the exclusive use and enjoyment of Exclusive Use Area 133 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 146 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 133 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 146 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 146.

### **Special by-law no. 154 – Exclusive use lot 69**

Notwithstanding any other by-law the registered proprietor of lot 69 is entitled to the exclusive use and enjoyment of Exclusive Use Area 134 for the purpose of parking one car on the following conditions:

- (a) the registered proprietor of lot 69 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 134 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 69 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 69.

#### **Special by-law no. 155 – Exclusive use lot 12**

Notwithstanding any other by-law the registered proprietor of lot 12 is entitled to the exclusive use and enjoyment of Exclusive Use Area 135 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 12 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 135 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 12 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 12.

#### **Special by-law no. 156 – Exclusive use lot 44**

Notwithstanding any other by-law the registered proprietor of lot 44 is entitled to the exclusive use and enjoyment of Exclusive Use Area 149 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 44 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 149 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 44 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 44.

#### **Special by-law no. 157 – Exclusive use lot 104**

Notwithstanding any other by-law the registered proprietor of lot 104 is entitled to the exclusive use and enjoyment of Exclusive Use Area 144 for the purpose of parking 1 car on the following conditions:

(a) the registered proprietor of lot 104 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 144 excluding any maintenance or repair of a structural nature;

(b) the registered proprietor of lot 104 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 104.

### **Special by-law no. 158 – Exclusive use lot 41**

Notwithstanding any other by-law the registered proprietor of lot 41 is entitled to the exclusive use and enjoyment of Exclusive Use Area 153 for the purpose of parking 1 car on the following conditions:

- (a) the registered proprietor of lot 41 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 153 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 41 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 41.

### **Special by-law no. 159 – Exclusive use lot 1**

Notwithstanding any other by-law the registered proprietor of lot 1 is entitled to the exclusive use and enjoyment of Exclusive Use Area 160 for the purpose of storage and uses ancillary to the management of the Building on the following conditions:

- (a) the registered proprietor of lot 1 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 160 excluding any maintenance or repair of a structural nature;
- (b) the registered proprietor of lot 1 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 1.

### **Special by-law no. 160 – Exclusive use lot 150**

Notwithstanding any other by-law the registered proprietor of lot 150 is entitled to the exclusive use and enjoyment of Exclusive Use Area 161 for the purposes of erecting and attaching signs and a safety gantry and to run electricity cables for the purposes permitted in Exclusive Use Area 162 on the following conditions:

- (a) the registered proprietor of lot 150 must pay the costs in relation to the maintenance and repair of Exclusive Use Area 161;
- (b) the registered proprietor of lot 150 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- (c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 150.

### **Special by-law no. 161 – Exclusive use lot 150**

Notwithstanding any other by-law the registered proprietor of lot 150 is entitled to the exclusive use and enjoyment of Exclusive Use Area 162 for the purpose of erecting lights to illuminate the sign erected in Exclusive Use Area 161 on the following conditions:

- (a) the registered proprietor of lot 150 must contribute to the reasonable costs in relation to the maintenance and repair of Exclusive Use Area 162 having regard to the use under this Special By-Law;

(b) the registered proprietor of lot 150 must ensure that any illumination emanating from the signs in Exclusive Use Area 162 does not cause nuisance to any registered proprietor or occupier of any part of the building of which lot 150 forms part;

(c) the registered proprietor of lot 150 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(d) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 150.

### **Special by-law no. 162 – Exclusive use lot 150**

Notwithstanding any other by-laws the registered proprietor of lot 150 is entitled to exclusive use and enjoyment of Exclusive Use Area 163 to obtain power at the cost of registered proprietor of lot 150 for purposes in connection with the signs in Exclusive Use Area 161 on the following conditions:

(a) the registered proprietor of lot 150 must contribute to the costs in relation to the maintenance and repair of Exclusive Use Area 163;

(b) the registered proprietor of lot 150 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 150.

### **Special by-law no. 163 – Exclusive use lot 150**

Notwithstanding any other by-laws, the registered proprietor of lot 150 may, with the prior written approval of the Body Corporate, park a vehicle in Special Use Area 164 for periods of up to 4 hours at one time for the purposes of loading, unloading and lifting advertising panels and copy to Exclusive Use Area 161 on the following conditions:

(a) the registered proprietor of lot 150 must indemnify the Body Corporate from and against claims, demands and liabilities of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law;

(b) the rights under this by-law may not be exercised more than 4 times in any 12 month period; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 150.

### **Special by-law no. 164 – Exclusive use lot 39**

Notwithstanding any other by-law the registered proprietor of lot 39 is entitled to the exclusive use and enjoyment of Exclusive Use Area 165 for the purpose of parking one car on the following conditions:

(a) the registered proprietor of lot 39 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 165 excluding any maintenance or repair of structural nature;

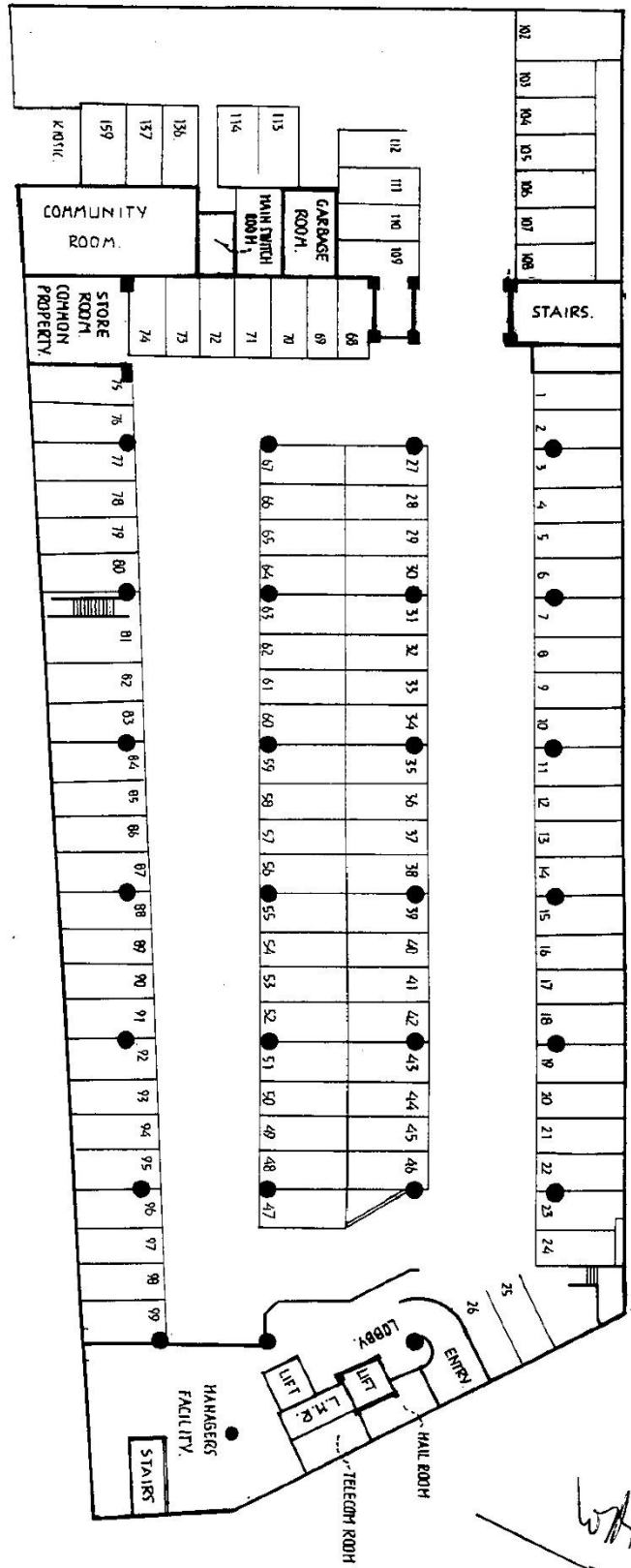
(b) the registered proprietor of lot 39 must indemnify the body corporate from and against claims demands liabilities of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law; and

(c) this by-law may not be repealed, amended or added to without the written consent of the registered proprietor of lot 39; and

(d) in this by-law, a reference to the registered proprietor includes a reference to an authorised occupier of lot 39.



STRATA PLAN



LEVEL 1 (CARPARK)  
GROUND FLOOR

THIS AND THE FOLLOWING PAGE FORM ANNEXURE B TO THE INSTRUMENT SETTING OUT TERMS OF A BY-LAW INTENDED TO BE CREATED PURSUANT TO SECTION 58(7b) OF THE STRATA TITLES ACT, 1973

Reduction Ratio 1:300

*Ed Branson*  
Registered Surveyor

13.9.04

Lengths are in metres

SURVEYOR'S REFERENCE 1541/92039.

Registered Surveyor

Control Clerk



\*OFFICE USE ONLY

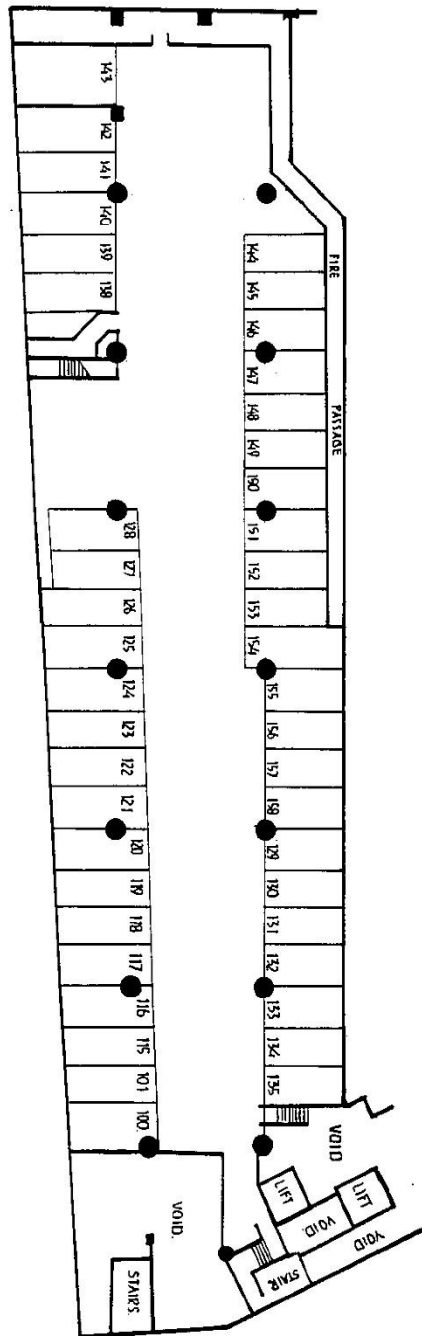
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet of

STRATA PLAN

*Handwritten signatures and initials*

OFFICE USE ONLY



LEVEL MEZZANINE

Reduction Ratio 1 : 300

*Signature of Registered Surveyor*

Registered Surveyor

13.94

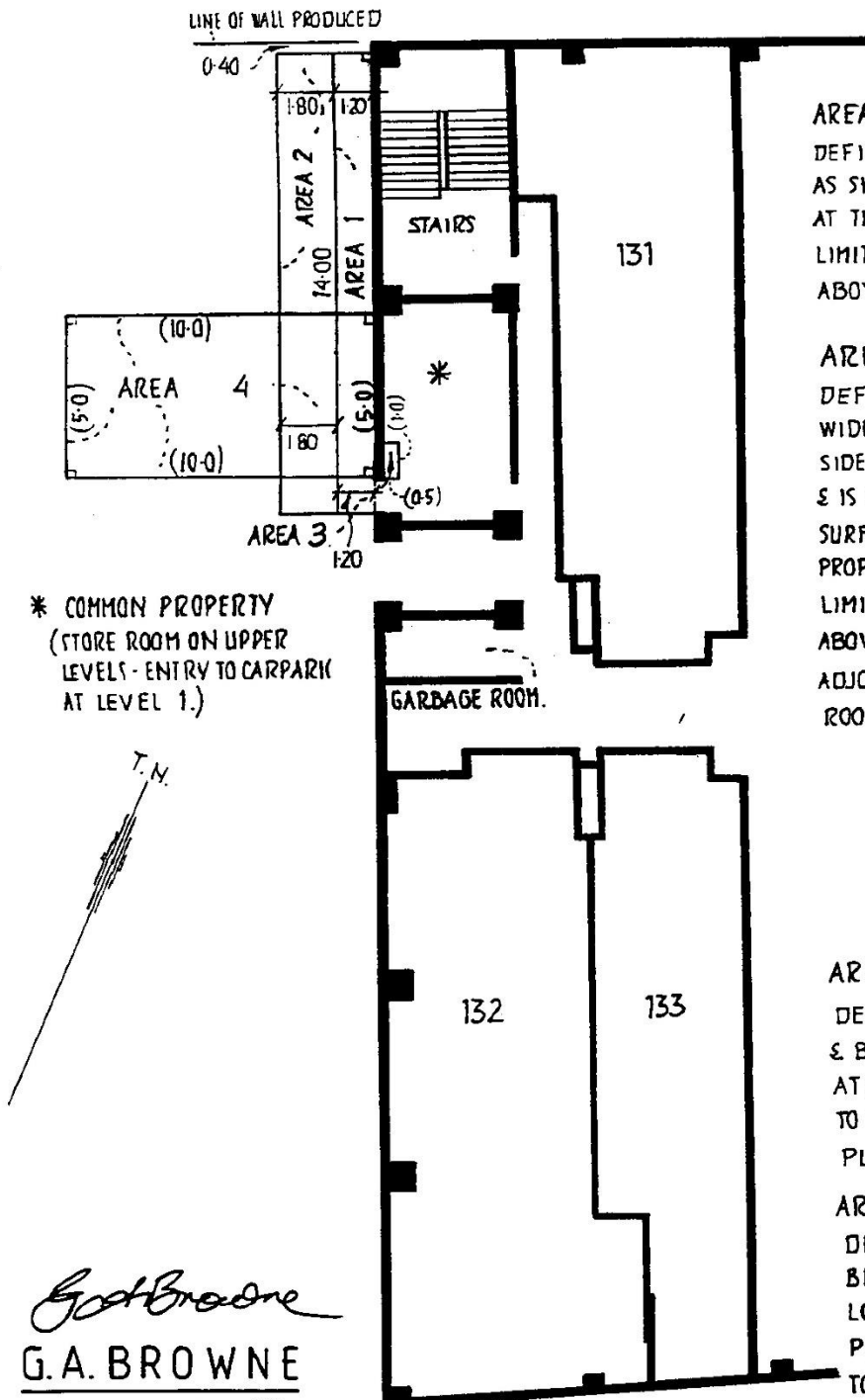
Lengths are in metres

SURVEYOR'S REFERENCE: 1541/930739

General Clerk



THIS IS ANNEXURE C TO THE INSTRUMENT SETTING OUT TERMS OF A BY-LAW INTENDED TO BE CREATED PURSUANT TO SECTION 58(7B) OF THE STRATA TITLES ACT, 1973



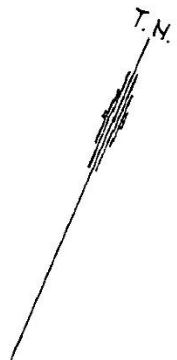
**AREA 1.**  
DEFINED AS BEING THE AIR SPACE AS SHOWN IN SKETCH, COMMENCING AT THE UPPER LIMIT OF LOT 150 AND LIMITED IN HEIGHT TO 9 METRES ABOVE THE UPPER LIMIT OF LOT 150.

**AREA 2.**  
DEFINED AS BEING 1.8 METRES WIDE & ADJACENT TO THE WESTERN SIDE OF LOT 150 AS SHOWN IN SKETCH & IS LIMITED IN DEPTH TO THE UPPER SURFACE OF THE ADJOINING COMMON PROPERTY STORE ROOM & STAIRS & LIMITED IN HEIGHT TO 10.2 METRES ABOVE THE UPPER SURFACE OF THE ADJOINING COMMON PROPERTY STORE ROOM & STAIRS.

**AREA 3.**  
DEFINED AS INDICATED IN SKETCH & BEING THE DISTRIBUTION BOARD ATTACHED TO THE WALL ADJACENT TO THE DOOR GIVING ACCESS TO THE PLATFORM.

**AREA 4.**  
DEFINED AS INDICATED IN SKETCH BEING AN AREA 10.0m x 5.0m LOCATED WITHIN THE COMMON PROPERTY FORMING THE ENTRY TO THE CARPARK.

\* COMMON PROPERTY  
(STORE ROOM ON UPPER LEVELS - ENTRY TO CARPARK AT LEVEL 1.)



*G.A. Browne*  
**G.A. BROWNE**

REGISTERED SURVEYOR  
24 CLAREMONT RD, BURWOOD HEIGHTS.  
PHONE: 744-6124  
FAX: 744-8387  
REF N° 1541  
REDUCTION RATIO 1:200.  
DATE: 6.5.94

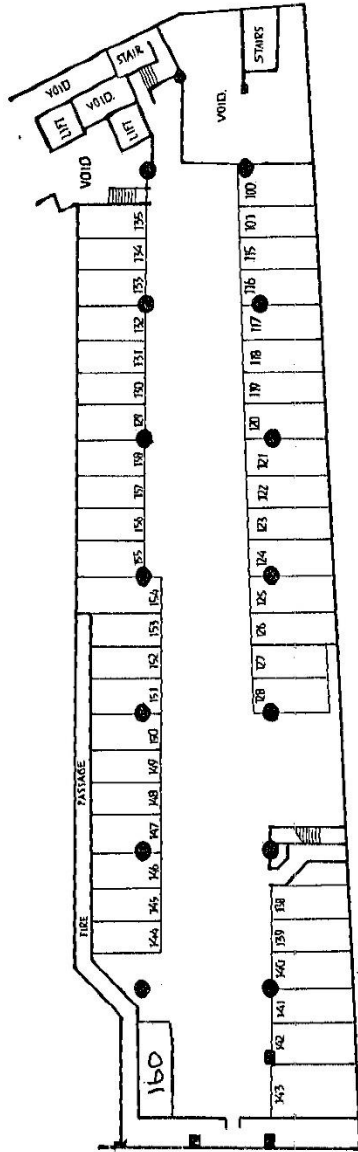
REGISTERED  19.5.1994

*[Handwritten signatures]*

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet of  
**STRATA PLAN**

OFFICE USE ONLY



LEVEL MEZZANINE

Drawn on behalf of B.C.S. Strata Management Pty Limited (A.C.N. 010 633 351) by Brian Miller, its duly appointed attorney, who states that he has no notice of revocation of his appointment.

*Brian Miller*



Reduction Ratio 1:300  
13/94

13/94

*John O'Rourke*  
Registered Surveyor

Council Clerk

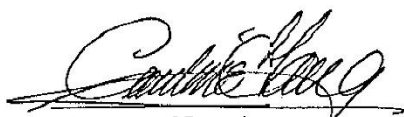
10/11/2000

**CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE**

The Secretary  
The Proprietors - Strata Plan 46789  
39-67 Parramatta Road  
CAMPERDOWN

I, **CHENG SIK SZE** the proprietor of Lots No. 51 and 55 in Strata Scheme No. 46789  
HEREBY CONSENT to the making of the by-law amending by laws Nos. 136 and 139 which  
conferred rights exclusive use and enjoyment upon the registered proprietor for the time being of  
the respective lot; such amending by-law being proposed as a motion for a special resolution of  
the body corporate on 8 August 1994.

**DATED** March 1995.

  
Signature of Proprietor  
for & on behalf of  
Ms CHENG SIK SZE

**CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE**

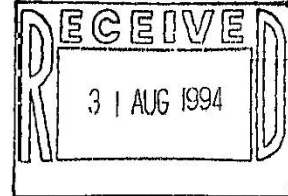
The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, HELEN PURIS being the proprietor of Lot No. 91 (212 UNIT)  
in Strata Scheme No 46789 HEREBY CONSENT to the making of the by-law amending  
by-law No. 158 which conferred rights of exclusive use and enjoyment upon the  
proprietor for the time being of the said lot; such amending by-law being proposed as a  
motion for a special resolution of the body corporate on ..... 19 .....

DATED 20th December 1994

Helen Puris  
Signature of Proprietor

CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE



The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, FRED + DEBRA CHRISTOPHER ..... being the proprietor of Lot No. 53 ..... in Strata Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 140 which conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August 1994.

DATED 8 AUGUST 1994

A handwritten signature in black ink, appearing to read "Fred + Debra Christopher". The signature is written over a horizontal dotted line.

Signature of Proprietor

A second handwritten signature in black ink, identical to the one above, written below the first signature.

**CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE**

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

*REED McNAUGHTON*  
I, *EVA McNAUGHTON* ..... being the proprietor of Lot No. *126* ..... in Strata  
Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. *137* ..... which  
conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such  
amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August  
1994.



DATED 8 AUGUST 1994

.....  
Signature of Proprietor



CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

J.R. ROBERTSON  
R.E. ROBERTSON  
B. AULOVAN  
G.L. AULOVAN  
being the proprietor of Lot No. 1 in Strata  
Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 104 which  
conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such  
amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August  
1994.

DATED 8 AUGUST 1994

*J.R. Robertson*  
*R.E. Robertson*  
*G.L. Aulovan*  
Signature of Proprietor

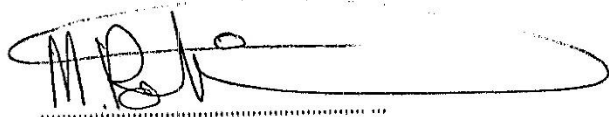


**CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE**

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, MICHAEL ROBINSON..... being the proprietor of Lot No. 134..... in Strata Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 141..... which conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August 1994.

DATED 8 AUGUST 1994

  
.....  
Signature of Proprietor



CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE

RECEIVED  
26 AUG 1994

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, Paul Lopez being the proprietor of Lot No. 115 in Strata Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 132 which conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August 1994.

DATED 8 AUGUST 1994

[Signature]  
Signature of Proprietor

**CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE**

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, FUNG KWON YEE ..... being the proprietor of Lot No. 45 ..... in Strata Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 133 ..... which conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August 1994.

DATED 8 AUGUST 1994

Fung Kwan Yee  
.....  
Signature of Proprietor



CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, Geoffrey Williams being the proprietor of Lot No. 44 in Strata  
Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 156 which  
conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such  
amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August  
1994.

DATED 8 AUGUST 1994

  
Signature of Proprietor



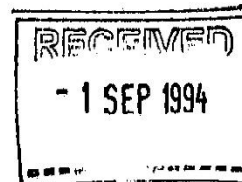
CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, MARY HELEN SNELLING being the proprietor of Lot No. 104 in Strata Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 157 which conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August 1994.

DATED 8 AUGUST 1994

M H Snelling  
Signature of Proprietor



CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, JANE ELIZABETH HARDEN being the proprietor of Lot No. 50 in Strata  
Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 142 which  
conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such  
amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August  
1994.

*J.E.H.*  
*1/9/94*  
DATED 8 AUGUST 1994

*J. Harden*  
Signature of Proprietor



**CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE**

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown

I, ANGELA FARE-JONES..... being the proprietor of Lot No. 36..... in Strata Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 135..... which conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot; such amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August 1994.

DATED 8 AUGUST 1994

Angela Jones  
Signature of Proprietor



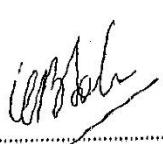
CONSENT TO BY-LAW ALTERING RIGHTS OF EXCLUSIVE USE

The Secretary  
The Proprietors - Strata Plan No 46789  
39-67 Parramatta Road  
Camperdown



I, Soh Cheow Beng & Teo Leong In Clara being the proprietor of Lot No. 38 in Strata Scheme No 46789 HEREBY CONSENT to the making of the by-law amending by-law No. 134 which conferred rights of exclusive use and enjoyment upon the proprietor for the time being of the said lot, such amending by-law being proposed as a motion for a special resolution of the body corporate on 8 August 1994.

DATED 8 AUGUST 1994

  
.....  
Signature of Proprietor

### **Special by-law no. 165 – Signs lot 129**

Subject to the following conditions, the proprietor of lot 129 ("**Proprietor**") shall have a special privilege in respect of the common property for the purpose of erecting or procure the erection of all reasonable signs in or about the common property for the purpose of promoting the Proprietor's letting business:

#### **Conditions**

- (a) any signs erected pursuant to this by-law must be erected at the Proprietor's expense;
- (b) the Proprietor must obtain the consent of the body corporate to a sign before it is erected (which consent will not be unreasonably withheld); and
- (c) the body corporate will continue to be responsible to maintain the common property and keep it in a state of good and serviceable repair;
- (d) the Proprietor will be responsible to maintain any sign/s erected pursuant to this by-law and to keep such sign/s in a state of good and serviceable repair; and
- (e) the Proprietor will indemnify the body corporate for any loss or damage that it suffers as a result of the erection, maintenance, repair and/or removal of any sign undertaken pursuant to this by-law.

### **Special by-law no. 166 – Amendment of special by-law 25**

#### **Special by-law no. 167 – Transmission equipment**

The Owners Corporation shall have the power and authority to enter into a licence agreement with telecommunication carriers and broadcasters for the installation of transmission equipment on the building.

#### **Special by-law no. 168 – Exclusive use lot 31**

Notwithstanding any other by-law the registered proprietor of Lot 31 is entitled to the exclusive use and enjoyment of the Exclusive Use Area 121 for the purpose of parking one car on the following conditions:

- a. The registered proprietor of Lot 31 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 121 excluding any maintenance or repair of a structural nature;
- b. The registered proprietor of Lot 31 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- c. This by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 31.

#### **Special by-law no. 169 – Exclusive use lot 101**

Notwithstanding any other by-law the registered proprietor of Lot 101 is entitled to the exclusive use and enjoyment of the Exclusive Use Area 122 for the purpose of parking one car on the following conditions:

- a. The registered proprietor of Lot 101 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 122 excluding any maintenance or repair of a structural nature;

b. The registered proprietor of Lot 101 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death or injury to any person arising out of the exercise of the rights conferred by this by-law; and

c. This by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 101.

### **Special by-law no. 170 – Exclusive use lot 128**

Notwithstanding any other by-law the registered proprietor of Lot 128 is entitled to the exclusive use and enjoyment of the Exclusive Use Area 123 for the purpose of parking one car on the following conditions:

a. The registered proprietor of Lot 128 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 123 excluding any maintenance or repair of a structural nature;

b. The registered proprietor of Lot 128 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death or injury to any person arising out of the exercise of the rights conferred by this by-law; and

c. This by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 128.

### **Special by-law no. 171 – Exclusive use lot 76**

Notwithstanding any other by-law the registered proprietor of Lot 76 is entitled to the exclusive use and enjoyment of the Exclusive Use Area 124 for the purpose of parking one car on the following conditions:

a. The registered proprietor of Lot 76 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 124 excluding any maintenance or repair of a structural nature;

b. The registered proprietor of Lot 76 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death or injury to any person arising out of the exercise of the rights conferred by this by-law; and

c. This by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 76.

### **Special by-law no. 172 – Exclusive use lot 138**

Notwithstanding any other by-law the registered proprietor of Lot 138 is entitled to the exclusive use and enjoyment of the Exclusive Use Area 125 for the purpose of parking one car on the following conditions:

a. The registered proprietor of Lot 138 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 125 excluding any maintenance or repair of a structural nature;

b. The registered proprietor of Lot 138 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death or injury to any person arising out of the exercise of the rights conferred by this by-law; and

c. This by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 138.

### **Special by-law no. 173 – Exclusive use lot 93**

Notwithstanding any other by-law the registered proprietor of Lot 93 is entitled to the exclusive use and enjoyment of the Exclusive Use Area 126 for the purpose of parking one car on the following conditions:

- a. The registered proprietor of Lot 93 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 126 excluding any maintenance or repair of a structural nature;
- b. The registered proprietor of Lot 93 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- c. This by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 93.

### **Special by-law no. 174 – Exclusive use lot 78**

Notwithstanding any other by-law the registered proprietor of Lot 78 is entitled to the exclusive use and enjoyment of the Exclusive Use Area 127 for the purpose of parking one car on the following conditions:

- a. The registered proprietor of Lot 78 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 127 excluding any maintenance or repair of a structural nature;
- b. The registered proprietor of Lot 78 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death or injury to any person arising out of the exercise of the rights conferred by this by-law; and
- c. This by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 127.

### **Special by-law no. 175 – Notice of lease & obligations upon owners and lessors**

#### **A. Definitions:**

In this by-law:

1. "Lease" and "leased" include a sub-lease or assignment of a lease.
2. "Lessee" includes sublessee or assignee.
3. "Lessor" includes sublessor or assignor.
4. "lease", "lessor" and "lessee" have the meanings "residential tenancy agreement" "landlord" and "tenant" respectively as those terms are defined in the Residential Tenancies Act 1987.

#### **B. Interpretation:**

In this by-law:

1. words importing the singular include the plural and vice versa;
2. words importing a gender include any gender;
3. words defined in the Strata Schemes Management Act 1996 have the meaning given to them in that Act.

### **C. Terms:**

1. If a lot is leased the owner or agent of the lot must give written notice of the lease to the secretary of the Owners Corporation within 14 days after the commencement of the lease. The notice must specify the name of the lessee, the date of commencement of the lease and the name of any agent acting for the lessor.
2. A lessor or agent of a lot must provide the occupant of his lot with a copy of the registered by-laws, and must take any necessary and reasonable action to restrain any breach of the by-laws by the occupier of his lot, or any breach of the by-laws by such occupier's invitees.
3. An owner or agent of a lot must take any necessary and reasonable action to restrain any breach of the by-laws by the occupier of his lot, or any breach of the by-laws by such occupier's invitees.
4. A lessor or agent of a lot must take any necessary and reasonable action to enforce the terms of any residential tenancy agreement if there is any breach of the by-laws, any other breach of such residential tenancy agreement, the provisions of the Residential Tenancies Act 1987, any other legislation affecting the relationship of landlord and tenant or any other law, by the occupier of his lot.
5. The terms of and duties imposed under this by-law are in addition to:
  - a. The duty imposed on the lessor of a lot under section 119 of the Strata Schemes Management Act 1996; and
  - b. The terms of Special By-law 3 in Registered Dealing 550629.

### **Special by-law no. 176 – Fixtures**

1. In this by-law "fixture" means a fixture, equipment or building work made or installed by an owner or occupier of a lot.
2. Unless it is a fixture removable by a lessee or sub-lessee at the expiration of a tenancy, a fixture that serves a lot is an owner's fixture.
3. That the owner of a lot must maintain in a state of good and serviceable repair a fixture that serves his lot, and must renew and replace it when necessary.
4. The owner of a lot must ensure that any maintenance, renewal or replacement of a fixture serving his lot and visible from outside his lot, is done so that the fixture is in keeping with the appearance of the rest of the building.
5. The owner of a lot must indemnify the Owners Corporation against any liability or expense incurred by reason of the existence or use of fixture that serves his lot, being a liability or expense that would not have been incurred if the fixture had not been made or installed.
6. This by-law shall not create any obligation on the part of the lessor or sub-lessor of a lot in favour of his lessee or sub-lessee.
7. Insofar as this by-law is contrary to the terms of the consent of the Owners Corporation to the making or installation of a fixture, this by-law has effect in relation to that fixture subject to those terms.

### **Special by-law no. 177 – Exclusive use lot 69**

Notwithstanding any other by-law the registered proprietor of lot 69 is entitled to the exclusive use and enjoyment of Exclusive Use Area 139 for the purpose of parking one car on the following conditions:

- (a) The registered proprietor of Lot 69 must pay all costs in relation to the maintenance and repair of Exclusive Use Area 139 excluding any maintenance or repair of a structural nature;
- (b) The registered proprietor of Lot 69 must indemnify the body corporate from and against claims, demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this by-law;
- (c) The registered proprietor of Lot 69 must pay to the Owners Corporation a fee of \$25,000; and
- (d) This by-law may not be repealed, amended or added to without the written consent of the registered proprietors of Lot 69.

### **Special by-law no. 178 – Memorandum no. AG520000**

The Owners of Strata Plan 46789 nominate to adopt the provisions of Memorandum No AG520000 with the following amendments:

- (i) By-Law 2.4a is amended to read: "false ceilings inside the lot only if installed by the Owner and not the Owners Corporation".
- (ii) By-Law 2.10b is deleted.

### **Special by-law no. 179 – Smoking**

Smoking is prohibited in the common areas including the balcony areas, the roof top and in public locations of the common property. Signage is to be installed by the Owners of Strata Plan 46789 to this effect.

### **Special by-law no. 180 – Service of documents of owner of a lot by the owners corporation**

A document may be served on the owner of a lot by electronic means if the person has given the Owners Corporation an e-mail Address for the service of notices and the document is sent to that address.

### **Special by-law no. 181 – Limits on renting car spaces**

That on-site car parking spaces, except spaces for service vehicles or visitors must only be used by occupants of the building, owners and occupiers are not permitted to lease, or license any car parking space to anyone but an occupant of the building.

### **Special by-law no. 182 – Lot 150 works (digital signboard)**

1. The owners corporation has given authority pursuant s.108 of the *Strata Schemes Management Act 2015* to the owner lot 150 ("the owner"), to add to, to alter and to erect new structures on the common property, by undertaking:

- (a) The removal of the existing sign, lights, and platform for servicing the sign, all located on the western elevation of the building which adjoins Lot 150 and is within exclusive use areas 161 and 162 as described in special by-laws 160 and 161 respectively;
- (b) The sealing of the current access door from Lot 150 to exclusive use areas 161 and 162;

(c) The installation of a new fire rated access door from the Level 6 stairwell of the building to exclusive use areas 161 and 162;

(d) The installation of an internally illuminated new digital sign (7.32m(h) x 5.11m(w)) to be affixed to the western elevation of the building within part of Lot 150 and part of exclusive use area 161;

(e) The installation of a 3 phase electrical meter and sub-circuit to service the new sign, to be installed in the electrical cupboard on level 5 of the building and be appropriately tagged, and the removal of the old submeter on level 4 of the building and the removal of the circuit board in the store room on level 5 of the building;

as described in the Documents, a copy of which were exhibited to the notice and agenda and, subsequently, the minutes of the meeting where this by-law was made; and,

(f) Such other works as are necessary for the safe and lawful undertaking of the works referred to in paragraphs (a) to (e).

2. After the completion of the authorised works referred to in clause 1, the owner will be responsible, at their own expense, for the ongoing maintenance of the alterations and additions to the common property, and the new structures on the common property, made in the course of the authorised works.

3. The authorisation of the owners corporation and this by-law is subject to the Schedule of Conditions.

## **SCHEDULE OF CONDITIONS**

4. In this schedule:

(a) "**Act**" means the *Strata Schemes Management Act 2015*;

(b) "**Authority**" means any government, semi government, statutory, public or other authority having any jurisdiction over the Lot (including an accredited certifier under the *Environmental Planning and Assessment Act 1979*);

(c) "**Documents**" means:

(i) Council approved drawing A1 of Arcadis dated 16 May 2018 (1 page);

(ii) Structural design certificate of Arcadis dated 25 July 2019 (2 pages);

(iii) Drawings S01 to S10 inclusive of Arcadis dated 21 October 2019 (10 pages);

(iv) Outdoor Fabrications Pty Ltd methodology dated 24 July 2019 (4 pages);

(v) Quote of Sedgman Electrics dated 24 July 2019 (1 page);

as set out in **Annexure 'A'** attached to the notice of the meeting where this motion is tabled;

(d) "**Lot**" means lot 150;

(e) "**work**" means the work referred to in clause 1 of this by-law;

(f) Unless the context or subject matter otherwise indicates or requires:

(i) Reference to the singular includes the plural and the plural includes the singular;

(ii) "Including" and similar expressions are not words of limitation;

(iii) Headings are for convenience only and do not affect the interpretation of this by law;

(iv) Any expression used in this by-law and which is defined in the Act has the same meaning as that expression has in the Act unless a contrary intention is expressed in this by-law.

### **Before work is carried out**

5. Before carrying out work, the owner must:

(a) Obtain and provide to the owners corporation a copy of any requisite approval of any Authority to conduct the works, including any certificates issued under Part 4A of the *Environmental Planning and Assessment Act 1979*. To the extent any such certificate (including any application for such a certificate) requires the consent of the owners corporation, the owners corporation will provide such consent without delay.

(b) Give to the owners corporation evidence that those persons carrying out the work has:

(i) Any requisite current licence to conduct the work;

(ii) Contractors' all risks insurance cover (incorporating cover against public risk in respect of claims for death, injury, accident and damage occurring in the course of or by reason of the works to a minimum of \$10,000,000);

(c) Give to the owners corporation, written notice of the anticipated commencement and completion date of the work;

### **When work is being carried out**

6. When carrying out work, the owner must:

(a) Comply with any condition or requirement of any Authority;

(b) Ensure that any contractors are adequately supervised to ensure compliance with these conditions;

(c) Ensure that the work complies with applicable Australian Standards and the Building Code of Australia (and in the event of any inconsistency, the Building Code of Australia will prevail);

(d) Only perform the works at times allowed by any Authority;

(e) Transport each item including but not limited to construction materials, equipment and debris in the manner reasonably directed by the owners corporation;

(f) Remove rubbish from the building arising as a result of the works and dispose of the rubbish in a manner approved by the owners corporation and not, unless approved, in any of the rubbish bins for the building;

### **After work is carried out**

7. After carrying out work, the owner must:

(a) Notify the owners corporation that the work has been completed within 7 days after its completion;

(b) Give to the owners corporation any certification required by an authority as to the completion of the works (e.g. an occupation certificate).



## **Repair and maintenance and removal**

8. The owner must maintain and keep in a state of good and serviceable repair the work and any common property affected by the work. For the avoidance of doubt, in relation to the installation of a 3 phase electrical meter and sub-circuit to service the new sign, the owner must maintain and keep in a state of good and serviceable repair all electrical infrastructure between the meter and the sign, while the owners corporation must maintain and keep in a state of good and serviceable repair the balance of the electrical infrastructure servicing the scheme.

9. The owner may remove the works but must restore the common property to its previous authorised state.

10. The provisions of clauses 5 to 7 apply to any work the owner carries out in relation to clauses 8 and 9.

## **Indemnity**

11. The owner indemnifies and keeps the owners corporation indemnified against any loss, claim, cost, legal liability or proceedings in respect of any injury, loss or damage whatsoever to the common property, or other property or person insofar as such injury, loss or damage arises out of the:

- (a) Performance of the work;
- (b) Failure to comply the duty to maintain and repair;
- (c) Performance of any work required to comply with the duty to maintain and repair;
- (d) Owner's breach of any part of this by-law.

12. The owners corporation indemnifies and keeps the owner indemnified against any loss, claim, cost, legal liability or proceedings in respect of any injury, loss or damage whatsoever to the owner arising under this by-law as a result of:

- (a) The failure of the owners corporation to comply with its duty pursuant to Section 106 of the Act, including but not limited to any failure to ensure the repair, maintenance, renewal or replacement of any common property electrical infrastructure that supports the powering of the sign referred to in this by-law;
- (b) A failure of the owners corporation to properly secure the common property;

## **Breach of this by-law**

13. If the owner fails to comply or breaches any part of this by-law, then the owners corporation may request, in writing, that the owner complies or rectifies the breach within 14 days or such other period as is specified in the notice.

14. If the owners corporation fail to maintain and keep in a state of good and serviceable repair all electrical infrastructure in the building other than between the meter and the sign, and it causes the sign to cease working, the owner may undertake whatever works are necessary to bring the electrical infrastructure back to a state to support the sign. The owners corporation will pay to the owner the cost of undertaking such work within 14 day of demand all by the owner.

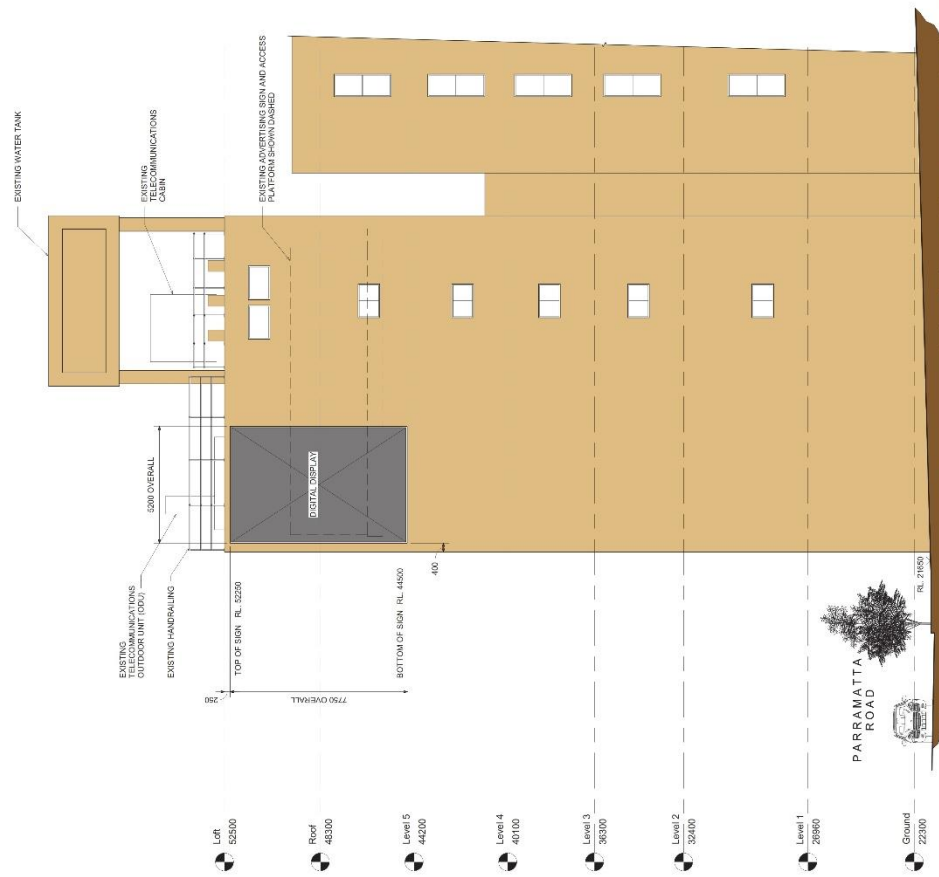
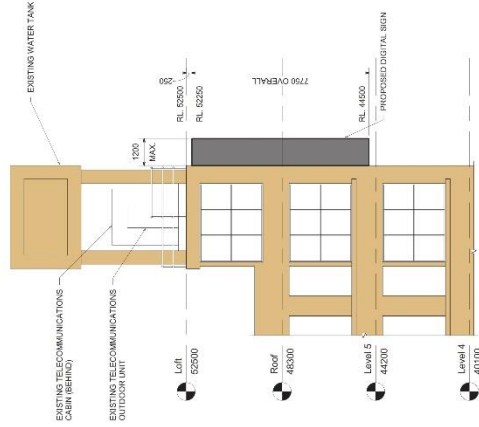
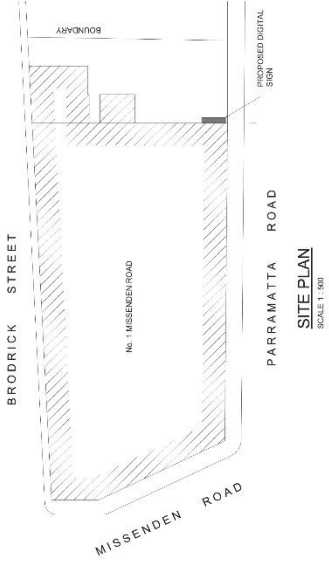
## **Costs**

The owner must pay all costs, fees, and expenses incurred by the owners corporation in registering this by-law. Any amount payable by an owner under this clause may be recovered as a debt due and payable by that owner together with interest at the rate prescribed in Section 85 of the Act and the expenses of the owners corporation in recovering those amounts.

ANNEXURE 'A' LOT 150 WORKS (DIGITAL SIGN)



- NOTES**
1. DIMENSIONS ARE IN MILLIMETRES.
  2. DIMENSIONS AND REDUCED LEVELS SHOWN ARE IN MILLIMETRES.
  3. CLADDING TO SIGN, BASE AND TOP SHALL BE ALUMINIUM SHEET OR APPROVED EQUIVALENT.



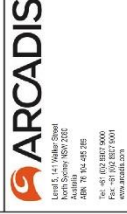
**CITY OF SYDNEY**  
**CITY WESTERN DIVISION**  
**DEFERRED**  
**Commencement Approval**  
**D/2018/73**  
**3 April 2019**  
**These plans should be read in conjunction with the decision notice**

**NOTE:**  
TOTAL SIGN AREA: 7.4m x 3.2m = 40.8sqm  
TOTAL WESTERN WALL AREA = 1215.5sqm  
SIGNAGE RATIO = 3.36%

Revisions	Description	Date
3	MINOR REVISIONS	18.10.18
2	TOP OF SIGN RL AMENDED	7.10.18
1	ISSUED FOR CLIENT REVIEW	6.10.18

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

Scale	As Indicated	Client Name	City of Sydney
Drawn	Author	Checked	C.S.
Height	Datum	Checked	C.S.
Grid	Grid	Approved	



**PROJECT:**  
1 MISSENDEN ROAD  
CAMPERDOWN  
DIGITAL SIGNAGE  
CONVERSION

**TITLE:**  
GENERAL ARRANGEMENT

Drawn No: A.1  
Sheet No: A.1 — A4008500-03 — 3  
Date Plotted: 13/03/2019 12:29:40

Mr George Saadi  
CDC Private Certifiers  
90 Macquarie Street  
Greenacre NSW 2190

Arcadis Australia Pacific Pty Ltd  
Level 16, 580 George Street  
Sydney NSW 2000  
Tel No: +61 2 8907 9000  
www.arcadis.com/au

25/07/2019

**STRUCTURAL DESIGN CERTIFICATE**

**10033575-1**

Advertising Structure Digital Conversion  
1 Missenden Road, Camperdown

Dear George,

We, Arcadis Australia Pacific Pty Ltd, being Structural Engineers within the meaning of the Building Code of Australia, are responsible for the structural design of the modifications and additions to the above property.

We certify that our drawings listed below, prefixed by project number 10033575-1, have been designed in accordance with the relevant provisions of the Building Code of Australia, the relevant Australian Standards (AS1170.1, AS1170.2, AS1170.4, AS4100 and AS1657) and in accordance with accepted engineering practice and principles.

No.	Revision	Title
S.01	1	General Arrangement
S.02	1	Support Structure Elevations and Details
S.03	1	Steelwork Framing Layouts – Sheet 1
S.04	1	Steelwork Framing Layouts – Sheet 2
S.05	1	Steelwork Sections and Details – Sheet 1
S.06	1	Steelwork Sections and Details – Sheet 2
S.07	1	Steelwork Sections and Details – Sheet 3
S.08	1	3D View
S.09	1	General Notes
S.10	1	Structural Notes

Furthermore, we have reviewed the existing building structure for its capacity to support the additional load associated with the proposed digital signage and confirm that the existing building structure is structurally adequate.

It should also be noted that access to the new digital advertising signage structure has been provided by the insertion of an outward opening fire-rated access door in accordance with the Building Code of Australia.

Arcadis will be undertaking an inspection during construction works, any additional measures required to maintain the structural integrity of the structure, and associated support framing, will be instructed forthwith.

This certification shall not be construed as relieving any other parties of their responsibilities.

Yours sincerely

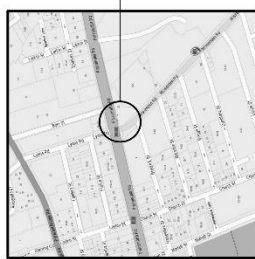
A handwritten signature in black ink, appearing to read 'Kevin Hunt', written in a cursive style.

Kevin Hunt  
Director Diagnostic and Remedial Engineering  
BE CPEng FIEAUST  
02 8907 9152 / 0409 329 308

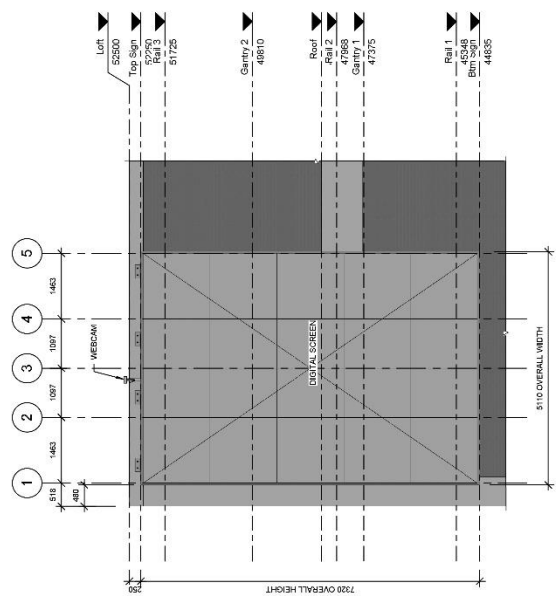
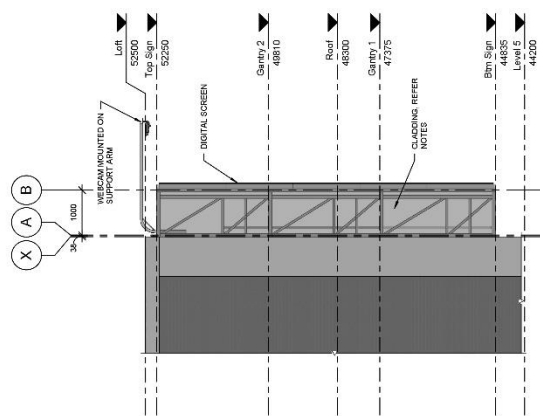
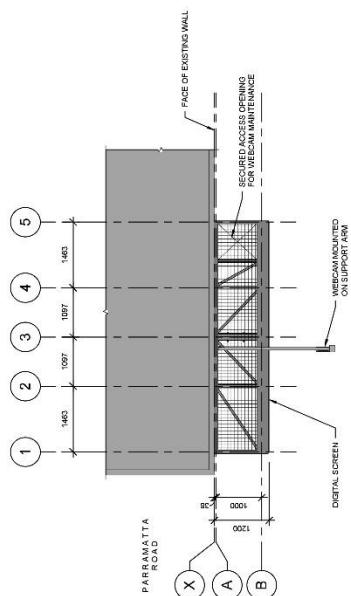


**NOTES**

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. CLADDING TO BASE AND SIDES SHALL BE LOCKER ALUMINIUM FINISH, OF APPROVED EQUIVALENT. POWDER COATED PAINT COLOUR TO BE ADVISED.
4. ALL GLASS SHALL BE 10MM THICK. WELDED MESH PANELS TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
5. ALL GLASS SHALL BE 10MM THICK. WELDED MESH PANELS TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
6. ALL DIMENSIONS & SET-OUT TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND INSTALLATION.
7. CONTRACTOR TO PROVIDE COMMERCIAL GRADE SERVICES PRIOR TO COMMENCEMENT OF WORKS.
8. CONTRACTOR TO PROVIDE COMMERCIAL GRADE ACCESS TO THE EXISTING SIGN SHALL BE BRICK. PROVIDE NEW MASONRY WALL TIE (3 EACH GRID) TO EXISTING MASONRY WALL. FINISH TO MATCH EXISTING WALL.
9. EXISTING OPENING IN STORE ROOM FACILITATING ACCESS TO THE EXISTING SIGN SHALL BE BRICK. PROVIDE NEW MASONRY WALL TIE (3 EACH GRID) TO EXISTING MASONRY WALL. FINISH TO MATCH EXISTING WALL.



**LOCALITY PLAN**  
NOT TO SCALE



Sheet	Scale	Author	Checker	Date
1	1:50	James Hume & Signage Pty Ltd		
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50	1:50	James Hume & Signage Pty Ltd		



**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

Scale: 1:50  
Client: James Hume & Signage Pty Ltd

Drawn: J.H. / 27/11/25  
Checked: J.H. / 27/11/25  
Date: 27/11/25

Project: 10033575-1 - 2

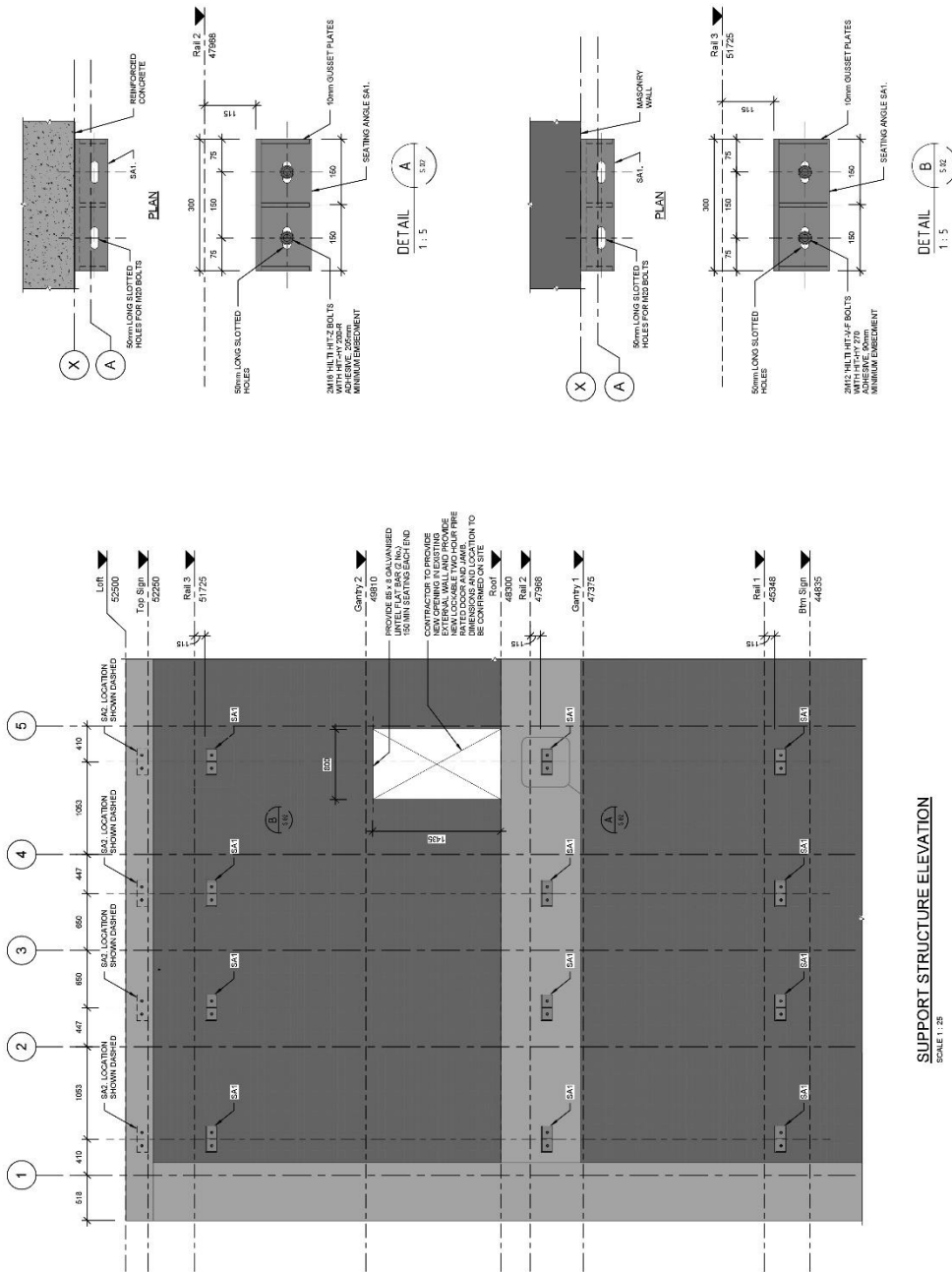
Site: 1 MISSENDEN ROAD  
CAMPERDOWN  
DIGITAL SIGNAGE CONVERSION

General Arrangement

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49	1:50	James Hume & Signage Pty Ltd		
50	1:50	James Hume & Signage Pty Ltd		

**NOTES**

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. FOR GENERAL NOTES REFER TO DRG. No. 0.09
4. FOR STRUCTURAL NOTES REFER TO DRG. No. 0.10



**SUPPORT STRUCTURE ELEVATION**  
SCALE 1:25

Sheet	00000001
Scale	As Shown
Date	20/02/2017
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

Scale	As Shown
Date	20/02/2017
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]



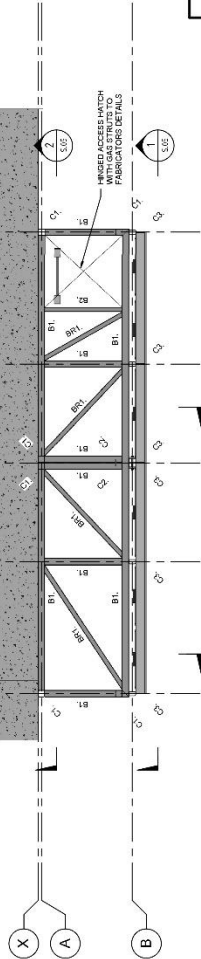
**ARCADIS**  
 1 MISSENDEN ROAD  
 CAMPERDOWN  
 DIGITAL SIGNAGE CONVERSION

**SUPPORT STRUCTURE ELEVATION AND DETAILS**

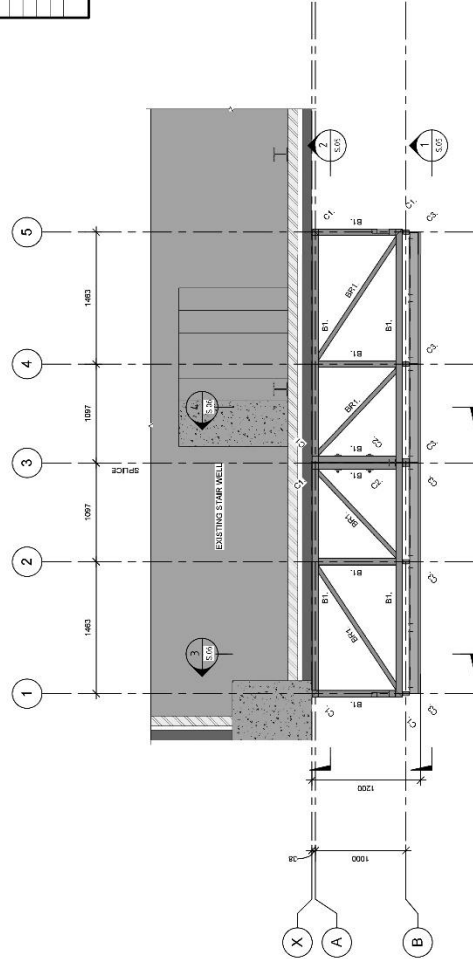


**NOTES**

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. FOR GENERAL NOTES REFER TO DRG. No. S.08
4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.19



**GANTRY LEVEL 1 STEELWORK FRAMING LAYOUT**  
SCALE 1 : 25



**BOTTOM SIGN BOX STEELWORK FRAMING LAYOUT**  
SCALE 1 : 50

MEMBER	SIZE	COMMENTS
CL.	75 x 6.0 SHS	COLUMN
CS.	75 PFC	SPRICE COLUMN
CS.	75 x 6.0 SHS	DIGITAL SCREEN COLUMN
B1.	75 x 6.0 SHS	BEAM
B2.	75 x 6.0 SHS	BEAM
B3.	75 x 6.0 SHS	BEAM
B4.	50 x 4.0 SHS	SUPPORT BEAM
B5.	50 x 4.0 SHS	SUPPORT BEAM
B6.	50 x 4.0 SHS	HORIZONTAL BRACING
B7.	50 x 4.0 SHS	VERTICAL BRACING
B8.	125 x 75 x 12 UA	SEATING ANGLE
B9.	125 x 75 x 12 UA	SEATING ANGLE
W21.	75 x 4.0 SHS	WELDED CONNECTIONS WITH MANUFACTURERS SPECIFICATIONS
PH.	1/4 OR LIGHTER	PLATE

NOTE:  
ALL WELDED CONNECTIONS BETWEEN ALL MEMBERS SHALL BE SHOWN EXCEPT WHERE SHOWN

NO.	REVISION	DATE	DESCRIPTION
1	ISSUE FOR APPROVAL	22/7/19	
2	AS NOTED	21/7/19	

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

Scale	1:25
Drawn	Current Heat Structures
Checked	
Design	A1
Date	
Drawn	DATUM
Checked	
Design	GHD
Date	
Drawn	
Checked	
Design	
Date	



Level 1, 5th Floor, 1000  
New South Wales, 2000  
ARCADIS  
Tel: +61 (0)2 955 9000  
Fax: +61 (0)2 955 9001  
www.arcadis.com

Project: 1 MISSENDEN ROAD  
CAMPERDOWN  
DIGITAL SIGNAGE CONVERSION

7/16 STEELWORK FRAMING LAYOUTS  
- SHEET 11

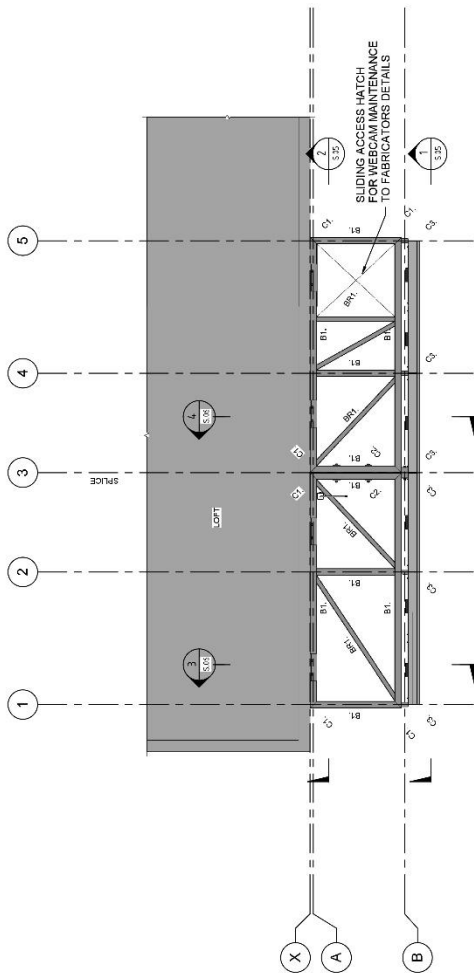
Project No. S03  
Drawing No. 1003357/5-1  
Sheet 2

Scale: 1:25

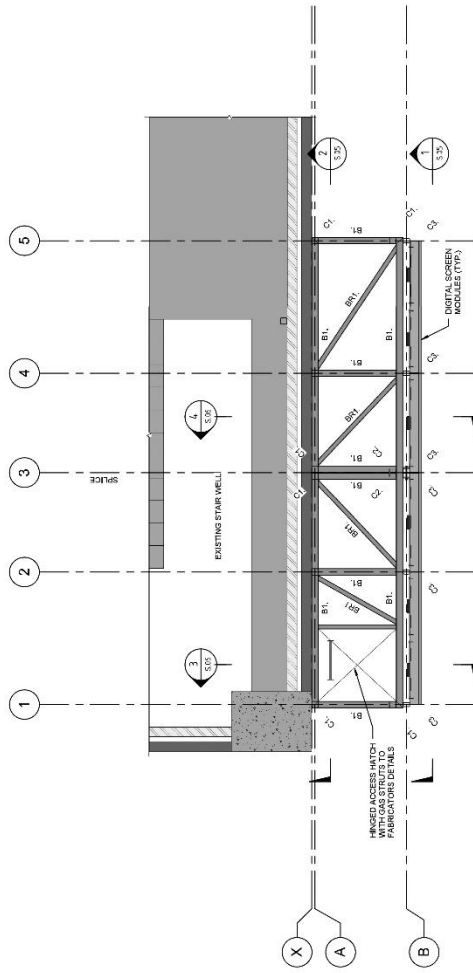


**NOTES**

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. FOR GENERAL NOTES REFER TO DRG. No. S.08
4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.10



**TOP SIGN BOX STEELWORK FRAMING LAYOUT**  
SCALE 1:25



**GANTRY LEVEL 2 STEELWORK FRAMING LAYOUT**  
SCALE 1:50

Item	Description	Date
1	Issue for Approval	27/06/23
2	Issue for Construction	27/06/23

PRELIMINARY	
NOT TO BE USED FOR CONSTRUCTION	
Scale	1:25
Client	ARCADIS
Project	1 MISSENDEN ROAD CAMPERDOWN DIGITAL SIGNAGE CONVERSION
Drawn	[Blank]
Checked	[Blank]
Approved	[Blank]
Date	[Blank]



**ARCADIS**  
Level 10, 500 George Street  
Sydney NSW 2000  
Australia  
Tel: +61 (0)2 9077 6000  
Fax: +61 (0)2 9077 6001  
www.arcadis.com

**1 MISSENDEN ROAD  
CAMPERDOWN  
DIGITAL SIGNAGE CONVERSION**

**STEELWORK FRAMING LAYOUTS  
- SHEET 2**

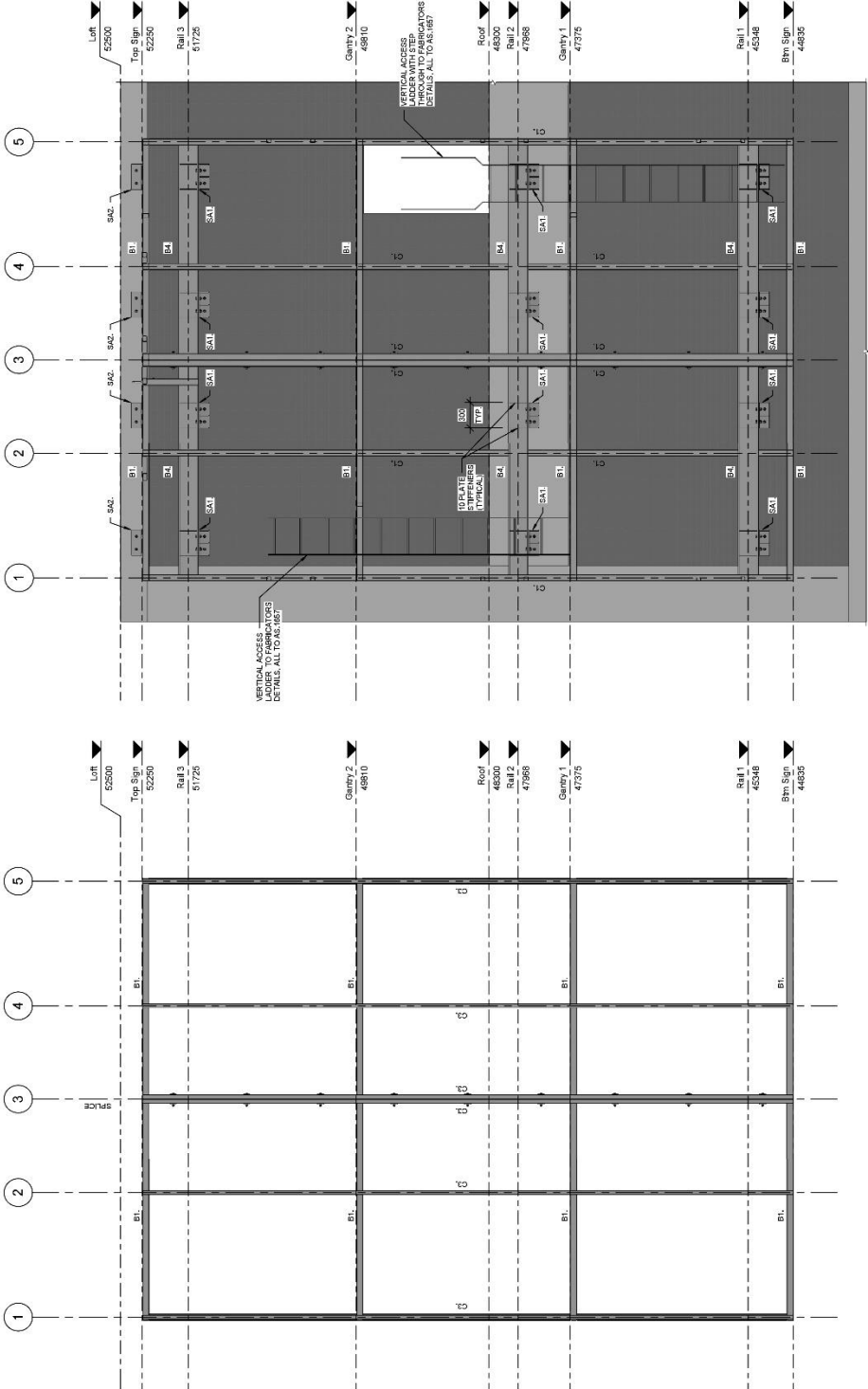
Contract No.	S.04	Project No.	10033575-1	Sheet No.	2
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Job No: 21102091 E2-C-2-10



**NOTES**

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. FOR GENERAL NOTES REFER TO DRG. No. S. 99
4. FOR STRUCTURAL NOTES REFER TO DRG. No. S. 19



SECTION 2  
1:25

SECTION 1  
1:25

Item	Description	Qty	Unit
1	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
2	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
3	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
4	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
5	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
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7	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
8	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
9	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
10	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
11	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
12	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
13	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
14	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
15	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
16	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
17	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
18	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
19	ANTIDUST FABRICATION	217.75	m <sup>2</sup>
20	ANTIDUST FABRICATION	217.75	m <sup>2</sup>

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

Other Item Descriptions

Design	A1
Checked	
Designed	
Drawn	
Detail	
Datum	
Client	
Grid	
Approved	
Signature	

Project: 10033675-1

**Van Wagner**

**ARCADIS**

Level 15, 800 George Street  
Sydney NSW 2000  
Australia  
Aust 61 2 9539 6200  
Tel: 61 (0) 2 9539 6200  
Fax: 61 (0) 2 9539 6201  
www.arcadis.com

Project: 1 MISSENDEN ROAD  
CAMPERDOWN  
DIGITAL SIGNAGE CONVERSION

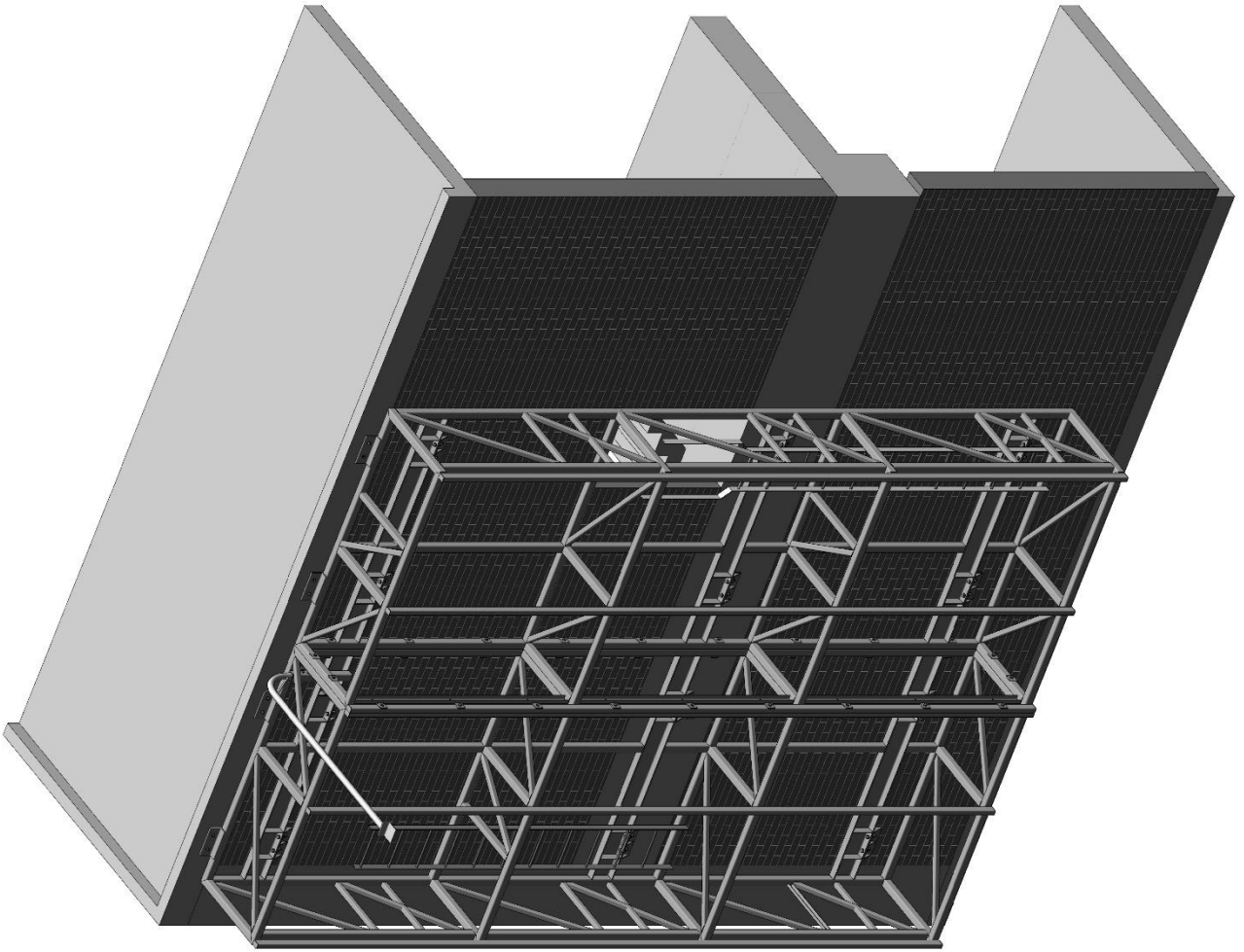
THE STEELWORK SECTIONS AND  
DETAILS - SHEET 1

SECTION No. S.05  
10033675-1 - 2

JAN 2018 2:50 PM 2018/01/25 2:50 PM







Issue	Description	Date
2	ADDITIONAL DE A.S. ADDED	21/07/20
1	ISSUED FOR APPROVAL	12/07/20

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

Scale	Author	Checked	Drawn
AS SHOWN	A1		
Scale	DATUM	Checked	Drawn
Sheet	Grid	Checked	Drawn
Revision	Notes	Checked	Drawn



**ARCADIS**  
Level 45, 550 Queen Street  
North Sydney NSW 1585  
Australia  
Phone: +61 (0)2 9337 6000  
Fax: +61 (0)2 9337 6001  
www.arcadis.com

PROJECT  
**1 MISSENDEN ROAD  
CAMPERDOWN  
DIGITAL SIGNAGE CONVERSION**

3D VIEW

Drawing No.	Project No.	Sheet
S.08	10033575-1	2

Drawn By: P.1002219 15/04/20

**GENERAL NOTES**

- G01. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PROJECT CLIENT CONTRACTOR SUB CONTRACTOR DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- G02. U.N.O. DENOTES UNLESS NOTED OTHERWISE.
- G03. ANY REFERENCE TO THE WORD ENGINEER IN THESE NOTES OR ON THESE DRAWINGS REFER TO AN EMPLOYEE OF THE ARCHITECT OR ENGINEER IN STRATA AUSTRALIA PACIFIC UNLESS SPECIFICALLY NOTED OTHERWISE.
- G04. ANY REFERENCE TO THE WORD CONTRACTOR IN THESE NOTES OR ON THESE DRAWINGS REFER TO THE CONTRACTOR WHOSE WORKS HAVE BEEN CONTRACTED, THE CONTRACTOR ON BEHALF OF THE STRUCTURE OWNER WHOSE WORKS HAVE BEEN CONTRACTED, AND THE WORKSHIP PERFORMED BY ALL SUB-CONTRACTORS ENGAGED TO CARRY OUT WORKS ON THIS CONTRACT.
- G05. CODES REFERRED TO IN THESE NOTES ARE THE LATEST EDITION WITH AMENDMENTS THE CONTRACTOR SHALL REFERENCE ONLY THE LATEST EDITION.
- G06. WORKMANSHIP AND MATERIALS. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AT THE TIME OF CONTRACT AWARD INCLUDING RELEVANT PROVISIONS OF THE NATIONAL CONSTRUCTION CODE (NCC) AND STATUTORY AUTHORITIES, EXCEPT WHERE VARYED BY THE CONTRACT DOCUMENTS.
- G07. DESIGN LIMITATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAIN STRUCTURAL FRAMING BUT DOES NOT INCLUDE A FULL SCOPE OF SECONDARY FRAMING TO SUPPORT FACADE GLAZING, HANDRAILS AND INTERNAL PARTITION WALLS.
- G08. DETAIL DRAFTER. THE SHOP DETAIL DRAFTER SHALL REFER TO THE ENGINEER'S TYPICAL DETAILS AND SCHEDULES FOR ALL STANDARD CONNECTIONS SHALL BE IDENTIFIED AND DRAFTED INDIVIDUALLY ON THE ENGINEER'S DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WITH ALL TRADES. OTHER CONSULTANT DOCUMENTS AND SITE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND DETAILED ENGINEERING DESIGN AND DETAILING NOT SPECIFICALLY STATED.
- G08. DISCREPANCIES TO BE CLARIFIED. ANY DISCREPANCY OR OMISSIONS ON THE ENGINEERING DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE CONTRACT DOCUMENTS SHALL BE REFERRED TO THE ENGINEER FOR WRITTEN INSTRUCTION TO BE GIVEN PRIOR TO PROCEEDING WITH THE WORK.
- G10. DIMENSIONS. ALL DIMENSIONS SHALL BE IN MILLIMETRES (mm). ALL RELATIVE LEVELS ARE IN METRES (M).
- G11. SITE SETTING OUT. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SETTING SHALL BE GIVEN IN METRES (M). PRIOR TO CONSTRUCTION AND/OR FABRICATION BEING COMMENCED DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE ARCHITECT'S DRAWINGS.
- G12. RESPONSIBILITY FOR STRUCTURAL STABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE AND ADJACENT STRUCTURES IN A STABLE AND UPRIGHT POSITION THROUGHOUT THE PERIOD OF CONSTRUCTION ACTIVITIES. THE METHOD OF CONSTRUCTION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS ERECTION CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT A WORKABLE AND SAFE STRUCTURE TO CONSTRUCT A WORKABLE AND SAFE STRUCTURE. AS A WORKING METHOD REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.
- G13. RESPONSIBILITY FOR EXISTING SERVICES DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PLACEMENTS OR ANY SECONDARY WORKS HAS ANY ADVERSE EFFECT ON EXISTING SERVICES OR STRUCTURE. UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ADVERSE WEATHER CONDITIONS SHALL BE GIVEN THE NECESSARY RESPECT.
- G14. SUBSTITUTIONS REQUIRE ENGINEERS APPROVAL. ANY SUBSTITUTIONS OF MATERIALS OR METHODS SHALL BE DOCUMENTED IN THE STRUCTURAL DRAWINGS AND SHALL BE MADE WITHOUT APPROVAL FROM THE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROVAL FROM THE ARCHITECT OR ENGINEER FOR AN EXTRA PAYMENT FOR WORKS. ANY CLAIM FOR EXTRA PAYMENT FOR WORKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE WORK COMMENCES.

**SITE SAFETY**

- H01. THE PROJECT CLIENT CONTRACTOR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.
- H02. THE CONTRACTOR SHALL, IN CONJUNCTION WITH THE CURRENT SAFE WORK PRACTICE STATE BY STATE, BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.
- H03. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.
- H04. COMPLIANCE MANDATORY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.
- H05. SITE INDUCTION REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.
- H06. PUBLIC SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.
- H07. AUSTRALIAN STATES AND TERRITORIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.
- H08. CURRENT LEGISLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.
- H09. RISK ASSESSMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE SAFETY RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT.

**SAFETY IN DESIGN**

- S001. THIS DESIGN IS IN ACCORDANCE WITH THE CURRENT, RELEVANT LEGISLATION, STANDARDS, PRACTICE STATE BY STATE, AND RELEVANT CODES OF PRACTICE STATE BY STATE.
- S002. A RISK MANAGEMENT PROCESS HAS BEEN APPLIED. THIS RISK MANAGEMENT PROCESS IS A SYSTEMATIC WAY OF IDENTIFYING, ANALYSING AND EVALUATING RISKS TO PERSONNEL, PROPERTY AND ENVIRONMENT. THE RISK MANAGEMENT PROCESS SHALL BE USED AS PART OF THE DESIGN PROCESS WHICH INVOLVES THE FOLLOWING FIVE STEPS.
  1. IDENTIFY THE LIKELIHOOD OF ANY HAZARD OR RISK ASSOCIATED WITH THE STRUCTURE OCCURRING.
  2. ASSESS THE LIKELIHOOD OF ANY HAZARD OR RISK FROM THE HAZARD AND/OR RISK.
  3. GATHER KNOWLEDGE ABOUT THE HAZARD AND/OR RISK.
  4. IDENTIFY THE AVAILABILITY AND SUITABILITY OF DESIGNING CONTROL MEASURES. THE RISK OF DESIGNING CONTROL MEASURES. THE RISK OF DESIGNING CONTROL MEASURES. THE RISK OF DESIGNING CONTROL MEASURES.
  5. REVIEW THE CONTROL MEASURES AND THE COST ASSOCIATED WITH ELIMINATING OR MINIMISING THE RISK OF DESIGNING CONTROL MEASURES. THE RISK OF DESIGNING CONTROL MEASURES. THE RISK OF DESIGNING CONTROL MEASURES.
- S003. THE ENGINEER SHALL CONSULT THE ARCHITECT AND THE CLIENT FOR ANY KNOWLEDGE OF POTENTIAL HAZARDS OR RISKS THAT MAY AFFECT THE DESIGN. CONSIDERATION HAS BEEN GIVEN TO:
  1. THE INTENDED PURPOSE OF THIS STRUCTURE.
  2. MATERIALS TO BE USED.
  3. POSSIBLE METHOD OF CONSTRUCTION, MAINTENANCE, DEMOLITION OR DISMANTLING AND DISPOSAL.
  4. WHAT LEGISLATION, CODES OF PRACTICE AND STANDARDS NEED TO BE CONSIDERED AND COMPLIED WITH.
  5. MATTERS OF WORKPLACE HEALTH AND SAFETY RELEVANT TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURE.
  6. THE CONTRACTOR SHOULD ENSURE THAT ALL PROFESSIONAL DESIGN SERVICES ENGAGED FOR THIS PROJECT SHALL COMPLY WITH SAFE WORK PRACTICE STATE BY STATE IN AUSTRALIA.
- S004. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO ENSURE ALL PERSONS WHO MAY ENTER THE CONSTRUCTION SITE WHICH INCLUDES WORKERS AND WORKERS ALIKE, ARE AWARE OF THE HAZARDS WHICH MAY INCLUDE, BUT NOT LIMITED TO, IN-GROUND HOLES OR OBSTACLES, TEMPORARY EXCAVATIONS AND WELDING FLASHES. ANY SUCH HAZARD SHALL BE ISOLATED AND CLEARLY IDENTIFIED WITH HIGH VISIBILITY SAFETY SIGNS AND BARRICADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT LEVEL OF TRAINING SHALL BE MANDATORY BEFORE ANY PERSON ENTERS THE CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION APPAREL SUPPLIED BY THE CONTRACTOR BEFORE ENTERING THE SITE. A QUALIFIED GUIDE SHALL BE APPOINTED TO ACCOMPANY VISITORS TO THE SITE AT THEIR INITIATION AND ALL SITE VISITORS WHILE ON THE SITE.

Item	Description	Date
1	ISSUED FOR PERMIT	27/11/20
2	REV. FINAL STAMPS (JOB)	27/11/20

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**PRELIMINARY CONSTRUCTION**  
NOT TO BE USED FOR CONSTRUCTION

Client: **Van Wagner**

Level 15, 200, Campbell Street  
Architect: **ARCADIS**  
AS/NZS 1910:2009  
Tel: +61 8 935 8607 / 8222  
Fax: +61 8 935 8600 / 8211  
www.vanwagner.com.au

Project: **1 MISSENDEN ROAD CAMPERDOWN DIGITAL SIGNAGE CONVERSION**

Revision: **S.09** — 10033575-1 — 2

Date: **27/11/2020 12:54:11 PM**

Client: **ARCADIS**

Project: **1 MISSENDEN ROAD CAMPERDOWN DIGITAL SIGNAGE CONVERSION**

Revision: **S.09** — 10033575-1 — 2

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**STRUCTURAL STEEL**

**801. WORKMANSHIP AND MATERIALS:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH AS 4100, AS/NZS 4680, AS/NZS 1554, EXCEPT WHERE VARYED BY THE CONTRACT DOCUMENTS.

**802. DESIGN PARTICULARS:** ALL BOLTS, NUTS, WASHERS AND PLATES SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:

- ALL BOLTS AND NUTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:
- ALL BOLTS AND NUTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:
- ALL BOLTS AND NUTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:

COMPONENT	TO COMPLY WITH	GRADE
PLATE	AS/NZS 3678	300
WASHER SECTION	AS/NZS 3679	300
CHS 2 - 80mm DIA.	AS/NZS 1163	350L0
CHS 4 - 80mm DIA.	AS/NZS 1163	350L0
FRS AND SHS	AS/NZS 1163	350L0
FLAT BARS AND RODS	AS/NZS 3679	300

**804. APPROVAL PROCESS:** ALL FABRICATION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR A STRUCTURAL APPROVAL REVIEW. A MINIMUM OF FIVE (5) WORKING DAYS SHALL BE PROVIDED FOR THE ENGINEER TO REVIEW THE DRAWINGS. THE FIVE (5) WORKING DAYS TURNAROUND WILL BE SUBJECT TO THE CLEAR AND LOGICAL PRESENTATION OF THE MARKING DOCUMENTS PRESENTED FOR THE APPROVAL PROCESS. APPROVAL REVIEW WILL COVER MEMBERS SIZES AND CONNECTIONS ONLY. ANY DETAILS REJECTED OR APPROVED APPROVAL REVIEW WILL NOT EXTEND TO THE DIMENSIONS UNLESS THEY EFFECT THE STRUCTURAL INTEGRITY OF THE MEMBER. APPROVAL REVIEW SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS U.N.O.

**805. APPROVED WORK:** ANY STRUCTURAL STEEL FABRICATION UNDERTAKEN PRIOR TO RECEIVING THE ENGINEER'S WRITTEN APPROVAL SHALL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKMANSHIP AND MATERIALS USED IN THE FABRICATION WORKS FOR APPROVED WORK. APPROVAL WORKS FOR APPROVED WORK SHALL BE TO THE DOCUMENTATION DURING THE ENGINEER'S APPROVAL PROCESS. APPROVAL REVIEW PROCESS.

**806. BOLT DESIGNATION:** ALL BOLTS SHALL BE HOT DIPPED GALVANISED TO COMPLY WITH AS 1214.

**807. BOLT TIGHTENING:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**808. BOLT STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**809. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**810. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**811. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**812. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

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**814. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**815. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**816. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

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**818. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**819. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**820. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**821. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**822. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**823. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**824. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**825. BOLT TENSILE STRENGTH:** ALL BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

**809. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

- ALL BOLTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:
- ALL BOLTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:
- ALL BOLTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:

**810. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

- ALL BOLTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:
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**814. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

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**815. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

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**816. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

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**817. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

- ALL BOLTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:
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**820. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

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**821. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

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**822. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

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**823. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

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**824. MINIMUM CONNECTION GUIDELINES:** ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

- ALL BOLTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:
- ALL BOLTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:
- ALL BOLTS SHALL BE PROVIDED WITH THE FOLLOWING PARTICULARS:

**817. CONTRACTOR TO PROVIDE:** PROVIDE ALL STEELWORK FITMENTS, BRACKETS, CONNECTORS, ETC. NECESSARY TO COMPLETE THE PROJECT. THESE DRAWINGS INDICATE THE DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND TOLERANCES. STEELWORK DETAILS SHALL BE DEVELOPED BY THE CONTRACTOR IN CONSULTATION WITH THE SHOP DETAILER AND APPROVED BY THE ARCHITECTURAL DESIGN REQUIREMENTS.

**818. WELDING QUALIFICATIONS:** WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER AS DESCRIBED IN AS 1554. WELDER CERTIFICATION SHALL BE AS 1554. UNLESS OTHERWISE SPECIFIED, WELDER SHALL BE AS 1554. UNLESS OTHERWISE SPECIFIED, WELDER SHALL BE AS 1554.

**819. FABRICATION TOLERANCES:** TOLERANCES FOR FABRICATION AND ERECTION OF STEEL SHALL BE AS DESCRIBED IN AS 1554. UNLESS OTHERWISE SPECIFIED, TOLERANCES SHALL BE AS 1554. UNLESS OTHERWISE SPECIFIED, TOLERANCES SHALL BE AS 1554.

**820. CONTRACTOR TO PROVIDE:** PROVIDE ALL STEELWORK FITMENTS, BRACKETS, CONNECTORS, ETC. NECESSARY TO COMPLETE THE PROJECT. THESE DRAWINGS INDICATE THE DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND TOLERANCES. STEELWORK DETAILS SHALL BE DEVELOPED BY THE CONTRACTOR IN CONSULTATION WITH THE SHOP DETAILER AND APPROVED BY THE ARCHITECTURAL DESIGN REQUIREMENTS.

**821. WELDING QUALIFICATIONS:** WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER AS DESCRIBED IN AS 1554. WELDER CERTIFICATION SHALL BE AS 1554. UNLESS OTHERWISE SPECIFIED, WELDER SHALL BE AS 1554.

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**824. WELDING QUALIFICATIONS:** WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER AS DESCRIBED IN AS 1554. WELDER CERTIFICATION SHALL BE AS 1554. UNLESS OTHERWISE SPECIFIED, WELDER SHALL BE AS 1554.

**825. FABRICATION TOLERANCES:** TOLERANCES FOR FABRICATION AND ERECTION OF STEEL SHALL BE AS DESCRIBED IN AS 1554. UNLESS OTHERWISE SPECIFIED, TOLERANCES SHALL BE AS 1554. UNLESS OTHERWISE SPECIFIED, TOLERANCES SHALL BE AS 1554.

**826. CONTRACTOR TO PROVIDE:** PROVIDE ALL STEELWORK FITMENTS, BRACKETS, CONNECTORS, ETC. NECESSARY TO COMPLETE THE PROJECT. THESE DRAWINGS INDICATE THE DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND TOLERANCES. STEELWORK DETAILS SHALL BE DEVELOPED BY THE CONTRACTOR IN CONSULTATION WITH THE SHOP DETAILER AND APPROVED BY THE ARCHITECTURAL DESIGN REQUIREMENTS.

**827. WELDING QUALIFICATIONS:** WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER AS DESCRIBED IN AS 1554. WELDER CERTIFICATION SHALL BE AS 1554. UNLESS OTHERWISE SPECIFIED, WELDER SHALL BE AS 1554.

**828. FABRICATION TOLERANCES:** TOLERANCES FOR FABRICATION AND ERECTION OF STEEL SHALL BE AS DESCRIBED IN AS 1554. UNLESS OTHERWISE SPECIFIED, TOLERANCES SHALL BE AS 1554. UNLESS OTHERWISE SPECIFIED, TOLERANCES SHALL BE AS 1554.

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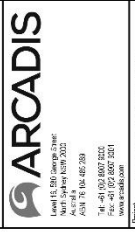
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Sheet	Examples	Date
1	AS/NZS 1554:2004	21/11/19
2	AS/NZS 1554:2004	22/11/19

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

Drawn: [Name]  
Checked: [Name]  
Approved: [Name]



**ARCADIS**

Level 15, 200 George Street  
Sydney NSW 2000  
Tel: +61 2 923 8000  
Fax: +61 2 923 8001  
www.arcadis.com

**1 CAMPERDOWN ROAD**  
**CAMPERDOWN**  
**DIGITAL SIGNAGE CONVERSION**

**STRUCTURAL NOTES**

Project: [Name]  
Drawing No: S-10  
Revision: 10033575-1 - 2  
Date Issued: 21/02/2019 15:54:19



Methodology for

**Daktronics**

1 Missenden Rd, Camperdown  
Digital Upgrade

Quotation #: Q1804.6

Date: 24<sup>th</sup> July 2019





# Overview

## The Objective

Supply and install support structure and screens to façade of building screen size 7.32m x 5.11m





# Methodology

- Manufacture and supply support structure box sections:
  - Shop drawings
  - Two box sections to be mounted to the existing building façade
  - Box sections to be clad with 10% perforated powder coated mesh, colour TBC
  - Rear internal access through the existing building façade
  - Installation of screen Cabinets to structure off site
- Site and Installation works
  - Approximately 6 days of site works
  - Remove and dispose of existing sign structure
  - Permanently close off the existing sign wall access point
  - Localised painting of wall area behind removed sign only including existing access point
  - Installation of new support structure angle supports to be chemset directly to the existing wall. No additional strengthening of the wall required
  - Cut opening in the existing wall for new access point to sign, new access pointed to be located in stairwell with lockable door
  - Installation of new box sections to support angles
  - **Onsite Tower crane to be used for removal of existing and installation of new digital display, ground crew to be used to direct traffic in and out of carpark as required**
  - Supply all plant and labour as required to install structure and screen cabinets
  - Supply all OH&S documentation to client for review prior works
  - Day works from 7am to 5pm
  - Suitable site access for plant and equipment required
  - All council permits and approvals to be provided by client prior to site works
  - Site access will be available for installation during agreed times,
  - All electrical and data to be completed by others
  - No Public or council certifier included
  - All engineering design and certification to be supplied by others
  - No additional strengthening works is required for the existing wall
  - Testing and commissioning of screen to be completed by screen supplier and clients electrical contractor
  - EWP to be stored onsite in rear carpark for duration of works Client to arrange with tenants
  - It has been assumed that the telecommunication towers will not need to be switched off for the duration of the sign installation works

## Project Management

A project manager will be assigned to plan, manage the execution, follow-up and report on progress and be your point of contact throughout the process. The project managers objective is to complete the project on-time and to the customers satisfaction.

### Project Deliverables

Following is a complete list of all project deliverables:

<b>Deliverable</b>	<b>Description</b>
Manufacture	Manufacture of support structure including supply of all necessary materials
Install	Site installation of support structure and screens

Address: Unit 16 - 57A Rhodes Street,  
Hillsdale 2036  
Office: 02 96611697 Mobile: 0411300818  
Email: [toby@sedgmanelectrics.com.au](mailto:toby@sedgmanelectrics.com.au)  
ABN: 77001986652  
License No: 48304C



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**24 July, 2019**

**Scope of Works - Digital Signage 1 Missenden Rd, Camperdown**

**Att : Richard Silverton**

Hi Richard,

Please see scope of works below regarding Digital Sign installation at 1 Missenden Rd, Camperdown.

- Submit Ausgrid paper work for new 3 phase metering.
- Install 3 phase meter once retailer contract has been established. This should be done quite soon as metering has become a longer process. Two unit breakers will need to be relocated to other positions within the Switchboard on level 5 to allow for new a 3 phase meter protection breaker. Power to these two units would be off for only a few minutes.
- Install new 3 phase sub-circuit through roof space into maintenance room on level 5 and out through wall to new Digital Signage. This should be carried out sooner than later in regards to the roof space being exposed currently in certain areas of level 5. This will speed up the install process with less interruption to tenants.
- Majority of wiring for Digital Sign will be done off site along with the installation of the switchboard which will be mounted within the new Digital Sign. Minor works will be required on site to complete works and testing.

If you have any queries about the above or scope of works, please contact me on the mobile above.

Regards,

Toby Sedgman  
Sedgman Electrics Pty Ltd

## **Special by-law no. 183 – Strata committee to determine minor renovation applications**

1. Section 110(1) of the Act allows an owner to carry out a minor renovation with the approval of the owners corporation given at a general meeting.
2. Section 110(6)(b) of the Act allows an owners corporation to pass a by-law by which the owners corporation delegates its functions under section 110 to the strata committee.
3. The owners corporation by virtue of this by-law delegates its functions under section 110 of the Act to the strata committee, including but not limited to:
  - 3.1 passing resolutions to give approval to applications from owners to carry out minor renovations; and
  - 3.2 imposing reasonable conditions in accordance with section 110(2).

In this by-law:

'Act' means the *Strata Schemes Management Act 2015*.

'minor renovations' has the same definition as in section 110 of the *Strata Schemes Management Act 2015*.

## **Special by-law no. 184 – Lot 4 renovations**

### **Part A Definitions and Interpretation**

1.1 In this by-law:

(a) "**Act**" means the *Strata Schemes Management Act 2015* (NSW).

(b) "**Council**" means the local council within whose boundaries the Owners Corporation is located and, where relevant, includes an accredited certifier under the *Environmental Planning and Assessment Act 1979* (NSW).

(c) "**Documents**" mean:

(i) copy of Archer Office Architect's architectural drawings labelled 'ALTERATIONS & ADDITIONS AT 103/1 MISSENDEN RD' dated 14 December 2016 **attached** to this by-law;

(ii) copy of the structural engineer's report prepared by Partridge Engineers dated November 2016 **attached** to this by-law; and

(iii) copy of the Specifications in 'NATSPEC SIMPLE DOMESTIC SPECIFICATION' **attached** to this by-law.

(d) "**Exclusive Use Area**" means the common property areas reasonably required to retain the Works once complete.

(e) "**Insurance**" means:

(i) contractors' all risks insurance cover with an authorised insurer (incorporating cover against public risk in respect of claims for death, injury, accident and damage occurring in the course of or by reason of the Works to a minimum of \$10,000,000);

(ii) insurance under the *Home Building Act 1989*, if required by law; and

(iii) workers' compensation insurance, if required by law.

(f) "**Lot**" means lot 4 in Strata Plan No. 46789.

(g) "**Owner**" means the owner of the Lot for the time being and that owner's successors in title.

(h) "**Owners Corporation**" means the owners corporation created by the registration of strata plan no. 46789.

(i) "**Strata Scheme**" means the strata scheme in respect of which this by-law applies.

(j) "**Works**" means the following works to the Lot and common property and in accordance with the Documents to create a better amenity and clearer delineation between habitable and unhabitable spaces:

- Remodel apartment interior including adjustments to mezzanine level, new kitchen and bathrooms.
- Fire rated penetrations through floor slab for services including plumbing and air conditioning.
- Upgrade exterior glazing (set back from street facade) to improve acoustic performance.
- Install floating deck over existing balcony finishes to retain integrity of existing waterproofing.
- Install air conditioning unit on balcony hidden from street view.
- Install hot water heater on balcony hidden from street view.

1.2 In this by-law:

(a) references to any statutory or like provisions include any statutory or like provisions amending, consolidating or replacing the same;

(b) words importing the singular number include the plural and vice versa;

(c) words importing the masculine, feminine or neuter gender include both of the other two genders;

(d) any expression used in this by-law and which is defined in the Act will have the same meaning as that expression has in that legislation unless a contrary intention is expressed in this by-law;

(e) if there is any inconsistency between this by-law and any other by-law applicable to the Strata Scheme, then the provisions of this by-law will prevail to the extent of that inconsistency;

(f) a reference to a body, whether statutory or not which ceases to exist or whose powers or functions are transferred to another body, is a reference to the body which replaces it or which substantially succeeds to its powers or functions; and

(g) if at any time any provision of this by-law is or becomes illegal, invalid, unenforceable or void in any respect, that provision will be ignored, read down or severed so far as is possible in order to uphold the legality, validity and enforceability of the remaining provisions of this by-law.

**Part B**  
**Grant of Rights and Approval**

2.1 Subject to compliance with the terms and conditions referred to in Part C of this by-law, the Owner:

- (a) is authorised by the Owners Corporation pursuant to section 108 of the Act to add to, alter and erect new structures on the common property to carry out the Works;
- (b) is granted the special privilege to undertake and retain the Works; and
- (c) is granted exclusive use of the Exclusive Use Area for the purpose of installing the Works.

**Part C**  
**By-Law Conditions**

Prior to commencement of the Works

3.1 Prior to commencement of the Works, the Owner must:

- (a) if required by law, obtain a complying development certificate for or development consent of the Council to the Works and a construction certificate for the Works and give copies of them to the Owners Corporation;
- (b) give the Owners Corporation a copy of a certificate or other document demonstrating that the contractor who will carry out the Works holds a current licence and current Insurance;
- (c) cause Insurance to be effected and maintained for the Works; and
- (d) obtain the Owners Corporation's written approval.

During the conduct of the Works

3.2 In carrying out the Works, the Owner must:

- (a) where any work undertaken includes waterproofing then the Owner must ensure that at their cost the waterproofing is carried out in satisfaction of prevailing Australian waterproofing standards by a duly licensed applicator and that they provide the Owners Corporation with certification of same in favour of the Owners Corporation within 14 days of completion of the waterproofing;
- (b) cause Insurance to be effected and maintained for the duration of the Works;
- (c) use duly licensed employees, contractors or agents to conduct the Works;
- (d) where applicable, comply with any condition or requirement of Council;
- (e) ensure the Works are carried out in a competent and proper manner by appropriately qualified and licensed contractors utilising only first quality materials which are good and suitable for the purpose for which they are used;
- (f) make certain the Works are completed in accordance with any specifications for them and comply with the Building Code of Australia and any applicable Australian Standard (in the event of a conflict, the Building Code of Australia shall prevail);
- (g) make sure the Works are carried out with due diligence and are completed as soon as practicable from the date of commencement;
- (h) ensure that the Works are only carried out between the hours of 7:00am to 5:00pm, Monday to Friday and between the hours of 8:00am to 3:00pm on Saturday and must not carry out the Works on Sunday or on days which fall on a public holiday;

- (i) make sure that percussion tools and noisy equipment such as jack hammers and tile cutters are only used between the hours of 10:00am to 4:00pm, Monday to Friday and not on weekends or on days which fall on a public holiday;
- (j) ensure the Works and the Owner's contractors do not create any excessive noise in the Lot or in a common area that is likely to interfere with the peaceful enjoyment of the occupier of another apartment or of any person lawfully using a common area;
- (k) ensure that all construction materials and equipment are transported in accordance with any manner reasonably directed by the Owners Corporation and in a manner that does not cause damage to the building;
- (l) ensure that any debris and rubbish associated with or generated by the renovations is removed from the building strictly in accordance with the reasonable directions of the Owners Corporation;
- (m) make sure that no building materials or skip bins are stored in or near the common area without the prior approval of the Owners Corporation;
- (n) protect all areas of the building outside the Lot which are affected by the Works from damage, the entry of water or rain and from dirt, dust and debris relating to the Works and ensure that all common areas, especially the walls, floors and lift leading to the Lot, are protected by covers and mats when transporting furniture, construction materials, equipment and debris through the building;
- (o) clean any part of the common areas affected by the Works on a daily basis and keep all of those common areas clean, neat and tidy during the Works;
- (p) give the Owners Corporation's authorised representative(s) access to the Lot to inspect the Works within 72 hours of any request from the Owners Corporation;
- (q) not vary the Works without obtaining the prior written approval of the Owners Corporation; and
- (r) pay all costs associated with the Works.

#### After the Conduct of the Works

3.3 After the Works have been completed, the Owner must:

- (a) promptly notify the Owners Corporation that the Works have been completed;
- (b) promptly notify the Owners Corporation that all damage, if any, to lot and common property caused by the Works and not permitted by this by-law have been rectified; and
- (c) if required by the Owners Corporation, give the Owners Corporation's authorised representative(s) access to the Lot to inspect the Works within 72 hours of any request from the Owners Corporation.

#### Lot Owner's Enduring Obligations

3.4 The Owner:

- (a) is responsible for the cost of the Works;
- (b) is responsible for the ongoing maintenance of the alterations of, additions to and new structures erected on the common property resulting from the Works;
- (c) is responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the Exclusive Use Area and the Works and must also renew or replace the Works where necessary;

(d) must at the Owner's own cost repair any damage to the Lot or common property directly arising out of the Works;

(e) to the extent permitted by law, indemnifies the Owners Corporation against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the Owners Corporation directly arising out of the Works;

(f) to the extent permitted by law, indemnifies the Owners Corporation against any sum payable by the Owners Corporation by way of increased premiums for effecting and maintaining building damage insurance and/or public liability insurance, where such increase in premiums is the direct or indirect result of the Works; and

(g) must pay for the costs of the making, passing and registration of this by-law.

#### Owners Corporation's Consent

3.5 The Owners Corporation must provide its consent to the lodgement of and affix the Owners Corporation's common seal to any application for development approval in relation to the Works, to any section 4.55 modification application of development approval in relation to the Works, to any complying development certificate in relation to the Works and to any construction certificate in relation to the Works as contemplated by the *Environmental Planning and Assessment Act 1979* within a reasonable time after being requested to do so by the Owner.

#### **Part D**

##### **Breach of this by-law**

4.1 If the Owner fails to comply with or breaches any part of this by-law, then the Owners Corporation may request in writing that the Owner complies with or rectifies the breach within 7 days or such other longer period as specified in the notice.

4.2 If the Owner fails to comply with the request in clause 4.1, without prejudice to any other rights:

(a) the Owners Corporation may, by its agents, employees and contractors, carry out all works necessary to perform that obligation;

(b) the Owners Corporation may, by its agents, employees and contractors, enter upon any part of the Lot and the common property to carry out that work; and

(c) the Owners Corporation may recover as a debt any amounts payable by the Owner pursuant to this bylaw, not paid at the end of one month after demand, together with any simple interest on any outstanding amount at the rate of 10% per annum, and the expenses of the Owners Corporation incurred in recovering those amounts.



ATTACHMENTS TO SPECIAL BY-LAW: LOT 4 RENOVATIONS

NOTE: DIMENSIONS ARE APPROXIMATE AND NEED TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

# ALTERATIONS & ADDITIONS AT 103/1 MISSENDEN RD



FINISHES SCHEDULE

FINISH	DESCRIPTION	FINISH	DESCRIPTION
P1	INTERIOR WALLS - SMOOTH PLASTER FINISH DULUX WASH AND WEAR MATT - VIVID WHITE	MS1	PERFORATED STEEL MESH - BALLUSTRADE CODE R07692 - THICKNESS TBC FROM LOCKER
P2	STRUCTURAL CONCRETE - STRIPPED AND CLEANED	MS2	PERFORATED STEEL MESH - FLOOR CODE R09540 - 6 mm THICKNESS FROM LOCKER
P3	PAINT - EXTERIOR WALL DULUX WEATHERSHIELD MATT ACRYLIC - COLOUR TBC	MR1	MIRROR - SPEC TBC WITH CONTRACTOR
FL1	LIVING LOUNGE FLOOR - GROUND FLOOR POLISHED CONCRETE OR SIKAFLOOR TBC	BT1	KITCHEN ISLAND BENCHTOP SLATE - TBC
FL2	TIMBER FLOOR - LEVEL 1 PREFINISHED ENGINEERED OAK FLOOR SPEC TBC WITH CONTRACTOR	BT2	BATHROOM BENCHTOP SLATE - TBC
FL3	KITCHEN FLOOR POLISHED CONCRETE OR SIKAFLOOR TBC	BT3	LAUNDRY BENCHTOP SLATE - TBC
TI1	TIMBER DECK - 64X149 BLACKBUTT DECKING CUTEK CD60 OIL FINISH - GREY MIST	BT4	ENSUITE BENCHTOP SLATE - TBC
TL1	WALL TILES - BATHROOM MARTE GRIGIO EGEO NATURAL 300 X 600 FROM BISANNA TILES	J1	JOINERY PANEL - BIRCH PLY WHITE WASH FINISH - SPEC TBC WITH CONTRACTOR
TL2	FLOOR TILES - BATHROOM MARTE GRIGIO EGEO NATURAL 300 X 600 FROM BISANNA TILES	J2	JOINERY PANEL - PERFORATED BIRCH PLY WHITE WASH FINISH - SPEC TBC WITH CONTRACTOR
TL3	WALL TILES - ENSUITE MARTE GRIGIO EGEO NATURAL 300 X 600 FROM BISANNA TILES	J3	JOINERY PANEL - BIRCH PLY BLACK WASH FINISH - SPEC TBC WITH CONTRACTOR
TL4	FLOOR TILES - ENSUITE MARTE GRIGIO EGEO NATURAL 300 X 600 FROM BISANNA TILES	J4	JOINERY PANEL - PERFORATED BIRCH PLY BLACK WASH FINISH - SPEC TBC WITH CONTRACTOR
PLY1	BIRCH PLY - WALLS WHITE WASH FINISH - SPEC TBC WITH CONTRACTOR	JC1	JOINERY CARCASS - WHITE MELAMINE THROUGHOUT
PLY2	BIRCH PLY - DOORS WHITE WASH FINISH - SPEC TBC WITH CONTRACTOR	JC2	JOINERY CARCASS - BLACK MELAMINE THROUGHOUT
CL1	CEILING - BIRCH PLY OR PAINTED PLASTERBOARD	K3	KICKBOARD SPEC TBC WITH CONTRACTOR
CL2	CEILING - BIRCH PLY OR ECO PANEL TBC WITH CONTRACTOR	CUR	SHOWER CURTAIN - WHITE SPEC TBC
PC1	POLYCARBONATE OR GLASS - WALLS SPEC TBC WITH CONTRACTOR		
PC2	ALUMINIUM FRAMED POLYCARBONATE OR GLASS DOORS SPEC TBC WITH CONTRACTOR		
FC1	EQUITONE PREFINISHED COMPRESSED FIBRECEMENT PANEL - NATURAL 251 FROM FAIRVIEW		

ALL EXPOSED STEEL TO BE PAINTED DARK GREY - DULUX MID FERRODOR 810 : COLOUR: NATURAL GREY

DRAWING No.	DESCRIPTION
A000	COVER PAGE
A080	G. FLOOR DEMOLITION
A081	LEVEL 1 DEMOLITION
A100	GROUND FLOOR PLAN
A101	LEVEL 1 PLAN
A110	GROUND FLOOR RCP
A111	LEVEL 1 RCP
A200	SECTION A
A201	SECTIONS 3
A202	SECTIONS C & D

REV	DATE	DESCRIPTION	LATES	SCALE	DATE	DESCRIPTION	SCALE
01	11/11/16			1:1	11/11/16		1:1

PROJECT NUMBER	1603	PROJECT NAME	103/1 MISSENDEN RD
CLIENT	ARCHER OFFICE	DESIGNER	ARCHER OFFICE
DATE OF ISSUE	16/01/2016	DATE OF REVISION	
ISSUED BY		DESIGNED BY	
CHECKED BY		PROJECT MANAGER	

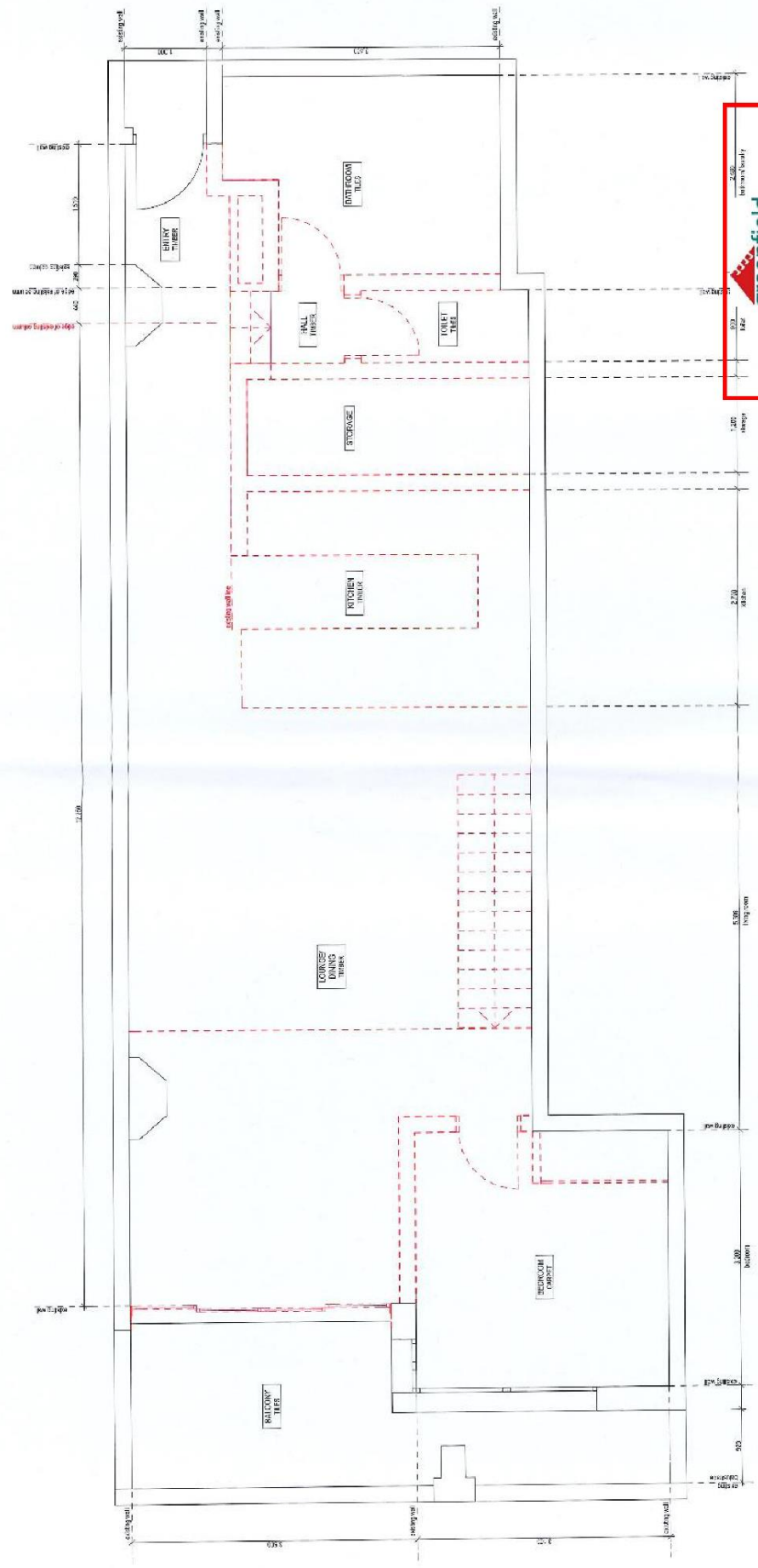
  

DOOR FINISH	CD	DOOR FRAME FINISH	A000
WALL FINISH		WALL FRAME FINISH	
FLOOR FINISH		FLOOR FRAME FINISH	
CEILING FINISH		CEILING FRAME FINISH	

DATE	20-12-2016
NO.	160445
PROJECT	103/1 MISSENDEN RD
ISSUED BY	
CHECKED BY	
DATE OF ISSUE	11/11/2016

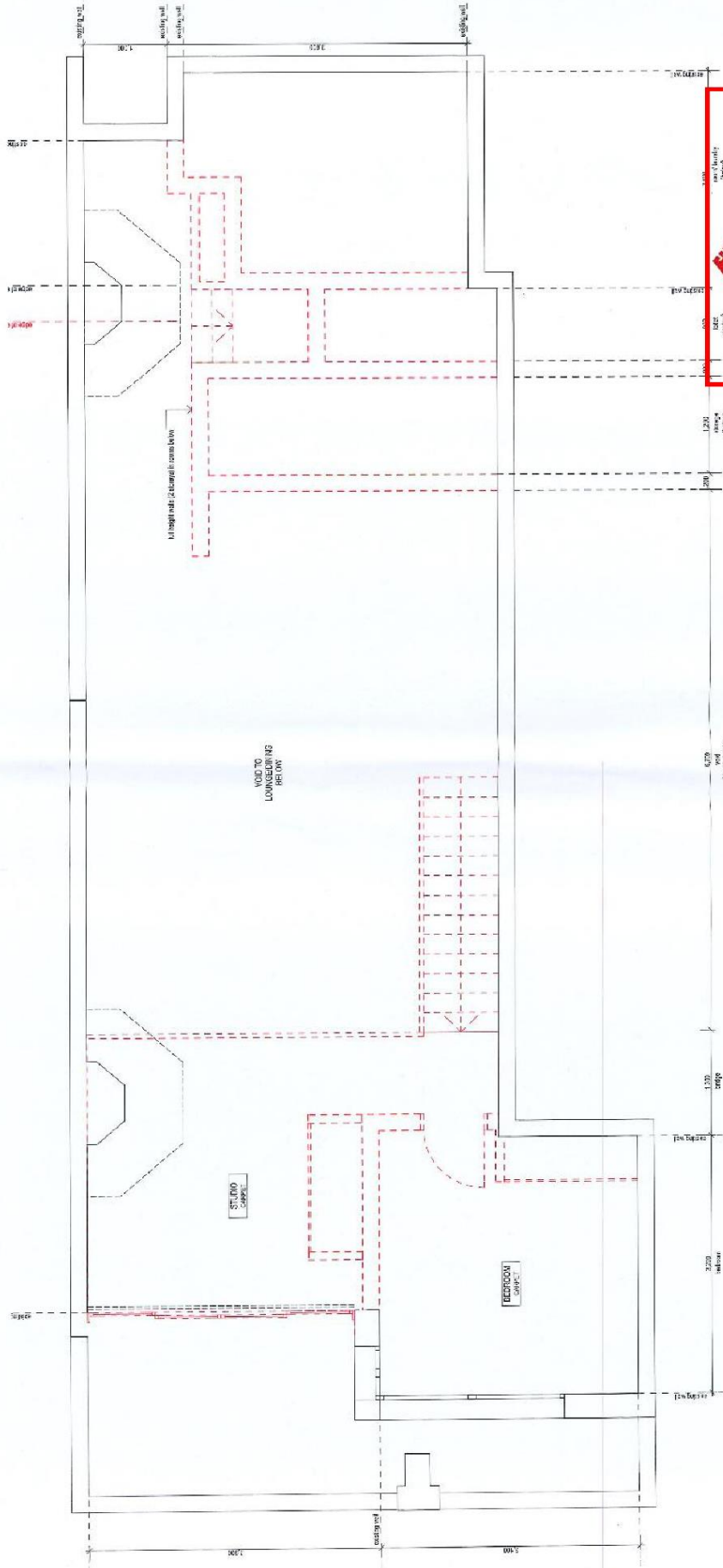
NOTE:  
DIMENSIONS ARE APPROXIMATE AND NEED TO BE  
CHECKED ON SITE PRIOR TO CONSTRUCTION



1 Ground Floor - DEMOLITION  
1:50

NO	DATE	DESCRIPTION	BY
01	14-12-16	For Circulate	
<p>CONTRACTOR TO BE APPOINTED:          JON BULLOCK PT LTD          111/113 BULLOCK ST          COMPTON NSW 2593</p>			
<p>CONSULTANT:          ARCHITECT  <b>ARCHER OFFICE</b>          103/1 MISSENDEN RD          1603          1:50          A3</p>			
<p>PROJECT:  <b>103/1 MISSENDEN RD</b>          1603          1:50          A3</p>			
<p>DOCUMENT TITLE:  <b>DEMOLITION G. FLOOR</b></p>			
<p>ISSUE NO:  <b>01</b></p>			
<p>ISSUE DATE:  <b>14-12-16</b></p>			
<p>ISSUE BY:  <b>JON BULLOCK</b></p>			
<p>ISSUE FOR:  <b>DEMOLITION G. FLOOR</b></p>			

NOTE:  
DIMENSIONS ARE APPROXIMATE AND NEED TO BE  
CHECKED ON SITE PRIOR TO CONSTRUCTION



**greenfield**  
Certificate  
Complying Development Certificate  
No: 160445  
Dated: 20-12-2016

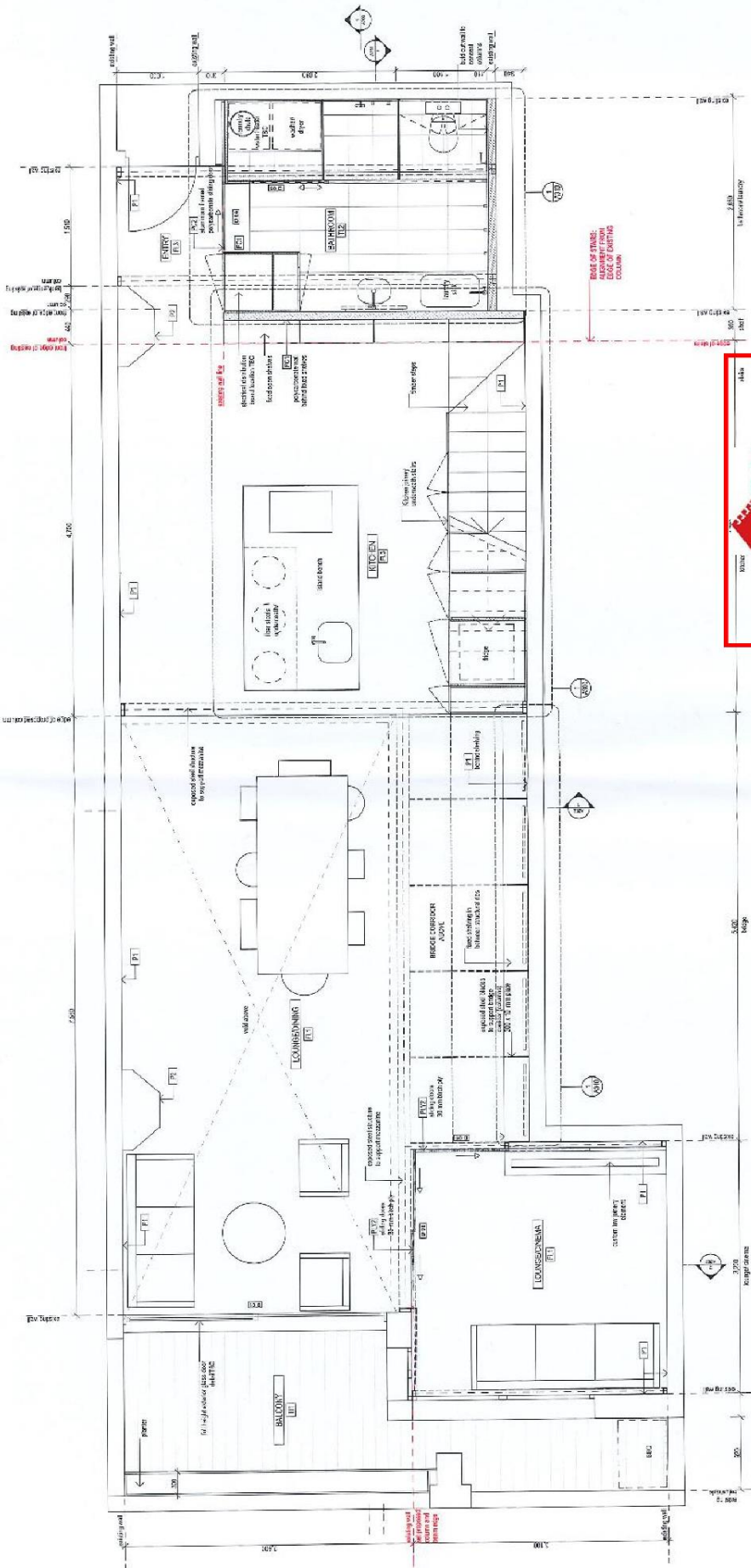
2 Level 1 - DEMOLITION  
1:50

REV 01	DATE 4/1/16	DESCRIPTION FOR CONSTRUCTION	METERS	SCALE BAR 0 5 10 20 M	CONSULTANTS ENGINEER STRUCTURAL	CLIENT TO BE ADVISED CLIENT ARCHER OFFICE & ASSOCIATES 103 MISSENDEN RD CAMPERDOWN NSW 2050	CONTRACTOR TO BE ADVISED	ARCHITECT ARCHER OFFICE 103/1 MISSENDEN RD CAMPERDOWN NSW 2050 P: 02 9550 2200 E: info@archeroffice.com.au WWW.ARCHEROFFICE.COM.AU	PROJECT 103/1 MISSENDEN RD PROJECT NUMBER 1603	DESIGNED 1:50	CHECKED A3	DATE OF ISSUE 15/12/16	ISSUED BY A051	ISSUED FOR CD	DEMOLITION LEVEL 1	REVISION 01 15/12/2016
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**NOTE:**  
DIMENSIONS ARE APPROXIMATE AND NEED TO BE  
CHECKED ON SITE PRIOR TO CONSTRUCTION

**PLUMBING**  
refer to schedule for details in kitchen and bathroom TBC

**AIR CONDITIONING:**  
system and location TBC



**greenfield**  
CERTIFIED  
Complying Development Certificate  
No: 160445  
Dated: 20-12-2016

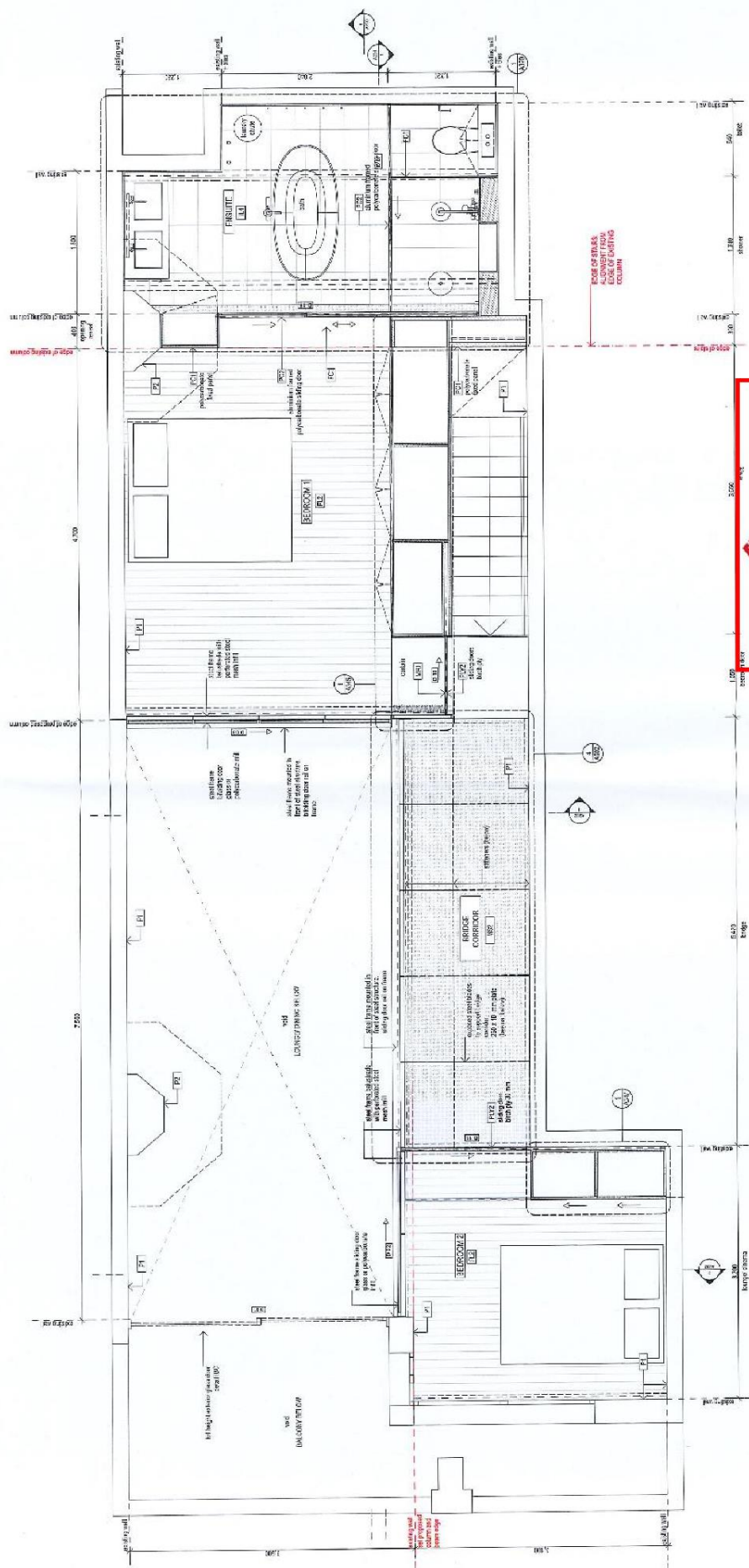
1 Ground Floor - PROPOSED  
1:50

<p>PROJECT: <b>ARCHER OFFICE</b></p> <p>CONTRACTOR: <b>TO BE APPOINTED</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>CLIENT: <b>ARCHER OFFICE</b></p> <p>TO: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>PROJECT NUMBER: <b>1603</b></p> <p>PROJECT NAME: <b>ARCHER OFFICE</b></p> <p>DATE: <b>15/12/2016</b></p> <p>SCALE: <b>AS SHOWN</b></p> <p>THIS DRAWING IS THE PROPERTY OF GREENFIELD CERTIFIED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>
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NOTE:  
DIMENSIONS ARE APPROXIMATE AND NEED TO BE  
CHECKED ON SITE PRIOR TO CONSTRUCTION

AIR CONDITIONING  
SYSTEMS POSITION TBC



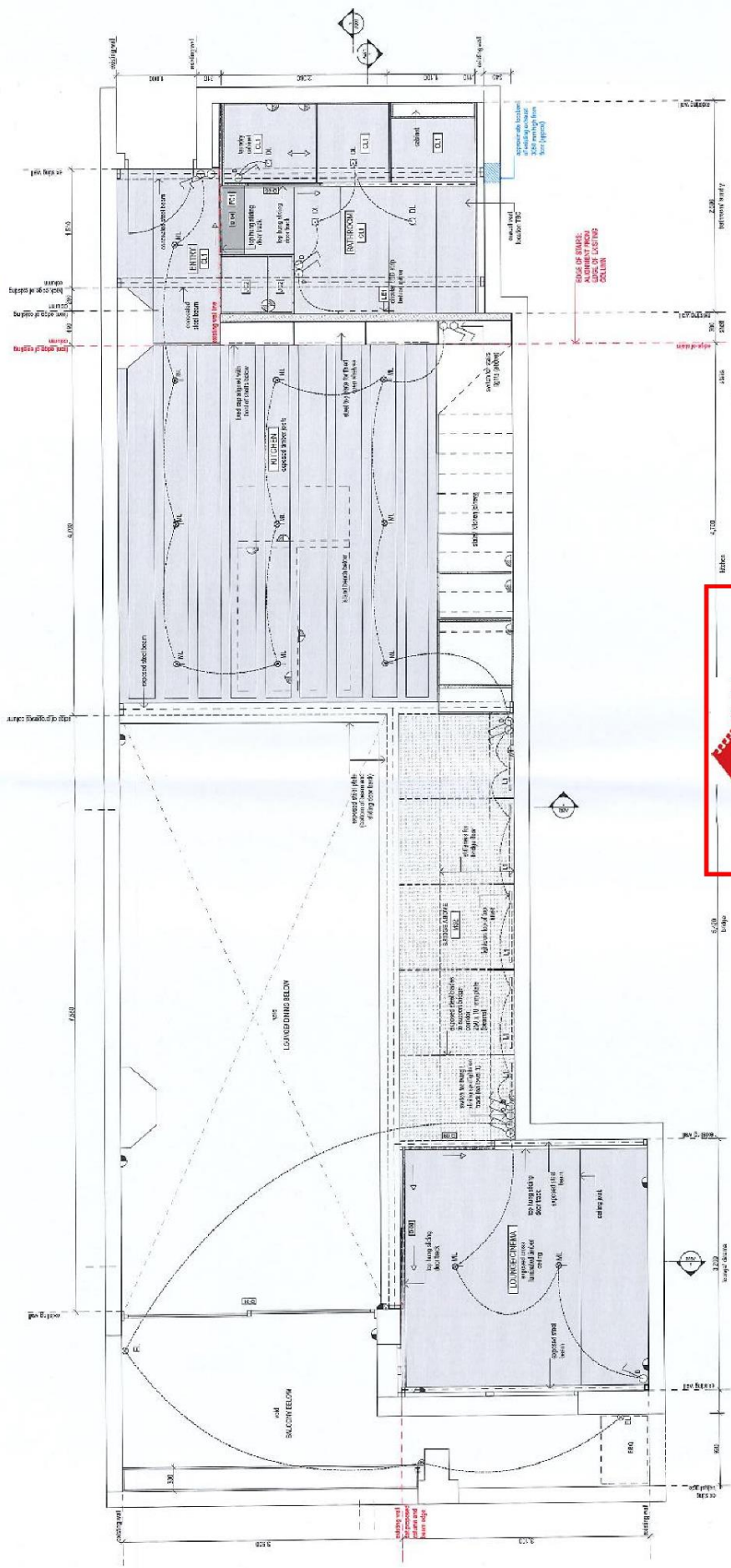
**greenfield**  
CERTIFIED  
Complying Development Certificate  
No: 160445  
Dated: 20-12-2016

2 Level 1 - PROPOSED  
1:50

DATE	16.12.16	OPERATION	PROPOSED	SCALE	1:50	CLIENT	ARCHER OFFICE	PROJECT NUMBER	103/1 MISSENDEN RD	CLASH ANALYSIS	CD	DOCUMENTATION STAGE	LEVEL NUMBER	A101	SYSTEM	01	DATE	14 DECEMBER 2016
CONTRIBUTOR	TO BE APPOINTED	COMPLIANCE	CERTIFICATE	SCALE	0 0.5 1 2 M	CLIENT	ARCHER OFFICE	PROJECT NUMBER	103/1 MISSENDEN RD	CLASH ANALYSIS	CD	DOCUMENTATION STAGE	LEVEL NUMBER	A101	SYSTEM	01	DATE	14 DECEMBER 2016
CONTRIBUTOR	TO BE APPOINTED	COMPLIANCE	CERTIFICATE	SCALE	0 0.5 1 2 M	CLIENT	ARCHER OFFICE	PROJECT NUMBER	103/1 MISSENDEN RD	CLASH ANALYSIS	CD	DOCUMENTATION STAGE	LEVEL NUMBER	A101	SYSTEM	01	DATE	14 DECEMBER 2016
CONTRIBUTOR	TO BE APPOINTED	COMPLIANCE	CERTIFICATE	SCALE	0 0.5 1 2 M	CLIENT	ARCHER OFFICE	PROJECT NUMBER	103/1 MISSENDEN RD	CLASH ANALYSIS	CD	DOCUMENTATION STAGE	LEVEL NUMBER	A101	SYSTEM	01	DATE	14 DECEMBER 2016

**NOTE:**  
DIMENSIONS ARE APPROXIMATE AND NEED TO BE  
CHECKED ON SITE PRIOR TO CONSTRUCTION

**A/E CONSULTING**  
1000 W. 20th St. #100  
Mississauga, Ontario L5M 4G2  
Tel: 905.874.8888  
Fax: 905.874.8889  
www.aec.ca



- Legend:**
- ① - 100mm concrete slab
  - ② - 150mm concrete slab
  - ③ - 200mm concrete slab
  - ④ - 250mm concrete slab
  - ⑤ - 300mm concrete slab
  - ⑥ - 350mm concrete slab
  - ⑦ - 400mm concrete slab
  - ⑧ - 450mm concrete slab
  - ⑨ - 500mm concrete slab
  - ⑩ - 550mm concrete slab
  - ⑪ - 600mm concrete slab
  - ⑫ - 650mm concrete slab
  - ⑬ - 700mm concrete slab
  - ⑭ - 750mm concrete slab
  - ⑮ - 800mm concrete slab
  - ⑯ - 850mm concrete slab
  - ⑰ - 900mm concrete slab
  - ⑱ - 950mm concrete slab
  - ⑲ - 1000mm concrete slab
  - ⑳ - 1050mm concrete slab
  - ㉑ - 1100mm concrete slab
  - ㉒ - 1150mm concrete slab
  - ㉓ - 1200mm concrete slab
  - ㉔ - 1250mm concrete slab
  - ㉕ - 1300mm concrete slab
  - ㉖ - 1350mm concrete slab
  - ㉗ - 1400mm concrete slab
  - ㉘ - 1450mm concrete slab
  - ㉙ - 1500mm concrete slab
  - ㉚ - 1550mm concrete slab
  - ㉛ - 1600mm concrete slab
  - ㉜ - 1650mm concrete slab
  - ㉝ - 1700mm concrete slab
  - ㉞ - 1750mm concrete slab
  - ㉟ - 1800mm concrete slab
  - ㊱ - 1850mm concrete slab
  - ㊲ - 1900mm concrete slab
  - ㊳ - 1950mm concrete slab
  - ㊴ - 2000mm concrete slab
  - ㊵ - 2050mm concrete slab
  - ㊶ - 2100mm concrete slab
  - ㊷ - 2150mm concrete slab
  - ㊸ - 2200mm concrete slab
  - ㊹ - 2250mm concrete slab
  - ㊺ - 2300mm concrete slab
  - ㊻ - 2350mm concrete slab
  - ㊼ - 2400mm concrete slab
  - ㊽ - 2450mm concrete slab
  - ㊾ - 2500mm concrete slab
  - ㊿ - 2550mm concrete slab

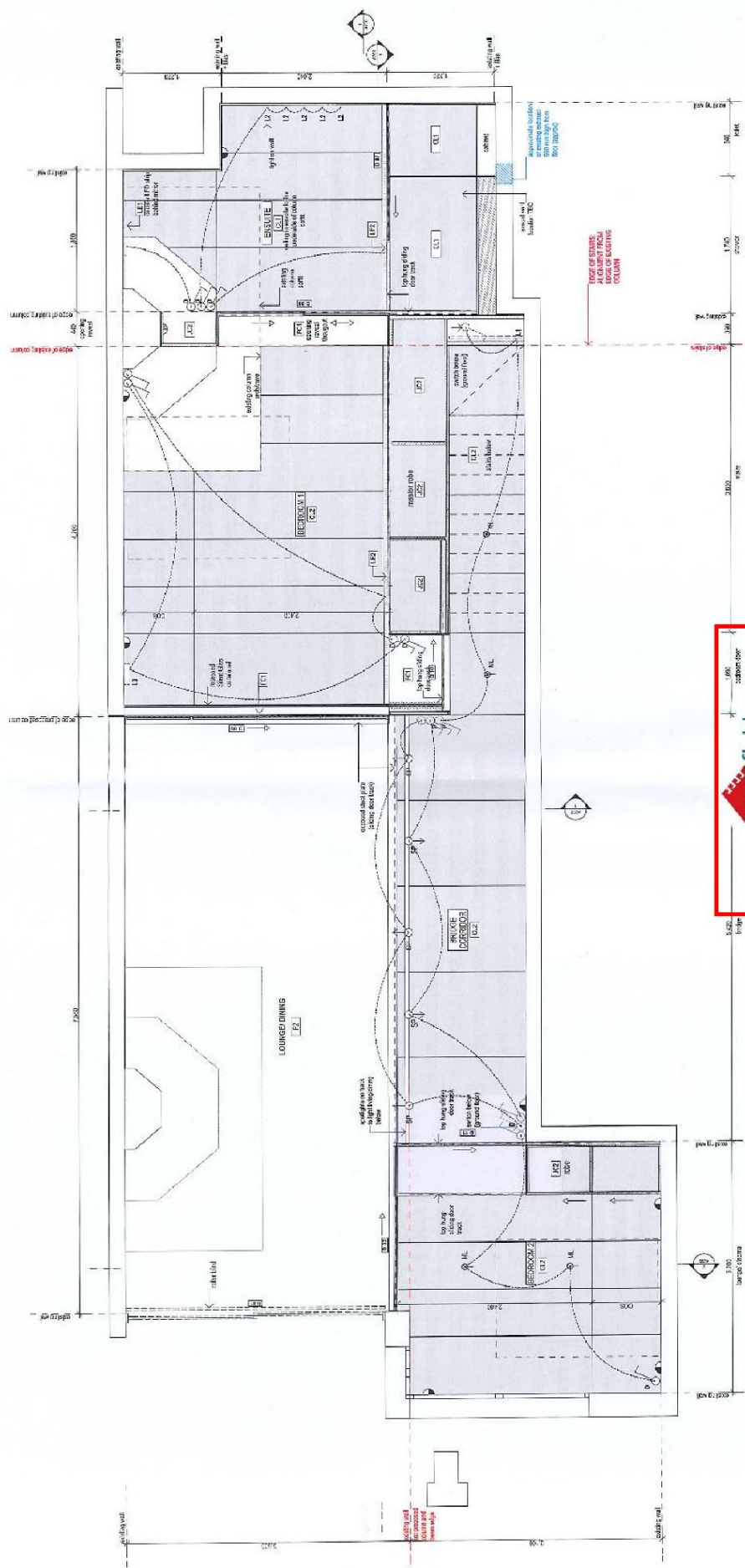

  
**Complying Development Certificate**  
**No: 160445**  
**Dated: 20-12-2016**

DATE	24.12.16	DESIGN / CIV	P. Gaudet	M.P.E.	DATE	24.12.16	REVISION	01	
SCALE	1:50	PROJECT	103/1 MISSENDEN RD	PROJECT NUMBER	1603	PROJECT NAME	GROUND FLOOR RCP	PROJECT NUMBER	A110
SCALE	1:50	CLIENT	ARCHER OFFICE	CLIENT NUMBER	150	CLIENT NAME	CD	PROJECT NUMBER	A110
SCALE	1:50	CONTRACTOR	TO BE PRINTED	CONTRACTOR NUMBER	150	CONTRACTOR NAME	A3	PROJECT NUMBER	A110
SCALE	1:50	ENGINEER	ARCHER OFFICE	ENGINEER NUMBER	150	ENGINEER NAME	A3	PROJECT NUMBER	A110
SCALE	1:50	STRUCTURAL	ARCHER OFFICE	STRUCTURAL NUMBER	150	STRUCTURAL NAME	A3	PROJECT NUMBER	A110



NOTE: DIMENSIONS ARE APPROXIMATE AND NEED TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

AIR CONDITIONING SYSTEMS AND SYSTEMS ETC



**Greenfield Certifiers**  
 Complying Development Certificate  
 No: 160445  
 Dated: 20-12-2016

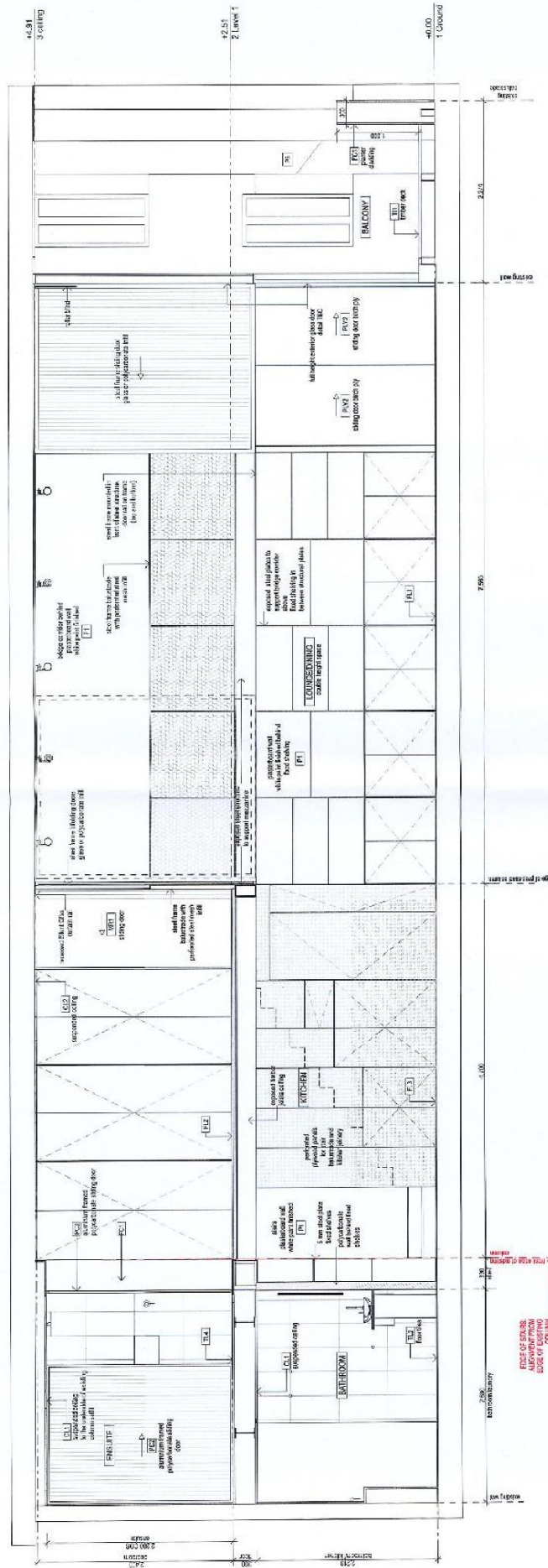
- |                             |                              |
|-----------------------------|------------------------------|
| <b>REVISIONS</b>            | <b>REVISIONS</b>             |
| 1. In accordance with 1/16  | 2. In accordance with 1/16   |
| 3. In accordance with 1/16  | 4. In accordance with 1/16   |
| 5. In accordance with 1/16  | 6. In accordance with 1/16   |
| 7. In accordance with 1/16  | 8. In accordance with 1/16   |
| 9. In accordance with 1/16  | 10. In accordance with 1/16  |
| 11. In accordance with 1/16 | 12. In accordance with 1/16  |
| 13. In accordance with 1/16 | 14. In accordance with 1/16  |
| 15. In accordance with 1/16 | 16. In accordance with 1/16  |
| 17. In accordance with 1/16 | 18. In accordance with 1/16  |
| 19. In accordance with 1/16 | 20. In accordance with 1/16  |
| 21. In accordance with 1/16 | 22. In accordance with 1/16  |
| 23. In accordance with 1/16 | 24. In accordance with 1/16  |
| 25. In accordance with 1/16 | 26. In accordance with 1/16  |
| 27. In accordance with 1/16 | 28. In accordance with 1/16  |
| 29. In accordance with 1/16 | 30. In accordance with 1/16  |
| 31. In accordance with 1/16 | 32. In accordance with 1/16  |
| 33. In accordance with 1/16 | 34. In accordance with 1/16  |
| 35. In accordance with 1/16 | 36. In accordance with 1/16  |
| 37. In accordance with 1/16 | 38. In accordance with 1/16  |
| 39. In accordance with 1/16 | 40. In accordance with 1/16  |
| 41. In accordance with 1/16 | 42. In accordance with 1/16  |
| 43. In accordance with 1/16 | 44. In accordance with 1/16  |
| 45. In accordance with 1/16 | 46. In accordance with 1/16  |
| 47. In accordance with 1/16 | 48. In accordance with 1/16  |
| 49. In accordance with 1/16 | 50. In accordance with 1/16  |
| 51. In accordance with 1/16 | 52. In accordance with 1/16  |
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| 55. In accordance with 1/16 | 56. In accordance with 1/16  |
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| 59. In accordance with 1/16 | 60. In accordance with 1/16  |
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| 63. In accordance with 1/16 | 64. In accordance with 1/16  |
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| 67. In accordance with 1/16 | 68. In accordance with 1/16  |
| 69. In accordance with 1/16 | 70. In accordance with 1/16  |
| 71. In accordance with 1/16 | 72. In accordance with 1/16  |
| 73. In accordance with 1/16 | 74. In accordance with 1/16  |
| 75. In accordance with 1/16 | 76. In accordance with 1/16  |
| 77. In accordance with 1/16 | 78. In accordance with 1/16  |
| 79. In accordance with 1/16 | 80. In accordance with 1/16  |
| 81. In accordance with 1/16 | 82. In accordance with 1/16  |
| 83. In accordance with 1/16 | 84. In accordance with 1/16  |
| 85. In accordance with 1/16 | 86. In accordance with 1/16  |
| 87. In accordance with 1/16 | 88. In accordance with 1/16  |
| 89. In accordance with 1/16 | 90. In accordance with 1/16  |
| 91. In accordance with 1/16 | 92. In accordance with 1/16  |
| 93. In accordance with 1/16 | 94. In accordance with 1/16  |
| 95. In accordance with 1/16 | 96. In accordance with 1/16  |
| 97. In accordance with 1/16 | 98. In accordance with 1/16  |
| 99. In accordance with 1/16 | 100. In accordance with 1/16 |

PROJECT		103/1 MISSENDEN RD		SHEET NUMBER		01	
PROJECT NUMBER		1603		SHEET TITLE		A111	
ARCHITECT		ARCHER OFFICE		DATE		11 DECEMBER 2016	
CONTRACTOR		TO BE ADVISED		SCALE		1:50	
CONTRACT NUMBER		1603		CHECKED		A3	
CONTRACTOR'S NAME		ARCHER OFFICE		DRAWN		A3	
CONTRACTOR'S ADDRESS		1603 MISSENDEN RD MISSENDEN NSW 2160		SHEET SIZE		A3	
CONTRACTOR'S PHONE		(02) 9300 0000		DATE		11 DECEMBER 2016	
CONTRACTOR'S FAX		(02) 9300 0000		SCALE		1:50	
CONTRACTOR'S EMAIL		info@archeroffice.com.au		DATE		11 DECEMBER 2016	
CONTRACTOR'S WEBSITE		www.archeroffice.com.au		SCALE		1:50	
CONTRACTOR'S CONTACT PERSON		ARCHER OFFICE		DATE		11 DECEMBER 2016	
CONTRACTOR'S CONTACT PHONE		(02) 9300 0000		SCALE		1:50	
CONTRACTOR'S CONTACT FAX		(02) 9300 0000		DATE		11 DECEMBER 2016	
CONTRACTOR'S CONTACT EMAIL		info@archeroffice.com.au		SCALE		1:50	
CONTRACTOR'S CONTACT WEBSITE		www.archeroffice.com.au		DATE		11 DECEMBER 2016	
CONTRACTOR'S CONTACT PERSON		ARCHER OFFICE		DATE		11 DECEMBER 2016	
CONTRACTOR'S CONTACT PHONE		(02) 9300 0000		SCALE		1:50	
CONTRACTOR'S CONTACT FAX		(02) 9300 0000		DATE		11 DECEMBER 2016	
CONTRACTOR'S CONTACT EMAIL		info@archeroffice.com.au		SCALE		1:50	
CONTRACTOR'S CONTACT WEBSITE		www.archeroffice.com.au		DATE		11 DECEMBER 2016	





NOTE: DIMENSIONS ARE APPROXIMATE AND NEED TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION



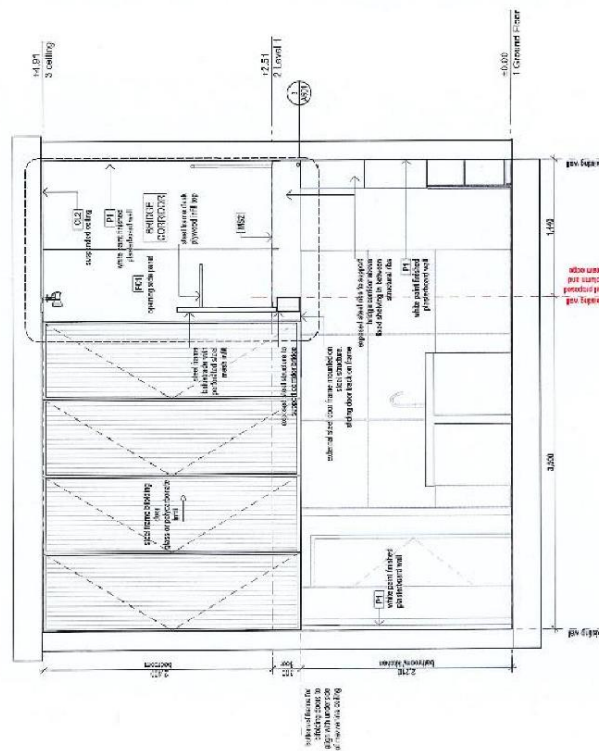
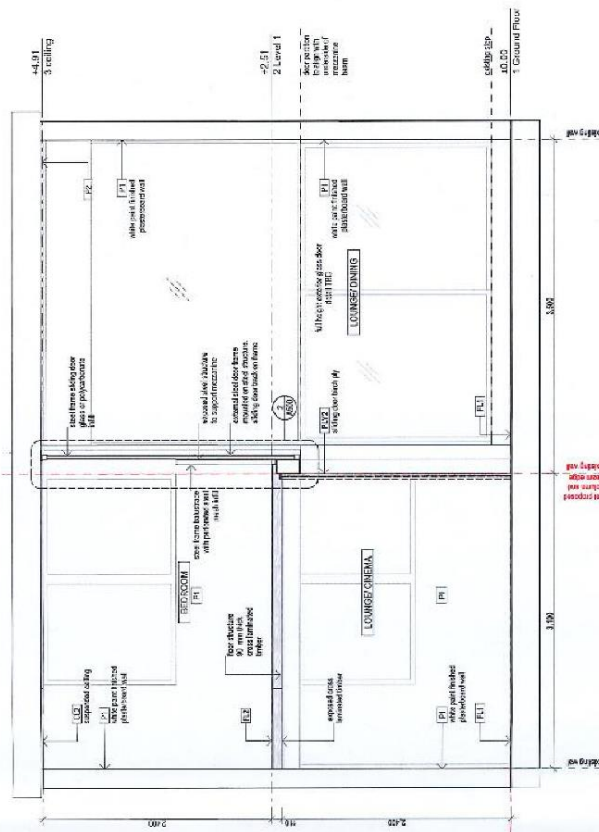
**greenfield**  
CERTIFICATES

**Complying Development Certificate**  
No: 160445  
Dated: 20-12-2016

1 SECTION B  
1:150

KEY	DATE	DESCRIPTION	NOTES	CONTRACTOR	ARCHITECT	PROJECT	PROJECT NUMBER	DATE	SCALE	PROJECT NAME	SHEET NO.	SHEET SIZE	DATE	PROJECT NUMBER	PROJECT NAME	PROJECT NUMBER	DATE	
B1	11/12/16	Per Consultation		TO BE APPOINTED	<b>ARCHER OFFICE</b>	<b>103/1 MISSENDEN RD</b>	<b>1603</b>	15/12/16	1:150	<b>A3</b>	<b>CD</b>	<b>A201</b>	01		<b>SECTIONS B</b>	<b>CD</b>	01	11/12/2016
				CLM	CONTRIBUTOR	ARCHER OFFICE	PROJECT NUMBER	DATE	SCALE	PROJECT NAME	SHEET NO.	SHEET SIZE	DATE	PROJECT NUMBER	PROJECT NAME	PROJECT NUMBER	DATE	
				CONTRIBUTOR	ARCHER OFFICE	103/1 MISSENDEN RD	1603	15/12/16	1:150	A3	CD	A201	01		SECTIONS B	CD	01	11/12/2016
				CONTRIBUTOR	ARCHER OFFICE	103/1 MISSENDEN RD	1603	15/12/16	1:150	A3	CD	A201	01		SECTIONS B	CD	01	11/12/2016
				CONTRIBUTOR	ARCHER OFFICE	103/1 MISSENDEN RD	1603	15/12/16	1:150	A3	CD	A201	01		SECTIONS B	CD	01	11/12/2016

NOTE:  
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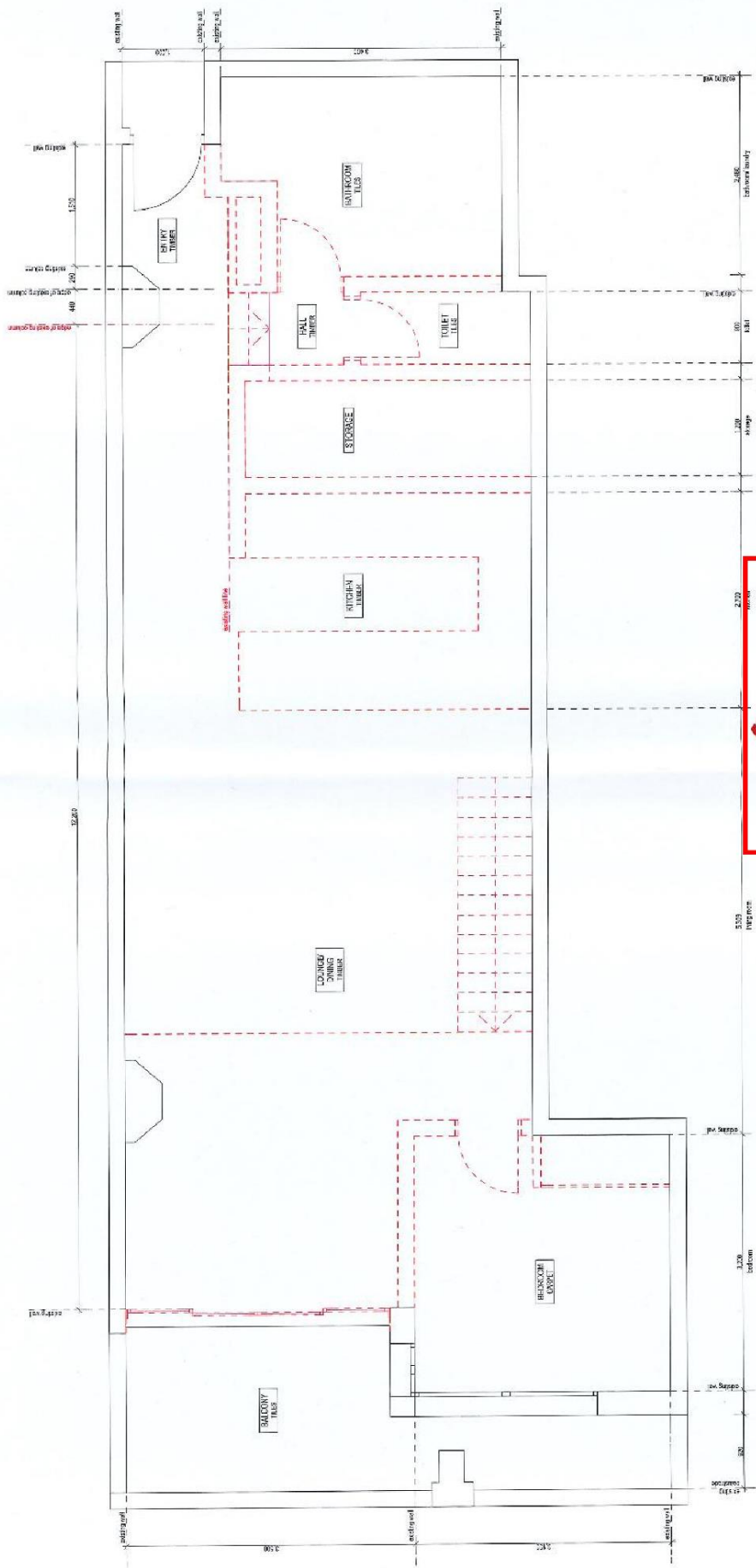
SECTION D  
1:50

SECTION C  
1:50



REV BY DATE DESCRIPTION	NO REV DATE DESCRIPTION BY	NO REV DATE DESCRIPTION BY	SCALE BAR 0 5 10 M	COMMENTS CENTER STRUCTURAL	CONTRACTOR TO BE APPOINTED SILINI 3/35 CHORLEIGH & PARADISE WVA 16003 18/06/2016 30/01/2017 01/06/2017 04/07/2017 20/12/2016	PROJECT ARCHER OFFICE 1603	PROJECT NUMBER 1603	SHEET SCALE 1:50	SHEET NO. A3	CLIENT URWUN	DOCUMENT REFERENCE CD	DRAWING TITLE SECTIONS C & D	REVISION
													01
													14/05/16

NOTE: DIMENSIONS ARE APPROXIMATE AND NEED TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION





**Complying Development Certificate**  
 No: 160445  
 Dated: 20-12-2016

1 Ground Floor - DEMOLITION  
 1:50

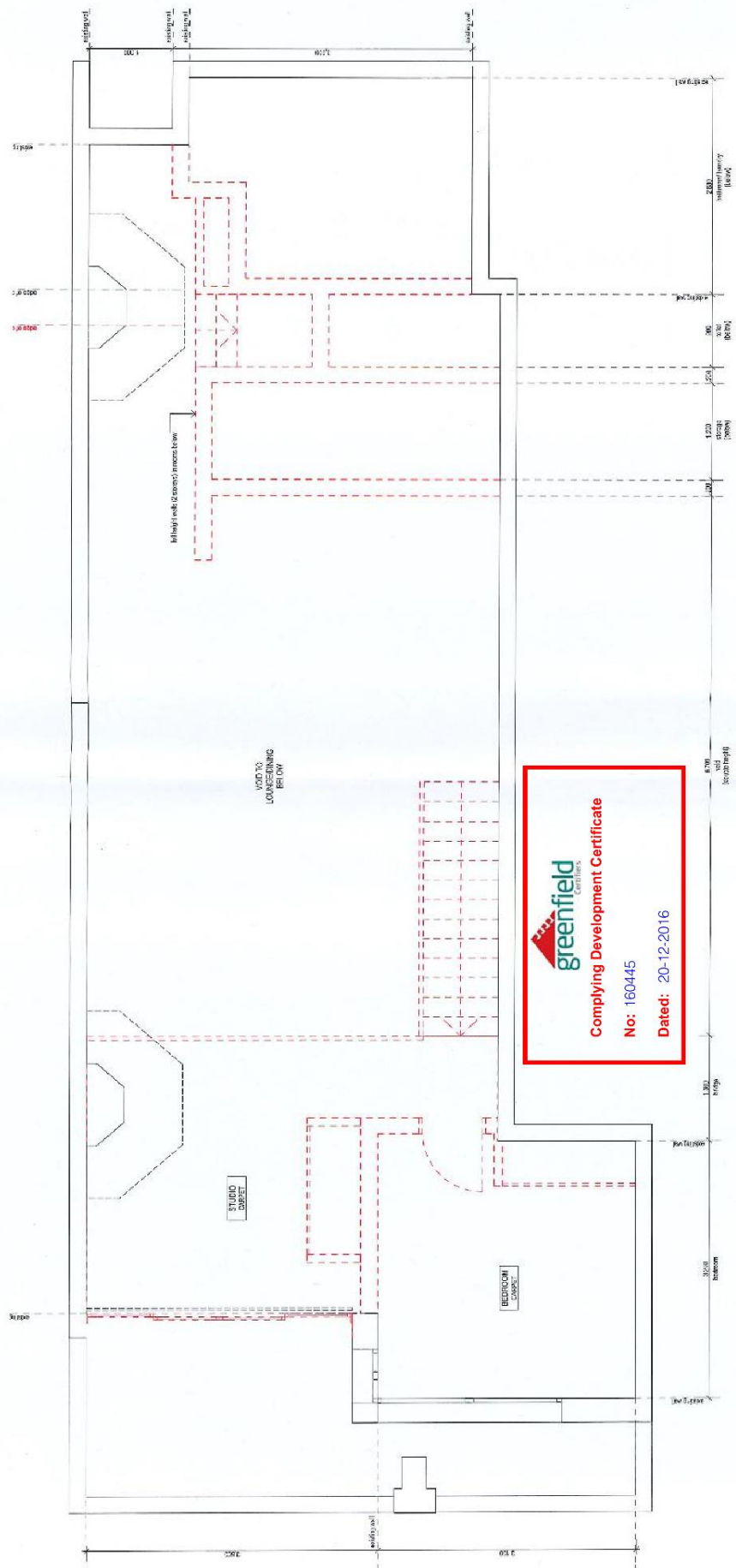
NO	DATE	DESCRIPTION	NOTES
01	14/12/16	For Construction	

<p>SCALE BAR</p> <p>0 5 10 15 20 25 M</p> <p>THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE DRAWING SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPLICABLE DEVELOPMENT CERTIFICATE OR DEVELOPMENT CONSTRUCTION CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO COMMENCING WORK.</p>	<p>CONTRACTOR TO BE ADVISED</p> <p>CLIENT: JAY CHRETIENSE CONSULTANTS              10/4, THE GARDEN STREET              WINDSOR, NSW 2690</p>	<p>ARCHITECT</p> <p><b>ARCHER OFFICE</b></p> <p>6/57-59 GLENVIEW ST              WINDSOR NSW 2690              PH: 02 4629 1222              WWW.ARCHEROFFICE.COM</p>	<p>PROJECT</p> <p><b>103/1 MISSENDEN RD</b></p> <p>PROJECT NUMBER: 1603</p>	<p>CLIENT/ARCHITECT</p> <p>PROJECT NUMBER: 1603</p> <p>SHEET SCALE: 1:50</p> <p>SHEET SIZE: A3</p>	<p>DRAWING NUMBER</p> <p><b>CD A050</b></p>	<p>DATE</p> <p>20/12/2016</p>
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NOTE:  
DIMENSIONS ARE APPROXIMATE AND NEED TO BE  
CHECKED ON SITE PRIOR TO CONSTRUCTION



2 Level 1 - DEMOLITION  
1:50

REV	DATE	DESCRIPTION	NOTES
01	8-12-16	For Construction	

SCALE 1:50	12 M
THE DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT SPECIFICATIONS, REPORTS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DEPARTMENT OF THE ENVIRONMENT AND HERITAGE (DEH) AND THE LOCAL COUNCIL.	

CONTRACTOR	LIBERPOWER
CLIENT	ION CHRISTENSEN PTY LTD 103/1 MISSENDEN RD MUSGRAVE QLD 4075
DESIGNER	ARCHER OFFICE ARCHITECTS P.O. BOX 1028 TOWNSVILLE QLD 4810 T: 07 4781 2511 F: 07 4781 2511 www.archeroffice.com.au

PROJECT	103/1 MISSENDEN RD
PROJECT NUMBER	1603
TRAK	150
MARKET	A3

ISSUES TITLE	DEMOLITION LEVEL 1
DOCUMENT STAGE	CD
SHEET NUMBER	A051
PROJECT NUMBER	01



# PARTRIDGE STRUCTURAL REMEDIAL EVENT

## ALTERATIONS AND ADDITIONS AT APARTMENT 103, 1 MISSENDEN RD, CAMPERDOWN

FOR MR JON CHRISTENSEN

### DRAWING LIST

DRAWING NO	DRAWING TITLE
00	GENERAL NOTES
01	EXISTING STRUCTURES (ALTERATIONS & ADDITIONS)
02	ALTERATIONS AND ADDITIONS
03	CONSTRUCTION NOTES

### CONSTRUCTION NOTES

1. Read these drawings in conjunction with all architectural and other relevant drawings. The contractor is to be responsible for obtaining all necessary permits and approvals from the relevant authorities.
2. The drawings are to be read in conjunction with the specifications and the contract documents.
3. The drawings are to be read in conjunction with the specifications and the contract documents.
4. The drawings are to be read in conjunction with the specifications and the contract documents.
5. The drawings are to be read in conjunction with the specifications and the contract documents.

### GENERAL

1. All work to be carried out in accordance with the specifications and the contract documents.
2. All work to be carried out in accordance with the specifications and the contract documents.
3. All work to be carried out in accordance with the specifications and the contract documents.

### EXISTING STRUCTURES (ALTERATIONS & ADDITIONS)

1. All work to be carried out in accordance with the specifications and the contract documents.
2. All work to be carried out in accordance with the specifications and the contract documents.

### MATERIALS

1. All materials to be used in accordance with the specifications and the contract documents.
2. All materials to be used in accordance with the specifications and the contract documents.
3. All materials to be used in accordance with the specifications and the contract documents.

### FINISHES

1. All finishes to be used in accordance with the specifications and the contract documents.
2. All finishes to be used in accordance with the specifications and the contract documents.
3. All finishes to be used in accordance with the specifications and the contract documents.

ITEM NO	DESCRIPTION	QUANTITY	UNIT
001	CONCRETE	100	M <sup>3</sup>
002	STEEL	50	TONS
003	BRICKS	1000	M <sup>2</sup>

### STRUCTURAL

1. All structural work to be carried out in accordance with the specifications and the contract documents.
2. All structural work to be carried out in accordance with the specifications and the contract documents.
3. All structural work to be carried out in accordance with the specifications and the contract documents.

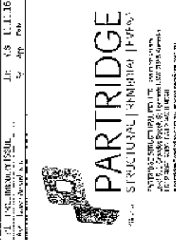
1. All structural work to be carried out in accordance with the specifications and the contract documents.
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**SPECIFICATION FOR FINISH SYSTEMS**

The finishes to be used in accordance with the specifications and the contract documents. The finishes to be used in accordance with the specifications and the contract documents.

### PERMIT NOTES

1. All work to be carried out in accordance with the specifications and the contract documents.
2. All work to be carried out in accordance with the specifications and the contract documents.



ARCHER OFFICE / ARCHER OIL  
 ENGINEERING / ARCHER OIL  
 103, 1 MISSENDEN RD, CAMPERDOWN, NSW 2050

ALTERATIONS AND ADDITIONS  
 APARTMENT 103, 1 MISSENDEN RD,  
 CAMPERDOWN

CONSTRUCTION NOTES

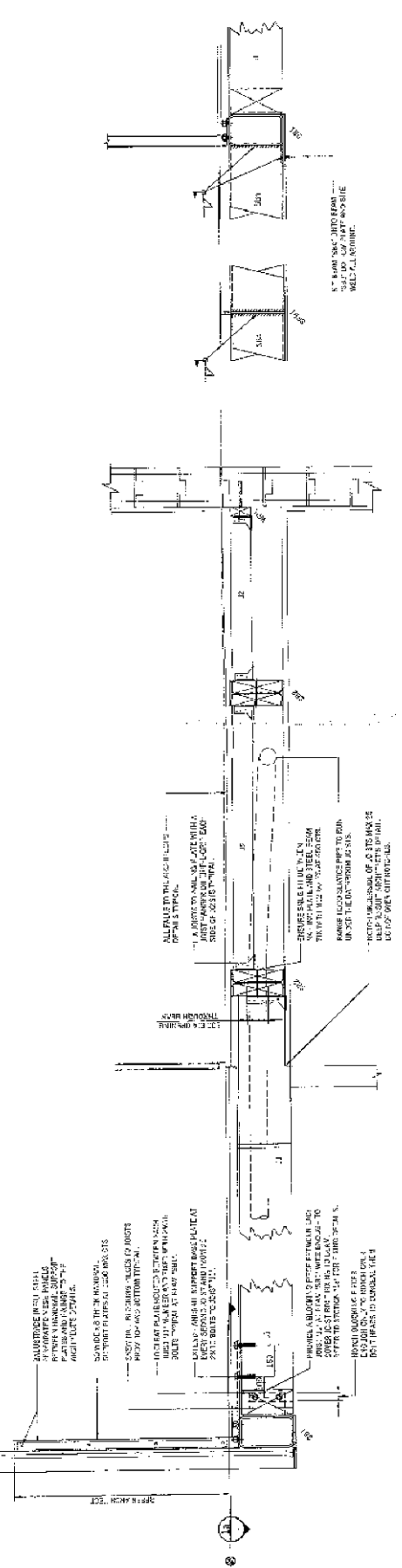
DATE	DESCRIPTION
15/05/2016	ISSUED FOR PERMIT
16/05/2016	ISSUED FOR CONSTRUCTION

**Structural Details C.C. No: 160445**

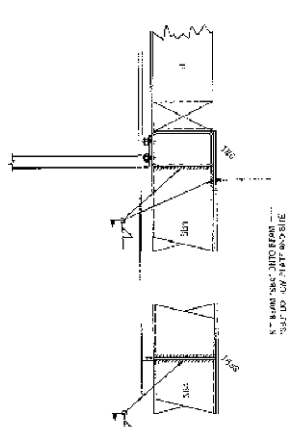
Warning: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Greenfield Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.



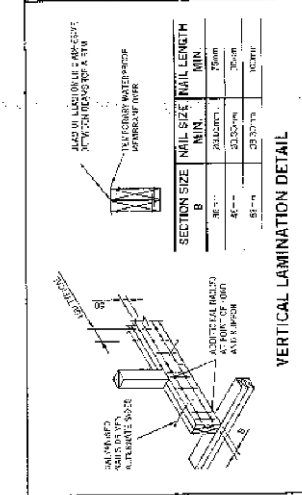
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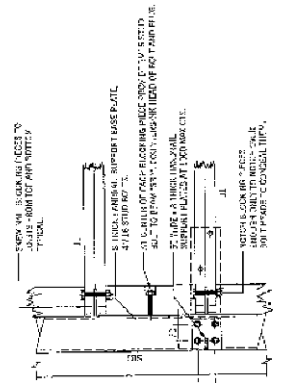
SECTION 1



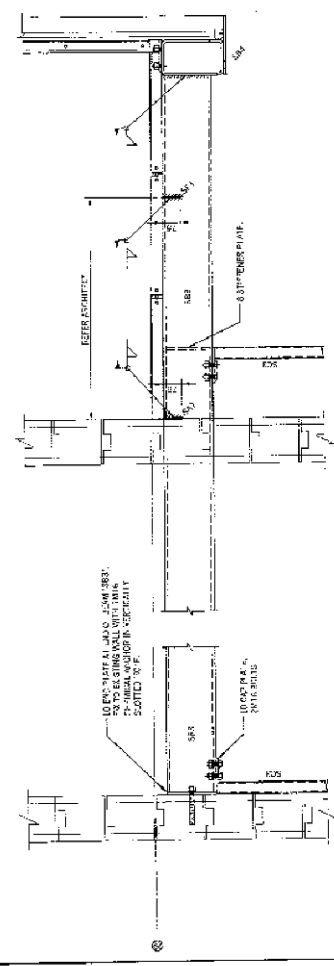
SECTION 2



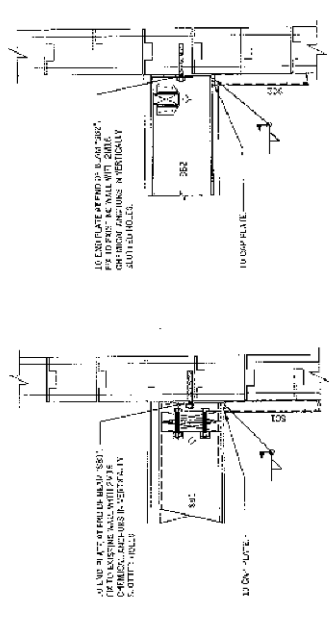
SECTION 1a



SECTION 3



SECTION 4



SECTION 5

**greenfield** certifiers  
**Structural Details C.C. No. 160445**  
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**PARTRIDGE**  
 ARCHITECTURAL | REVISIONAL | EVENT

DATE: MR JON CHRISTENSEN

PROJECT: ARCHER OFFICE / TOMAHAWK STUDIOS

CLIENT: ALTERATIONS AND ADDITIONS APARTMENT 103, 1 MISSISSIPPI RD, CAMPERDOWN

ISSUE: GROUND FLOOR AND LEVEL 1 FRAMING DETAILS

SCALE: 1:20

DATE: 2016S0493 \$3 P1

PRELIMINARY - NOT FOR CONSTRUCTION



**R.R.P \$33.00**  
**6-Pack \$99.00**

Why a Simple NATSPEC  
DOMESTIC 6-pack

NATSPEC Simple Domestic Specification is provided individually or in packs of six to satisfy the needs of the project; generally three copies are required by your local council; a copy for your records; copies for tendering purposes.

## SIMPLE DOMESTIC SPECIFICATION NCC 2015 COMPLIANT

In Australia, there is no law requiring contractors to build your project to Australian Standards, if it is not specified or required under the National Construction Code Series. A specification reduces the number of variations, or extras, by enabling a clear understanding of the acceptable level of quality for the project. Without a specification, such as SIMPLE DOMESTIC SPECIFICATION, you may find a number of small extra items resulting in unexpected substantial additional cost, and you may not receive the quality you would like. For a specification to be enforceable, it needs to be included or referenced in the contractual agreement between you and your contractor.

SIMPLE DOMESTIC SPECIFICATION is suitable for owner-builders undertaking new domestic building work or alterations and additions, using conventional construction practice under normal conditions covered by Class 1a and Class 10 of the Building Code of Australia.

SIMPLE DOMESTIC SPECIFICATION is a reference specification. It provides a quality statement which defines the minimum level of acceptable materials and workmanship for the building works. It should be included, along with drawings and schedules, as a condition of contract between the owner and the builder.

SIMPLE DOMESTIC SPECIFICATION relies on the 'organiser only' owner taking responsibility for completing with statutory, local government and other mandatory requirements. A comprehensive checklist of project specific information which may require additional documentation, such as drawings or schedules, is included to assist the owner. For work involving extensive structural design, customised airconditioning, prestige finishes or unusual features, facilities or conditions (e.g. snow, high winds, earthquakes, bushfire zoning and/or marine exposure), the owner is recommended to engage professional consultants to prepare a customised specification.

Professional consultants should use the NATSPEC national building specification system for architects, building designers, landscape architects, structural engineers and services engineers.

**NATSPEC//Construction Information**



Endorsed by

## THE IMPORTANCE OF THE SPECIFICATION

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### Use the current edition

This specification is published annually and is aligned with NCC Volume 2 Building Code of Australia Class 1 and Class 10 Buildings.

**DEFINITIONS**  
Specifications are written descriptions of the required quality of the built product and its component products.  
Drawings are graphic descriptions which define quantity, position and sometimes quality.  
Schedules are written selections, often presented as tables, which form an appendix or addition to another document such as the specification or a drawing.

**PURPOSE**  
The quality of a building project is dependent on the documentation included as part of the contract. The adoption of the National Construction Code (NCC) under State and Territory building regulation establishes a minimum level of quality of construction. Higher standards of construction and quality of workmanship are achieved through the contractual agreement between the owner and the builder and are not defined by the NCC or administered by the certifying or approval authority. The contract documents include the general conditions of contract, the schedules, the drawings and the specification which complement each other to express the owner's intentions to the builder. The specification has many roles. It may be:

- A written record of design decisions taken.
- A document demonstrating compliance with statutory requirements.
- An estimating document.
- A tendering document.
- A legal (contractual) document.
- An on-site working document.
- A dispute settlement document.
- A project management tool.

**THE FORM OF A SPECIFICATION**  
NATSPEC SIMPLE DOMESTIC SPECIFICATION is divided into worksections classified, numbered and sequenced according to the National Classification System which corresponds to Australian construction industry practice. Where appropriate, each worksection is divided into three parts:

- **General** including standards, definitions and submission requirements.
- **Products** including details of materials and components.
- **Execution** dealing with the fabrication, installation, erection and completion as part of a project.

**METHODS OF SPECIFICATION**  
NATSPEC SIMPLE DOMESTIC SPECIFICATION uses the well recognised methods of specifying by:

- **Reference:** Where an identifiable printed and published document is incorporated by reference. Such documents may be Australian Standards or manufacturer's technical manuals. The Australian Standards referenced in NATSPEC SIMPLE DOMESTIC SPECIFICATION include those which are referenced in the NCC and are relevant to domestic work, have other statutory application, are important to the quality of materials and work in terms of public safety and long-term performance of the building and/or are widely accepted in the building industry.

- **Performance:** That is, by stating a desired end result and the criteria by which the result will be judged for its acceptability.
- **Description:** Detailing the materials, workmanship and installation procedures to be used.
- **Direct:** Specification stating a proprietary trade name product. The owner may specify particular brands or products on the drawings or in the schedules.



**NATSPEC SIMPLE DOMESTIC SPECIFICATION** is a reference specification and does not require editing or amendment. It is intended for inclusion, along with other documents such as drawings and schedules, as a condition of contract for the building works. It assumes all project-specific design information is shown on the drawings or in schedules, including the requirements of the consent authority. The *Preliminaries* worksession provides for the requirements of the drawings and schedules to override conflicting requirements of this reference specification.

#### National Construction Code

The National Construction Code (NCC), including state and territory variations, is enforced by local authorities and controls domestic construction in Australia, along with the requirements of statutory authorities (e.g. electricity and water supply). This specification has been aligned with NCC 2014 Volume 2 but any local requirements must take precedence. NATSPEC recommends that the users of this document have ready access to NCC Volume 2 – Building Code of Australia (BCA) Class 1 and Class 10 Buildings (e.g. local library).

#### Work Health and Safety (WHS)

Everyone at a workplace is responsible for complying with stringent Occupational Health and Safety legislation. However, the accountable person has primary control over the workplace and therefore the greatest WHS responsibility. A builder engaged to manage a project and organise the relevant sub-contractors is the accountable person and must make sure that they, their employees and sub-contractors work in a safe manner. An owner-builder, engaging independent tradespeople as required, is the accountable person responsible for ensuring the tradespeople comply with safety standards. WHS legislation in some States and Territories also includes statutory obligations on designers in relation to WHS issues arising out of their designs during and after construction. It is important to note that WHS obligations differ in each State and Territory.

#### Standards and tolerances

Check that the building work conforms to requirements of the drawings, schedules and this specification. *Guide to Standards and Tolerances* is a reference document of best construction practice which can be referred to during and after construction. It is available at:  
[www.buildingcommission.com.au](http://www.buildingcommission.com.au)  
[www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)  
[www.wsl.tas.gov.au/building](http://www.wsl.tas.gov.au/building)  
[www.acqipa.act.gov.au](http://www.acqipa.act.gov.au) and  
[www.qbccc.qld.gov.au](http://www.qbccc.qld.gov.au).

#### Dispute resolution

Many building contracts include dispute resolution provisions and in most states there are dispute resolution services provided and/or mandated under State legislation.

The following is a checklist of project specific information that may require additional documentation on the drawings or in schedules. This checklist is provided to assist the owner and does not form part of the contract between the owner and the builder.

#### 0131 Preliminaries

- Prior applications and approvals: List of applications made and approvals received. All items noted in the Local Council Development Approval and Construction Certificate checklist. Conditions of approval that impact design and construction.
- Mines Subsidence Districts: Note Conditions of approval.
- Occupied premises: Define.
- Energy efficiency: Approval commitments.
- Site restrictions: Easements, restrictions arising out of actions of adjoining land owners, limitations related to continued occupancy by owner, local ground conditions.
- Block and survey pegs: for the purpose of setting out, checking or measuring the work.
- Site access: Define access to and within the site, use of the site for temporary works and constructional plant, working and storage areas, parking.
- Conditions for work on adjoining property: Define.
- Existing services: Define use of existing services as temporary services for the performance of the contract.
- Temporary services: Define if it is necessary to specify particular requirements such as temporary services for owner facilities if construction activities interfere.
- Items to be supplied by the owner: Define items and any conditions of supply.
- Requirements for dilapidation records on adjoining properties if there is a danger of damage to adjoining property.

#### 0180 Common requirements

- Bushfire protection: AS 3959 is incorporated in the BCA, but many local authorities have their own requirements which must also be complied with. SAA HB 330 is an invaluable aid to understanding bushfire protection and is designed to be read in conjunction with the standard. AS 3959 defines 6 levels of construction for low to extreme bushfire attack levels (BAL). Consult local councils for any additional bushfire protection requirements.
- Timber durability: See **Natural and treated timber durability table of Common requirements**. AS 5604 gives a comprehensive table of the natural durability of timber species. Clause 6 sets rules for the use of timber in relation to its natural durability class and for its preservative treatment if it does not have the required natural durability.
- Recycled material: Normative type, certification and source.
- Corrosion protection environment: Nominate the Table 3.5.1.1b.
- Moisture content: A convenient method for testing the moisture content of new concrete is the bag and left 16 hours overnight. The reading obtained is the relative humidity in the instrument chamber after equilibration with the concrete. A rule of thumb for the approximate curing time for concrete slabs is one month for every 25 mm thickness.

#### 0184 Termitte management

- Location: Slab, slab penetrations, slab control joints and footings/sub joints, under slabs, building perimeters, under suspended floors and timber poles and posts.

- Type: Select from concrete slab, sheet materials, woven stainless steel mesh, graded particles, chemical barriers or reticulated systems.
- Termitte barrier notice: Locate in the electrical meter box.

#### 0201 Demolition

- Identify items for removal, recycling or re-use.
- Identify items for protection in their existing location.
- Notification of asbestos products.

#### 0221 Site management

- Temporary fence: Location. A temporary fence or safety barrier may be required by the local authority. Trees and shrubs to be protected. Local authorities often have detailed requirements for protection of trees.
- Trees and shrubs to be removed.
- Includes erosion and sedimentation control and any other site management requirements noted by the local authority.
- Soil stockpile locations

#### 0222 Earthwork

- Site classification to BCA 3.2.4.
- Excavation.
- Surface preparation: AS/NZS 3500.3 is referenced in BCA 3.1.2.0 for storm water drainage.
- Crawl space under suspended floors: Sub-floor ventilation requirements are set out in BCA 3.1.2.3 and BCA 3.4.1. These requirements vary for climate zones. Open spaces under timber floors can be subjected to hot drying wind at times that could shrink the flooring and in these circumstances a vapour barrier is recommended under the flooring. BCA 3.4.1 calls for a general clearance of 400 mm under suspended timber floors that can be reduced to 150 mm within 2 m of an external wall for sloping sites.
- Piling fill: Requirements for load-bearing fill should be specified by a professional engineer. AS 3738 gives general advice on earthworks. Inadequate backfilling can lead to differential settlement and damage to paving and landscaping. In reactive clay soils, it is important that service trenches do not act as a conduit to carry moisture into the ground next to the foundations, so impervious material should be used for backfill.

#### 0223 Service trenching

- Trench width.
- Backfilling material
- **0242 Landscape – fences and barriers**
  - Location, material, manufacturer, height, finish and colour of fencing and gates.
  - The construction and maintenance of common fences dividing land with separate titles is covered by state legislation.
  - Nominate a preservative treatment.
  - Fencing for swimming pools: Check the local authority for additional requirements. AS 1926.1 and AS 1926.2 are referenced in the BCA for safety fencing of swimming pools. Hazards such as fountains, fish ponds, incinerators, barbecues, and vehicle manoeuvring areas should also be fenced off or otherwise secured. AS 2820 covers gate units for private swimming pools.

#### 0250 Landscape – gardening

- Imported topsoil: Composition and supplier.
- Removal and disposal of excess spoil.
- Turfed areas.
- Schedule of plants: Species, size as supplied and location.

#### 0271 Pavement base and subbase

- Base course material and thickness.

**0274 Concrete pavement**

- Concrete pavements, except footpaths should be specified by a professional engineer. The requirements for in situ concrete may be varied if it is unreinforced. AS 3727 can then be used for design purposes.
- Site preparation.
- Mix, thickness, grading, location of control joints and finish.
- Concrete strength.
- Reinforcement.
- Type: Select concrete colour, broom finish or stippled finish.
- Curing.

**0276 Segmental pavers – sand bed**

- Preparation and bedding sand/mortar edge restraint.
- Thickness, grading and laying.
- Curing.

**0310 Concrete**

- Type: Select from clay brick pavers or concrete.
- Pattern: Select from rectangular or interlocking.
- Construction notes/specification on structural engineer's drawings.
- Because ground conditions vary so much within Australia, concrete ground slabs or footings are usually designed by a professional engineer, but this is not always necessary. AS 2870 has 'deemed-to-comply' provisions. The BCA 3.2.4 contains a table of site classifications that are the basis for requirements for footing design. The site classification should be determined by the local council engineer or a geotechnical engineer. SAA HB 28 and SAA HB 109 are also useful design guides.
- Formwork: Stripping times and repair. The design of the formwork is the contractor's responsibility. This applies to all formwork types, including conventional, proprietary or purpose-made formwork.
- Ground slab vapour barrier: Note type. Provision of a vapour barrier for external slabs on ground prevents water loss to the subgrade and has the potential to reduce slab curling at edges and corners.
- Concrete strength.
- Reinforcement: Location, cover to reinforcement and splicing.
- Joins.
- Surface finish class: To AS 3610.1 (Class 1 – 5).
- Class 2 – high.
- Class 3 – good.

- Surface finish type: Select from:
  - Machine float. Under dry floor finishes.
  - Steel trowel: Under resilient finishes, garage floors.
  - Wood float: External.
- Broomed/patterned/coloured: External.
- Rough cover: Under tiles in a mortar bed.
- Specify others.
- Slip resistance: If required.
- Curing.

**0331 Brick and block construction**

- For buildings not conforming to the scope of the AS 4773 series use AS 3700.
- Consult the local approval authority to determine where walls over a certain height require design by a professional engineer.
- Energy efficiency requirements at BCA 2.6 set out minimum insulation performance requirements for walls, roofs, floor slabs and external glazing depending on climate zone and orientation.
- Masonry units: Brick or block.
- Reinforced blockwork.

**0421 Roofing**

- Roof tiles: Manufacturer, material, pattern and colour.
- Sheet metal roofing: Manufacturer, profile, finish, BMT and colour.
- Flashing and rainwater goods: Material, finish and colour.
- Roof lights: Erection details. Check the product for compliance, particularly against mesh. See BCA 3.12.1.3 for thermal performance requirements of roof lights serving a habitable room. See BCA 3.7.1.10 for locating combustible roof lights. See BCA 3.7.4 for construction requirements for walkways in built-up prone areas.
- Roof ventilators: Selection details.

**0431 Cladding**

- Cladding type: Fibre cement planks or sheathed system, plywood, timber, fibreboard, hardboard panels, AAC panels, or EPS (external insulated finishing system).
- Description: Manufacturer, material, pattern and colour.

**0451 Windows and glazed doors**

- Performance: For each elevation document the total U-value, solar heat gain coefficient, reflectance %, WERS energy rating %, (heating and cooling), and AWA (Australian Window Association) Compliance certificate. BCA 3.12.2 sets out thermal performance of external glazing. See BCA 3.12.3 for sealing of windows and doors.
- Location.
- Size.
- Window rating: To AS 2047.
- Door and window type.
- Operation: Swing, sliding or cavity sliding.
- Material: Aluminium, timber, PVC-U.
- Sliding internal doors, removable palmets.
- Finish and colour.
- Insect/security screens.
- Bushfire screens.
- External glazing systems.

**0453 Doors and access panels**

- Location.
- Size.
- Door type: Flush solid core, flush hollow core, timber panelled, aluminium framed and glazed.
- Operation: Swing, sliding or cavity sliding doors.
- Material.
- Door frames: Timber, steel, or aluminium.
- Multiple folding doors.
- Sliding internal doors, removable palmets.
- Security screen doors and built-in screens.
- Floor clearances.

**0454 Overhead doors**

- Type: Roller, lifting, sectional, plywood, prefinished steel, zinc/steel, paint or powder coated.
- Manufacturer.
- Operation, e.g. Direct manual or Motorised.
- Motorised operation: e.g. Direct push-button, Key switch, Radio remote controller, etc.

**0455 Door hardware**

- Lock function.
- Lock durability, physical security and keying security. Refer to AS 4145.2.
- Door furniture style.
- Weatherhead requirements.

**0467 Glass components**

- Mirrors, shower screens, glass balustrades: To AS 1288.
- Mirror fixing: Select adhesive (double sided adhesive (DS) or mechanical (screw fixing, frame fixing, bead fixing or clip fixing)). Where mirrors are required, by AS 1288, to be Grade A safety glass, ordinary

- annealed glass may be substituted when the panel is fully backed by and completely adhered to a solid material. Mirrors with backing avoid the distortion problem associated with toughened mirror glass. In wet or moist areas the space behind the mirror should be either well ventilated or entirely sealed.
- Glass balustrades: Framed (post fixing) or frameless (side fixing), pocket fixing (size, set back from concrete, glazing and sealing material).
- AS/NZS 1170.1, clause 3.6 deals with imposed loads on barriers, including parapets, balustrades and railings.
- Glazed shower screens: Water shedding details, sliding assemblies.

**0471 Thermal insulation and pliable membranes**

- Location on plan and within the building element.
- Energy efficiency: Type, thickness and R-value for floors, walls, ceilings and roofs. See BCA 3.12 Energy Efficiency, and check state and local council regulations.
- Pliable membranes: Note if acting as vapour permeable, vapour barrier, reflective thermal insulation or together in combination. In cool climates provide a vapour barrier on the warm side of bulk insulation.
- Pipe insulation.

**0511 Lining**

- Material: Fibreboard, fibre cement, timber/plywood feature lining.
- Trims: Skirtings, cornices, architraves and picture rails.

**0551 Joinery**

- Layout and location: Kitchen, laundry, study, bedrooms.
- High moisture resistance materials: Plinths, carcasses, drawer fronts, shelves and doors.
- Finishes and colour: Carcass, bench tops, splashbacks, cupboard and internal surfaces, benchtop details.
- Wardrobe carcasses and frames.
- Drawer and door hardware, including handles.
- Edge treatment to laminated panels and benchtops e.g. rolled edge or plastic edging.
- Timber stains and balustrades.

**0572 Miscellaneous furniture, appliances and fixtures**

- Kitchen appliances: Product selection, colour and connection details for dishwasher, wall oven, cook top, range hood, microwave.
- Laundry appliances: Product selection, colour and connection details for washing machine and dryer.
- All appliances: Compliance with Minimum Energy Performance Standards (MEPS).
- Bathroom fixtures: Towel rails, soap holders, toilet paper holder, handrails, clothes hooks and cabinets.
- General fixtures / appliances: Clothes line, letterbox, street number, door bell.

**0611 Rendering and plastering**

- Level of finish: See *Guide to Standards and Tolerances*.
- Material: Substrate, thickness, joints.
- Finish: wood float (randy finish), steel trowel (polished) and sponge (smooth textured).
- Cornices.
- Cornice cement.

**0621 Waterproofing – wet areas**

- Extent: To BCA 3.8.1.2.
- Membrane: Manufacturer and type.
- Shower tray: PVC, copper, stainless steel.

**0631 Ceramic tiles**

- Location.
- Internal tile selection: Floors, skirtings, walls, dado.
- External tile selection: Slip resistance to AS/NZS 4586.

**0631 Resilient finishes**

- Grout: Type and colour.
- Location.
- Product and manufacturer.

**0652 Carpets**

- Product and manufacturer.
- Underlay
- Fixing strip: Type, material and colour.
- Fixing method: Select from covers grippe, direct-stick, or double-bond systems.

**0654 Engineered panel floors**

- Location.
- Product and manufacturer.

**0655 Timber flooring**

- Location.
- Species and manufacturer.
- Profile, width.
- Recycled timber flooring: If stained nail holes are unacceptable, specify remedial work such as coring and plugging with matching timber.

**0656 Floor sanding and finishing**

- Location.
- Product and manufacturer.
- Guidance on the properties of coating systems is given in AS 4786.2 Appendix C. Advice on the properties include edge bonding, fence nuisance, disking with age, flammability, wear resistance and gloss levels. Coating systems can be selected from the following groups: Oil based finishes, solvent based polyurethane finishes or water based finishes.

**0671 Painting**

Select your paint and supplier.

- Exterior: Final coat paint type, finish (full, semi, low gloss or flat) and colour (e.g. white, beige, grey, black, balustrade and handrails, posts and beams and masonry).
- Windows and external doors: Final coat paint type, finish (full, semi, low gloss or flat) for internal, external and mouldings. Front and garage door panels and frames and windows.
- Interior: Final coat paint type, finish (full, semi, low gloss or flat) and colour: Room by room schedule for walls, ceilings, doors and frames and joinery.

**0702 Mechanical design and install**

So that the air conditioning systems can be adequately designed, the drawings should show:

- Preferences for heating and cooling systems (e.g. ducted, non-ducted split etc.) otherwise leave to the contractor's choice.
- The extent and performance (R-values) of insulation for the walls, roof and floor.
- The type, location and performance of windows.
- External shading of windows and intended type of internal shading (e.g. blinds, curtains).
- The preferred location of plant, otherwise leave to the contractor's choice.
- Any provisions for ducts (e.g. duct risers, roof spaces).
- Rooms requiring mechanical ventilation. The BCA requires that where the requirements for natural ventilation are not satisfied, mechanical ventilation must be provided. Any room requiring mechanical ventilation on the drawings, if local

- exhaust fans are required (e.g. for a bathroom), include the fans in *Electrical design and install*.
  - The type of supply, room and outlet grill if there is a preference, otherwise leave to the contractor's choice.
- It is recommended that the following be provided by tenderers for review before the mechanical tender is accepted:

- Outside design conditions, corresponding geographic location and source of data.
- Calculated total and sensible cooling capacities and heating capacity.
- Name of calculation method used.
- Makes and model numbers of proposed equipment.
- Compliance of proposed equipment with Minimum Energy Performance Standard (MEPS).
- Details and locations of controls.
- Total and sensible cooling capacities and heating capacity of the proposed equipment, adjusted for the specified outdoor and indoor conditions and any effects of the proposed plant configuration.
- Any assumptions on which the calculations are based (e.g. that the curtains will be closed at all times).
- Details of any departures from this specification.
- A drawing of the proposed duct, pipe and equipment layout showing proposed zoning.
- An explanation of why the proposed zoning has been chosen.
- Licence numbers and type of licences held by persons responsible for the installation.

**Other matters:**

- The *AIRAH Residential Air-Conditioning Best Practice Guideline* for each State and Territory (available free from [www.airah.org.au](http://www.airah.org.au)) sets out industry best practice guidelines for the selection, installation and maintenance of residential air conditioning units. The guideline addresses issues such as energy efficiency and air conditioner noise in a clear and concise manner.
- The plant should have at least 12 months defects liability and maintenance period to make sure it operates through the full range of cooling and heating seasons.

**0802 Hydraulic design and install**

The drawings should show:

- Cold water pipe material, otherwise leave to the contractor's choice. In bushfire prone areas, above ground gas and water pipes, and pipes < 300 mm below ground are to be metal, not plastic.
- Heated water pipe material, otherwise leave to the contractor's choice.
- Mixing valves if required.
- Water heater location and details e.g. gas instantaneous, electric, and solar or heat pump.
- Include manufacturer, model/capacity and temperature control for thermostatic mixing valves and special taps.
- Cold and heated water: For insulation of heated water pipes see AS/NZS 3500.4 Sections 8 or AS/NZS 3500.3 clause 3.3.8 which require insulation only at the heater and between the heater and the kitchen sink, document additional insulation, if required: A minimum temperature of 50°C for all personal hygiene fixtures. A maximum temperature of 60°C is recommended for kitchen sinks and laundry tubs. This can be achieved by adjusting tempering valves, thermostats, regulating flow e.g. with thermostatic mixing valves, or by using special taps.

- Provisions for additional piping for connecting to irrigation, toilet flushing, laundry, swimming pool up- and similar uses (if required and permitted).
- External hose cock locations.
- Stormwater detention (if required by local authority, and in addition to any rainwater storage).
- Sanitary plumbing and drainage layout including the Operator's connection point to the Network Utility by local authority, and/or rainwater tanks if required.
- Sanitary water items, locations and tapways e.g. sinks, basins, baths, WC, shower trays, laundry tub, washing machine.
- Location of other plumbing items e.g. dishwasher, For WCs: P-trap or S-trap, dual or single flush, exhaust ventilation through ceiling.
- For sinks and hand basins: Number of tap holes for each (0, 1, 2 or 3).
- Rainwater tank (if required): Size, material, location, connections, pump and what rainwater serves.
- Plastic tanks are not to be used in bushfire prone areas.
- Gas Meter location.
- Gas appliance connection points.
- Gas bypass cut-off locations.
- Greywater system (if required): Source of greywater (e.g. laundry), location of the greywater diversion devices, surge tanks and connections to intended use (e.g. irrigation system).

**0902 Electrical design and install**

- Switchboards: AS/NZS 3018 describes prohibited locations for switchboards, and the *Electricity Distributor's Service and Installation Rules* defines further prohibited locations for switchboards and metering equipment.
- Telecommunications installation: Fees in respect of applications for electricity and telecommunications services are normally paid by the owner. Consider specifying as 'smart-wired'. See [www.smartwired.com.au](http://www.smartwired.com.au)
- Accessory schedule: Type, location and location of socket outlets, light outlets, dimmers, telephone connection boxes, exhaust fans, circulating fans, and computer data.
- Luminaire schedule: Type, product selection, lamp type and location. The Australian Government has introduced a programme to eliminate low efficiency lamps, including incandescent and low voltage halogen reflector types.
- Smoke detection system: To BCA 3.7.2. Details of automatic 'back to base' alarms if required.
- Cable/satellite television network operator.
- Intruder alarm system. Method of arming/disarming and details of automatic action on alarm registering i.e. local or 'back to base' or auto dialler.
- Garage door operation.
- Home automation: Full details of location, functionality and equipment selected.

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Make sure all subcontractors are aware of the requirements within  
0180 Common requirements.

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0131 PRELIMINARIES

1 GENERAL

1.1 THE SITE

**Occupied premises**

General: For the parts of the site designated as occupied premises:

- Allow occupants to continue in secure possession and occupancy of the premises for the required period.
- Make available safe access for occupants.
- Arrange work to minimise nuisance to occupants and for their safety.
- Protect occupants against weather, dust, dirt, water or other nuisance, by such means as temporary screens.

**Protection of persons and property**

Temporary works. Provide and maintain required barricades, guards, fencing, shoring, temporary roadways, footpaths, signs, lighting, retaining and traffic flagging. Accessways and services. Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services.

Property. Do not interfere with or damage property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.

**Rectification**

Accessways and services. Rectify immediately any obstruction or damage to roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Provide temporary services whilst repairs are carried out.

Property. Rectify immediately any interference or damage to property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.

**Existing services**

Services to be continued. Repair, divert or relocate service, as documented.

Trenches. If the existing service crosses the line of a required trench, or will lose support when the trench is excavated, provide permanent support for the service. Redundant services. Remove redundant parts and make safe.

Interruptions to services. Minimise the number and duration of interruptions.

**Signs**

General. Provide a signboard displaying the lot number, the builder's name, address and licence number, and the BCA accreditation authority, address and contact details, if required.

1.2 BUILDING THE WORKS

**Order of precedence of documents**

Precedence: Requirements of the schedules and drawings override conflicting requirements in this reference specification.

**Survey marks**

Definition: A survey peg, bench mark, reference mark, signal, alignment, level mark or any other mark used or intended to be used for the purpose of setting out, checking or measuring the work.

Care of survey marks. Preserve and maintain the principal's survey marks in their true positions. Rectification: If the survey marks are disturbed or obliterated, immediately rectify.

**Items supplied by owner**

General: Materials and other items supplied free of charge to the contractor for installation in the execution of the works. Unload and take delivery of them, inspect them for defects and then take care of them. If defects are found, advise. Return unused items to the principal.

1.3 MISCELLANEOUS

**Contractor and owner to observe confidentiality**

Publicity: Do not issue information concerning the project for publication in the media without prior written approval of the owner.

0180 COMMON REQUIREMENTS

1 GENERAL

1.1 APPLICABILITY

General Requirement: Conform to Common requirements, as appropriate, in all worksections.

1.2 STANDARDS

**Current editions**

General: Use referenced Australian or other standards (including amendments), and the BCA including state and territory variations which are current three months before the date of the contract except where other editions or amendments are required by statutory authorities. Any local authority requirements take precedence.

1.3 INTERPRETATION

**Definitions**

General: For the purposes of this document the definitions given below apply.

- BCA: Building Code of Australia Class 1 and Class 10 Buildings Volume Two of the National Construction Code.
- Contractor: Means the same as builder.
- Metallic-coated: Steel coated with zinc or aluminium-zinc alloy via a continuous hot-dip process.
- Hot-dip galvanized: Zinc coated to AS/NZS 4680 after fabrication.
- Professional engineer: As defined by the BCA.
- Proprietary: Proprietary means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
- Provide: Provide and similar expressions mean supply and install and include development of the design beyond that documented.
- Required: Means required by the contract documents, the local council or statutory authorities.
- Supply: Supply, furnish and similar expressions mean supply only.

1.4 BUSHFIRE PROTECTION

**General**

Conformance: In areas designated as bushfire prone, comply with statutory and local authority requirements. Standard: To AS 3958 in conjunction with SAA HB 330.

2 PRODUCTS

2.1 GENERAL

**Manufacturers' or suppliers' recommendations**

Requirement: Provide, including select, store and handle proprietary products or systems in conformance with the current published recommendations and instructions of the manufacturer or supplier.

**Substitution**

Identified proprietary items: Identification of a proprietary item does not necessarily imply exclusive preference for the identified item, but indicates the necessary properties of the item.

Alternatives: If alternatives to the documented products, methods or systems are proposed, submit sufficient information to permit evaluation of the proposed alternatives.

2.2 TIMBER

**Acclimatisation**

General: Acclimatise timber fillets by stacking them for two weeks in the in-service conditions, with air circulation to all surfaces after the following are complete:

**Natural and treated timber durability table**

Exposure	Natural timber Required durability class to AS 3604	Treated timber Required hazard class to AS 1604 series	Remarks
Inside, above ground Completely protected from the weather. Well ventilated	Class 4	H1	Treated timber resistant to termites. Untreated timber must be protected from termites
Inside, above ground Protected from wetting with rain leaching. Well ventilated	Class 3	H2	Treated timber resistant to borers and termites. Untreated timber must be protected with a finish
Above ground, exposed to weather. Periodic moderate wetting and leaching	Class 2	H3	Treated timber resistant to borers, termites and moderate decay. Applicable to weatherboards, fascias, pergolas (above ground), window joinery, framing and decking
In-ground	Class 1	H4 (Severe wetting and leaching)	Treated timber resistant to borers, termites and severe decay. Applicable to fence posts, greenhouses, pergolas (in-ground) and landscaping timbers
		H5 (Extreme wetting and leaching and/or critical uses)	Applicable to retaining walls, piling, bridge supports, building piers, coating tower fill

2.3 STEEL

**Durability**

General: Provide steel products protected from corrosion to suit the conditions of use.

Internal engineer designed steel members: Remove mill scale, rust, moisture and oil. Coat with a zinc phosphate primer to the manufacturer's instructions.

Built-in products below damp proof course: Stainless steel 316 or engineered polymer.

**Corrosion resistance**

Atmospheric corrosivity category: To AS 4312

Minimum external corrosion protection requirements for corrosive environments. Conform to BCA Volume 2.

**Preparation and pre-treatment**

Standard: To the AS 1627 series.

**Galvanizing**

General: Galvanize mild steel components (including fasteners) to AS 1214 or AS/NZS 4680, as appropriate, and in the following conditions:

- Exposed to weather.
- Embedded in masonry.
- Exposed to or in air spaces behind external leaves of masonry walls.
- In contact with chemically treated timber.

2.4 PROTECTIVE COATINGS

**General**

Environment: To AS/NZS 2312.1 clause 2.3.

Coating designation: To AS/NZS 2312.1 Table 6.3.



**CCA (copper chrome arsenic) treated timber**  
 Greasing: Before glazing bolts or other metal components in contact with CCA-treated timber, paint contact surfaces or coat in grease or a bituminous coating.  
 Restrictions: Do not use CCA-treated timber for items in frequent and close contact with people, including garden furniture, picnic tables, exterior seating, children's play equipment, pallets, decking and handrails.  
**Unseasoned timber**  
 General: Do not fix in contact with steel framing without fully painting the contact surfaces of timber and steel.

**2.5 FASTENERS**  
**Self-drilling screws**  
 Standard: To AS 3568.1.  
**2.6 VAPOUR BARRIER**  
 General  
 Vapour barrier: To AS 2870 clause 5.3.3.  
 Type: Medium impact resistant polyethylene film, minimum 0.2 mm thick which has been pigmented and branded by the manufacturer.  
**2.7 DAMP-PROOF MEMBRANES**  
 General  
 Damp-proof membrane: To AS 2870 clause 5.3.3.  
 Type: High impact resistant polyethylene film, minimum 0.2 mm thick which has been pigmented and branded by the manufacturer.

**3 EXECUTION**  
**3.1 WALL CHASING**  
**Holes and chases**  
 General: Make holes and chases required in masonry walls so that the structural integrity of the wall is maintained. Do not chase walls nominated as fire or acoustic rated.  
 Parallel chases or recesses on opposite faces of a wall Not closer than 600 mm to each other.  
 Chasing in blockwork: Chase only core-filled hollow blocks or solid blocks not designated as structural.  
**Concrete blockwork chasing table**

Block thickness (mm)	Maximum depth of chase (mm)
190	35
140	25
90	20

**3.2 MOISTURE CONTENT**  
**Flooring**  
 General: Do not commence installation of floor finishes unless:  
 - Concrete substrate: The moisture content of the concrete has been tested to AS 1884 Appendix A and values in clause A3.1.2 and A3.1.3 have been obtained  
 - Plywood and timber: The moisture content of battens/joists or plywood background has been tested to AS/NZS 1080.1 for timber and AS/NZS 2086.1 for plywood and values obtained as follows.  
 - Air conditioned buildings: 8 to 10%.  
 - Intermittently heated buildings: 10 to 12.5%.  
 - Unheated buildings: 12 to 15%.

**1.2 SUBMISSIONS**  
**Records**  
 Dilapidation record: Submit a copy of the dilapidation record for inspection. Submit to each owner of each adjacent property a copy of the part of the record relating to that property and obtain their written agreement to the contents of the record, before commencement of demolition.

**2 EXECUTION**  
**2.1 SUPPORT**  
**Temporary support**  
 Existing buildings: Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which rely for support on work to be demolished.

**2.2 PROTECTION**  
**Encroachment**  
 General: Prevent the encroachment of demolished materials onto adjoining property, including public places.  
**Weather protection**  
 General: If walls or roofs are opened for alterations and additions, or the surfaces of adjoining buildings are exposed, provide temporary covers to prevent water penetration. Provide covers to protect existing plant equipment and materials intended for re-use.  
**Security**  
 General: If walls or roofs are opened for alterations or additions, provide security against unauthorised entry to the building.

**2.3 DEMOLITION**  
**Asbestos removal**  
 Method: Use wet removal methods recommended in the Safe Work Australia Code of Practice – How to safely remove asbestos.  
**Dilapidation record**  
 Purpose: Use the dilapidation record to assess the damage and rectification work arising out of demolition work.

**Notice of completion**  
 General: Give at least 7 working days' notice of completion of demolition so that adjacent structures may be inspected following completion of demolition.  
 Rectification: Repair any damage arising out of demolition work. Obtain written acceptance from the owner of each adjoining property of the completeness and standard of the rectification work.

**0221 SITE PREPARATION**  
**1 EXECUTION**  
**1.1 CONTROL AND PROTECTION**  
**Erosion control**  
 General: Plan and carry out the work so as to avoid erosion, contamination, and sedimentation of the site, surrounding areas, and drainage systems. Include any local authority site management requirements.  
**De-watering**  
 Requirement: Keep earthworks free of water. Prevent water flow over freshly laid work.

**1.2 TREE PROTECTION**  
**General**  
 Protection: Protect from damage trees which are required to be retained. Provide a temporary fence or safety barrier if required by the local authority. Comply with local authority requirements for protection of trees.  
**Work near trees**  
 Harmful material: Keep the area within the dripline free of sheds and paths, construction material and debris.  
 Work under trees: Do not remove topsoil from, or add topsoil to, the area within the dripline of the trees.

**1.3 SITE CLEARING**  
**Extent**  
 Requirement: Clear only areas to be occupied by works such as structures, paving, excavation, regrading and landscaping or other areas designated to be cleared.  
**Clearing and grubbing**  
 Clearing: Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble.  
 Turf: Remove turf to a depth just sufficient to include the root zone.

**Grubbing**: Grub out stumps and roots over 75 mm diameter to a minimum depth of 500 mm below subgrade under buildings, embankments or paving, and 300 mm below the finished surface in unworked areas. Backfill holes remaining after grubbing with sand material to prevent ponding of water. Compact the material to the relative density of the existing adjacent ground material.  
**Surplus material**  
 Removal: Take possession of surplus material and remove it from the site.

**0222 EARTHWORK**  
**1 GENERAL**  
**1.1 STANDARDS**  
**General**  
 Earthwork: To the recommendations of AS 3798.  
**1.2 INTERPRETATION**  
**Definitions**  
 General: For the purposes of this work-section the following definitions apply.  
 - Site classification: To AS 2870 and BCA 3.2.4.  
 - Subgrade: The trimmed or prepared portion of the formation on which the pavement, footing or slab is constructed. Generally taken to relate to the upper line of the formation.  
 - Zone of influence: A foundation zone bounded by planes extending downward and outward from the bottom edge of a footing, slab or pavement and defining the extent of foundation material having influence on the stability or support of the footings, slab or pavement.  
 - Bad ground: Ground unsuitable for the purposes of the works, including fill liable to subsidence, ground containing cavities, faults or fissures, ground contaminated by harmful substances and ground which is, or becomes, soft, wet or unstable.  
 - Rock: Metalliferous material with volume greater than 0.3 m<sup>3</sup>, which cannot be removed until broken up by rippers or percussive tool.

0223 SERVICE TRENCHING

2 EXECUTION

2.1 REMOVAL OF TOPSOIL

**General**  
Extent: Areas of cut or fill and areas occupied by structures, pavements and embankments.  
Maximum depth: 200 mm.

2.2 EXCAVATION

**Extent**  
Site surface: Excavate over the site to give correct levels and profiles required as the basis for structures, paving and landscaping. Make allowance for compaction or settlement of heaving.  
**Footings:** Excavate for footings to the required sizes and depths. Confirm that the foundation conditions meet the design bearing capacity.  
**Crawl space:** Provide a clear space under timber or steel bearers:

- Minimum clearance: 400 mm.

**Existing footings**

**Requirement:** If excavation is required within the zone of influence of an existing footing, use methods including (temporary) shoring and underpinning that maintain the support of the footing and make sure that the structure and finishes supported by the footing are not damaged).  
**Existing services**  
**Utility services:** Contact DIAL BEFORE YOU DIG to identify location of underground utility services pipes and cables.  
**Bearing surfaces**  
**General:** Provide even plane bearing surfaces for loadbearing elements including footings. Step to accommodate level changes. Make the steps to the appropriate courses if supporting masonry.  
**Grading**  
**External areas:** Grade to give falls away from buildings, minimum 1:100.  
**Subfloor areas:** Grade the ground surface under suspended floors to drain ground or surface water away from buildings without ponding.

2.3 PREPARATION FOR FILLING

**Preparation**  
Stripping: Prepare the ground surface before placing fill (including topsoil fill), ground slabs or load bearing elements to AS 3798 clause 6.1.5. Remove materials which will inhibit or prevent satisfactory placement of fill layers, loose material, debris and organic matter.

2.4 PLACING FILL

**Placing fill**  
**Placement:** To BCA 3.2.2.  
**Layers:** Place fill in near-horizontal layers of uniform thickness no greater than 150 mm after compaction, deposited systematically across the fill area.  
**Moisture content:** Adjust the moisture content of fill during compaction in order to achieve the required density.  
**Base preparation:** underground slab vapour barrier or damp-proof membrane: fill the surface with sufficient sand to cover any hard projections. Dampen the sand just before placing the vapour barrier.

2.5 SURFACE RESTORATION

**General**  
Restatement: Reinstall existing surfaces removed or disturbed by trench excavation to match existing and adjacent work.

0242 LANDSCAPE - FENCES AND BARRIERS

1 PRODUCTS

1.1 TIMBER

**Posts and rails**  
Hardwood: To AS 2062.  
Softwood: To AS 2369.  
**Pickets and palings**  
Hardwood: To AS 2796.1, Section 8.  
Softwood: To AS 2796.2, Section 8.  
Seasoned cypress pine: To AS 1810, Section 5.

2 EXECUTION

**General**  
Excavation  
**General:** Excavate for underground services in conformance with the following:  
- To required lines and levels, with uniform grades.  
- Straight between access chambers, inspection points and junctions.  
- With stable sides.  
**2.2 TRENCH BACKFILL**  
**General**  
Place fill. To PLACING FILL in the Earthwork worksection.  
**Timing:** Backfill service trenches as soon as possible after laying and bedding the service, if possible on the same working day.  
**Layers:** Compact all material in layers not exceeding 150 mm compacted thickness. Compact each layer to the relative compaction specified before the next layer is commenced.

2.3 SURFACE RESTORATION

**General**  
Restatement: Reinstall existing surfaces removed or disturbed by trench excavation to match existing and adjacent work.

0250 LANDSCAPE - GARDENING

1 GENERAL

1.1 STANDARDS

**Soils**  
Site and imported topsoil: To AS 4419.  
Potting mixes: To AS 3743.  
Composts, soil conditioners and mulches: To AS 4454.

2 PRODUCTS

2.1 MATERIAL

**Topsoil**  
**Source:** Provide topsoil which contains organic matter, will support plant life and is free from stones, contaminants and weeds.  
**Site:** If available, provide material recovered from the site.  
**Turf**  
**Supplier:** Obtain turf from a specialist grower of cultivated turf.  
**Quality:** Provide turf of even thickness, free from weeds and other foreign matter.  
**Plants**  
**General:** Provide plants in conformance with the local authority approval requirements.

3 EXECUTION

3.1 GENERAL

**Weed eradication**  
**Herbicide:** Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulate, at the recommended maximum rate.  
**Watering**  
**General:** Comply with local restrictions.  
**Turf:** Water immediately after laying turf until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth.  
**Planting:** Water as required to maintain planting to the completion of the contract.

0271 PAVEMENT BASE AND SUBBASE

1 PRODUCTS

1.1 BASE AND SUBBASE MATERIAL

**Granular material**  
**Requirement:** Provide unbound granular materials including blends of two or more different materials which when compacted develop structural stability and are uniform in grading and physical characteristics.  
**Crushed rock and recycled material class**  
**Requirement:** Provide crushed rock and recycled material as documented, from the following classes:  
- Class 2: Pavement base material (with no minimum plasticity index) for unbound pavements which may not require a very high standard of surface preparation.  
- Class 3: Subbase material for unbound flexible pavements.

Preservative treatment

Timber type: Provide only timbers with preservative treatment appropriate to the Hazard class.  
Cut surfaces: Provide supplementary preservative treatment to all cut and damaged surfaces.

1.2 STEEL

**Steel tubes**  
Posts, rails, stays and pickets: To AS/NZS 1163.  
- Grade: C350LD.

1.3 COMPONENTS

**Steel panel fencing**  
Steel framing: Zinc-coated or aluminum/zinc alloy coated steel to AS 1397.  
**Steel sheetpiling:** Prepared to AS/NZS 2728.

Timber fencing sizes

**General:** Conform to the timber members in the Timber fencing sizes table.

Timber fencing sizes table

Member	Preservative treated soft wood picket (mm)	Preservative treated soft wood picket and cap (mm)	Hardwood or cypress pine picket and cap (mm)
Maximum height	1200	1800	1800
End/corner gate posts	90 x 90	100 x 100	125 x 125 or 100 x 100
Intermediate posts	90 x 60	140 x 45 or 100 x 75	125 x 50 or 100 x 75
Maximum post spacing	2400	2400/2700*	2700*
Rails	70 x 40	75 x 50 or 100x 38	75 x 50 or 100x 38
Picket/paling size	70 x 19	75, 100 or 150* x 15	100 or 150* x 13
Capping	-	125 x 35	100 x 50
Footing type	Earth	Earth	Earth
Footing size (diameter x depth)	200 x 600	250 x 600	250 x 600

\* Three rail fences only

Fencing for swimming pools

**Design, construction and performance:** To AS 1926.1, AS 1926.2.  
**Location of fencing for private swimming pools:** To AS 1926.2.

2 EXECUTION

2.1 GENERAL

**Installation**  
**Requirement:** Adopt local industry practices for set-out, clearing of vegetation, excavation, minimum footing size materials, components and erection.

**NATSPEC SIMPLE DOMESTIC SPECIFICATION**

**2 EXECUTION**

**2.1 SUBGRADE PREPARATION**

**General**  
Requirement: Prepare the subgrade in conformance with the worksection.

**2.2 PLACING BASE AND SUBBASE**

**General**  
Weak surfaces: Do not place material on a surface that is weakened by moisture and is unable to support, without damage, the construction plant required to perform the works.  
Screeding: Spread material in uniform layers without segregation.

Moisture content: Maintain wet mixed materials at the required moisture content before and during spreading.  
Add water to dry mix materials through fine sprays to the surface of the spread material, to bring the material to the required moisture content.  
Compacted layer thickness: 200 mm maximum and 100 mm minimum. Provide layers of equal thickness in multilayer courses.

**2.3 TOLERANCES**

**Surface level**  
General: Provide a finished surface which is free draining and evenly graded between level points.

**2.4 BASE AND SUBBASE COMPACTION**

**General**  
Construction operation: Compact each layer of fill to the required depth and density, as a systematic construction operation.

Item description	Minimum dry density ratio (specified compaction) to AS 1289:5.2.1
Subbase	95%
Base	90%

**Compaction requirements**

General: Apply uniform compactive effort, over the whole area to be compacted, until the required density is achieved or until failure is acknowledged.  
Equipment: Use rollers appropriate to the materials and compaction requirements documented.

**0274 CONCRETE PAVEMENT**

**1 GENERAL**

**1.1 STANDARDS**

**General**  
Specification and supply: To AS 1379.  
Materials and construction: To AS 3600.  
Guide to residential pavements: To AS 3727.

**Vapour barrier**  
Requirement: Conform to the *Common requirements* worksection.

**NATSPEC SIMPLE DOMESTIC SPECIFICATION**

Reinforced concrete construction: To AS 3600.

Residential ground slabs and footings: To AS 2870.

**Design**  
Requirement: As documented by a professional engineer.

**Vapour barrier or damp-proof membrane.**  
Requirement: Conform to *Common requirements* worksection.

**0331 BRICK AND BLOCK CONSTRUCTION**

**1 GENERAL**

**1.1 STANDARD**

**General**  
Materials and construction: To AS 4773.1 and AS 4773.2.

**2 PRODUCTS**

**2.1 DURABILITY**

**General**  
Exposure locations: To AS 4773.1 clause 4.4.

**2.2 MATERIALS**

**Bricks and blocks**  
Standard: To AS/NZS 4455.1 and AS/NZS 4455.3.

**Mortar materials**  
Silt attack resistance grade: To AS 4773.2 Table 2.1.

**Sand**: Fine aggregate with a low clay content and free from efflorescing salts, selected for colour and grading.  
Proportions: To AS 4773.1 Table 3.1

**2.3 BUILT-IN COMPONENTS**

**General**  
Durability class of built-in components: To AS 4773.1 Table 4.1.

**Steel lintels**  
Angles and flits: Sizes to AS 4773.1 Table 12.1.

Cold-formed lintels: Designed to AS/NZS 4600.

Corrosion protection: To AS/NZS 2699.3.

Galvanizing: Do not cut after galvanizing.

**Wall ties**  
Standard: To AS/NZS 2699.1.

Type: A.

Corrosion protection: To AS/NZS 2699.1.

Spacing: To AS 4773.2 clause 9.7 and clause 10.6.

**Flashings and damp-proof courses**  
Standard: To AS/NZS 2904.

**3 EXECUTION**

**3.1 GENERAL**

**Mortar mixing**  
General: Measure volumes accurately to the documented proportions. Machine mix for at least six minutes.

**Protection from contamination**  
General: Protect masonry materials and components from ground moisture and contamination.

**Bond**  
Type: Stretcher bond.

**Clearance for timber frame shrinkage**  
General: In timber frame brick veneer construction, leave clearances between window frames and brick sill and between roof frames and the brick veneer as follows:  
- Additional clearance: Accommodate additional shrinkage of unseasoned floor timbers.  
- Single storey frames and ground floor windows (not for slab on ground): 10 mm.  
- Two storey frames and upper floor windows: 20 mm.

**Joining to existing**  
General: Provide a control joint where joining to existing structures. Do not touch new masonry into existing work unless approved by a professional engineer.

**Mortar Joints**

Finish: Conform to the following:

- Externally: Tool to give a dense water-shedding finish.
- Internally: If wall is to be plastered, do not rake more than 10 mm to give a key.
- Thickness: 10 mm.

**3.2 FACEWORK**

**Cleaning**

General: Clean progressively as the work proceeds to remove mortar smears, stains and discolouration. Do not erode joints if using pressure spraying.  
Acid solution: Do not use.

**Colour mixing**

Distribution: In facework, distribute the colour range of units evenly to prevent colour concentrations and banding.

**Sills and thresholds**

General: Slightly bed sills and thresholds and lay them with the top surface drain away from the building.  
Minimum size of unit: Three quarters full width.

**3.3 SUBFLOOR WORK**

**Access openings**

General: In internal walls, leave door-width openings beneath doorways to give access to underfloor areas.

**Air vent location**

General: Provide air vents to give adequate cross ventilation to the space under suspended ground floors.

**3.4 CAVITY WORK**

**Cavity width**

General: Construct minimum cavity widths in conformance with the following:  
- Masonry walls: 60 mm.  
- Masonry veneer walls: 40 mm between the masonry leaf and the load-bearing frame and 25 mm minimum between the masonry leaf and sheet tracing.

**3.5 DAMP-PROOF COURSES**

**Location**

General: To AS 4773.2 clause 9.6 and clause 10.5.

**Installation**

General: Lay in long lengths. Lap the full width of angles and intersections and 150 mm at joints. Step as necessary, but not more than 2 courses per step for brickwork and 1 course per step for blockwork. Sandwich damp-proof courses between mortar.

**3.6 FLASHINGS**

**Location**

General: To AS 4773.2 clause 9.6 and clause 10.5.

**Installation**

General: Sandwich flashings between mortar except where on lintels.



**NATSPEC SIMPLE DOMESTIC SPECIFICATION**

Pointing: Point up joints around flashings to fill voids.

**Weepholes**

Location: Provide weepholes to external leaves of cavity walls in the course immediately above flashings, and cavity fill, and at the bottoms of unflashed cavities.  
Form: Open perpend.  
Maximum spacing: 1200 mm.

**0342 LIGHT STEEL FRAMING**

**1 GENERAL**

**1.1 STANDARDS**

**General**  
Design, materials and protection: To AS/NZS 4600.  
Residential and low-rise steel framing: To NASH-1 (National Association of Steel Housing) and NASH-2 Standard.

**2 EXECUTION**

**2.1 GENERAL**

**Fabrication**  
Length: Cut members accurately to length so that they fit firmly against abutting members.

**Service holes:** Form holes by drilling or punching.  
Bushes: Provide plastic bushes or grommets to site cut holes.

**Swarf:** Immediately remove swarf and other debris from cold-formed steel framing.

**Prefabricated wall frames and trusses**  
Assembly: Factory assemble wall frames and trusses.

**Bracing:** Provide details of bracing.  
Certification: Obtain certification from a professional engineer for the erected frames.

**Protection:** Protect from damage or distortion during storage, transport and erection. Provide temporary protection for members until permanent covering is in place.

**Site work**  
Requirement: On-site welded connections are not permitted.

**Metal separation**  
General: Install lagging to separate non-ferrous service pipes and accessories from the framing.

**Unseasoned or CCA treated timber**  
General: Do not fix in contact with framing without fully painting the timber end/or the steel.

**Earthing**  
Permanent earthing: Required.

**Protection**  
General: Restore coatings which have been damaged by welding or other causes. Thoroughly clean affected areas back to base metal and coat with a zinc rich organic primer.

**Grommets:** Provide grommets to isolate piping and wiring from cold-formed steel framing.

**Vermitt barriers**  
Requirement: Provide vermin barriers as follows:  
- Brick veneer barrier: Fix 10 mm steel wire mesh to the underside of the bottom plate of external stud walls, extending across the cavity for building into brickwork.

**NATSPEC SIMPLE DOMESTIC SPECIFICATION**

**0353 SHEET FLOORING AND DECKING**

**1 GENERAL**

**1.1 STANDARDS**

**General**  
Flooring and decking: To AS 1684.2, AS 1684.3 or AS 1684.4, as appropriate.

**2 PRODUCTS**

**2.1 DECKING**

**New timber decking**

Standard:  
- Treated softwood to AS 4716.1 Section 4.  
- Hardwood to AS 2796.1 Section 4.

**2.2 SHEET FLOORING**

**Plywood**

Standard: To AS/NZS 2269.0.  
Grade: Bond type A.

**Particleboard**

Particleboard: To AS 1860.1, Class 1.

**Compressed fibre cement sheeting**

Standard: To AS/NZS 2908.2.  
Category: 5.

**3 EXECUTION**

**3.1 GENERAL**

**Timber decking on steel joists**

General: Screw fix seasoned timber battens to the steel joists so that their top surfaces are aligned.

**3.2 FIXING SHEET FLOORING**

**Particleboard flooring**

Installation: To AS 1860.2.

**Plywood flooring**

Installation: To AS 1684.2, AS 1684.3 or AS 1684.4, as appropriate.

**Compressed fibre cement flooring**

Installation: Lay the length of the sheets at right angles to the joists. Stagger the end joints and locate centrally over joists. Apply adhesive to edges of sheets and firmly butt join together.  
Minimum: number of spans across support: 2.

Fixing: Pre-drill screw holes with 1 mm clearance over screw diameter and countersink. Fix with corrosion resistant countersunk screws.  
Spacing of fasteners:  
- Sheet edge and intermediate: Less than 450 mm.  
- Corners and sheet edges: At least 12 mm from sheet edges and 50 mm from corners.

Wet area flooring: Stop screw heads with sealant.

**3.3 FIXING DECKING**

**Timber decking**

Installation: Lay in long lengths with the ends of each board firmly butted to the next and firmly in contact with the joists. Stagger joints and make over joints.  
Gap between edges of seasoned boards: 4 mm.  
Minimum: number of spans across support: 3.  
Nailing

- General: Make sure the boards are in contact with the joists at the time of nailing, particularly where boards are machine nailed. If nails are to be less than 10 mm from ends of boards, pre-drill nail holes 0 to 1 mm underlaid.  
- Top nailing: Double nail at each bearing with nails driven flush. Offset nails at intermediate bays or skew nail 10° in opposite directions.  
Sealing: Apply 1 coat of water repellent preservative and 1 coat of finish coat to top surface of joists and all surfaces of boards before fixing.

**0421 ROOFING**

**1 PRODUCTS**

**1.1 COMPONENTS**

**Fasteners**  
Finish: Prefinish exposed fasteners with an oven baked polymer coating to match the roofing material.

**1.2 MATERIALS**

**Sheet metal roofing**

Standard: To AS 1582.1.

Corrosion protection: To BCA Table 3.5.1.1a.

**Roof filling**

Standard: To AS 2049.

Accessories: Compatible with the tiles and necessary to complete the tiling.

**Plastic sheet roofing**

Unplasticised polyvinyl chloride (PVC-U) sheet: To AS 4256.2.

Glass fibre reinforced polyester (GRP) sheet: To AS 4256.3.

Polycarbonate: To AS 4256.5.

**Skylights**

General: To AS 4285.

Skylights (roof lights) in built-in prone areas: To AS 3959.

**Roof ventilators**

General: A proprietary roof ventilator system, including framing, fixing, trim, seals, accessories and flashings.

Finish: Match adjacent roofing.

**Roof plumbing goods**

Standard: To AS/NZS 3500.3.

**Flashing and capping**

Standard: To AS/NZS 2904.

**2 EXECUTION**

**2.1 GENERAL**

**Installation**

General: To the manufacturer's recommendations.  
Roof tiling: To AS 2050.

Plastic sheet roofing: To AS 1682.3.

**2.2 ROOF PLUMBING**

**Joining sheet metal rainwater goods**

Sealing: Seal fasteners and mechanically fastened joints. Fill the holes of blind rivets with silicone sealant.

**Flashings and cappings**

Upstands: Flash projections above or through the roof with two part flashings, consisting of an apron flashing and an over-flashing, with at least 100 mm vertical overlap.

Provide for independent movement between the roof and the projection.

Wall abutments. Provide overflashings where roofs abut walls, sloped to the roof slope in masonry and planked cladding, otherwise raking and as follows:

- In masonry: Build into the full width of the outer leaf. Turn-up within cavity, sloping inward across the cavity and fixed to or built in to the inner leaf at least 75 mm above.

**Gutters**  
Minimum slope of eaves gutters: 1:200.  
Minimum width overall of valley gutters: 400 mm.  
High-fronted gutters. Provide overflows to prevent back flow into roof or building structure.

**Downpipes**  
General: Prefabricate downpipes to the required section and shape where possible. Connect heads to gutter outlets and, if applicable, connect feet to rainwater drains.  
Downpipe support: Provide supports and fixings for downpipes.

**0431 CLADDING**

**1 PRODUCTS**

**1.1 MATERIALS**

**Hardboard planks**  
Wet-processed fibreboard (including hardboard):

- Standard: To AS/NZS 1859.4.

Plank cladding type: A proprietary system of hardboard planks:

- Plank thickness: 9.5 mm.
- Joints and edges: PVC-U extrusions.
- External corners: Preformed metal joining pieces.
- Internal corners: Scribe.

**Fibre cement planks**  
Standard: To AS/NZS 2008.2.

Plank cladding type: A proprietary system of single faced fibre cement building planks:

- Plank thickness: 7.5 mm.
- Joints and edges: PVC-U extrusion.
- Corners: Preformed metal joining pieces.

**Sheet metal cladding**  
Standard: To AS 1082.1.

**Fibre cement cladding**  
Standard: To AS/NZS 2008.2.

Cladding, eaves and soffit linings: Type A Category 3 (modulus of rupture  $\geq 7$  MPa).

Compressed cladding: Type A Category 5 (modulus of rupture  $\geq 15$  MPa).

Sheet cladding: Provide a proprietary system of single faced fibre cement sheets:

- Arrangement: Set out in even panels with joints coinciding with framing.
- Sheet thickness: 6 mm.
- Joints, corners and edges: PVC-U extrusion.

Eaves lining. Single faced fibre cement:

- Sheet thickness: 4.5 mm.
- Joints: PVC-U extrusion.

**2.3 HARDWARE**

**Hardware documented generically**

General: Provide hardware of sufficient strength and quality to perform its function, appropriate to the intended conditions of use, compatible with associated hardware, and fabricated with fixed parts firmly joined.

**3 EXECUTION**

**3.1 INSTALLATION**

**Pre-glazing**  
Window assemblies and glazed doors: Supply inclusive of glazing, shop pre-glazed.

**Weatherproofing**  
Flashings and weatherings. Install flashings, weather bars, drips, storm moulds, caulking and painting so that water is prevented from penetrating the building between frames and the building structure under prevailing service conditions, including normal structural movement of the building.

**Fixing**  
Packing: Pack behind fixing points with durable full width packing.

Prepared masonry openings: If fixing of timber windows to prepared openings is by fastening from the frame face, conceal the fasteners by sinking the heads below the surface and filling the sinking flush with a material compatible with the surface finish.

**Trim**  
General: Provide mouldings, architraves, reveal linings, and other internal trim using materials and finishes matching the window frames. Install to make neat and clean junctions between frames and the adjoining building surfaces.

**0453 DOORS AND ACCESS PANELS**

**1 PRODUCTS**

**1.1 DOOR FRAMES**

**Aluminium**  
General: Assembled from aluminium sections, including accessories such as buffers, pile strips, strike plates, firing lugs or brackets and cavity flashing, with provision for fixing documented hardware.

**Timber frames**  
Hardwood: To AS 2796.1.

- Grade: Select.

Softwood: To AS 4785.1.

- Grade: Select.
- Joints:
- Morticed head and through tenons.
- Trenched head.
- Bare faced tenons on jambs.
- Full let-in jambs.

**1.2 DOORS**

**General**  
Doors: Proprietary products manufactured for interior or exterior applications and for the finish required.

**Flush doors**  
General: Provide flush doors of balanced construction.

**Construction**

Door thickness:  
- Generally: 35 mm.  
- External doors and doors over 900 mm wide: 40 mm.

**Tolerance**

Squareness: The difference between the lengths of diagonals of a door:  
- Maximum 3 mm.

Twist: The difference between perpendicular measurements taken from diagonal corners:  
- Maximum 3 mm.

Nominal size (mm):  
- Height:  $\pm 2$ .

**Security screen doors**  
Standard: To AS 5039

**Bushfire screens and seals**  
Protection: Protect glazed windows and doors from the ingress of embers.  
Standard: AS 3959.

**1.3 ANCILLARY MATERIALS**

**Flashings**  
Standard: To AS/NZS 2904.

**2 EXECUTION**

**2.1 GENERAL**

**Security screen door**  
Installation: To AS 5040.

**Callings access**  
General: Trim an opening and provide a loose access panel of minimum size 600 x 400 mm.

**Under floor access**  
Requirements: Provide a frame and a door, minimum size 720 mm wide x 600 mm high, complete with padbolt.

**Priming**  
General: Prime timber door leaves on top and bottom edges before installation.

**2.2 FRAMING**

**Timber frames**  
Building into masonry: Screw galvanized steel brackets twice to jambs and build in.

Fixing to masonry openings: Build in seasoned timber plugs to masonry joints or use proprietary expansion anchors and screw twice through jambs at each fixing.

Fixing to stud frame openings: Back screw twice to jambs at each fixing.

Heads of fasteners: Conceal where possible, otherwise sink the head below the surface and fill the sinking flush with a material compatible with the surface finish.

**Finishing**  
Trim: Provide mouldings, architraves, reveal linings, and other internal trim using materials and finishes matching the door frames. Install to make neat and clean junctions between the frame and the adjoining building surfaces.

**Weatherproofing**  
Flashings and weatherings: Install flashings, weather bars, drips, storm moulds, caulking and painting to prevent water from penetrating the building between the door frame and the building structure under the prevailing service conditions, including normal structural movement of the building.

**Construction**

Door thickness:  
- Generally: 35 mm.  
- External doors and doors over 900 mm wide: 40 mm.

**Tolerance**

Squareness: The difference between the lengths of diagonals of a door:  
- Maximum 3 mm.

Twist: The difference between perpendicular measurements taken from diagonal corners:  
- Maximum 3 mm.

Nominal size (mm):  
- Height:  $\pm 2$ .

**Security screen doors**  
Standard: To AS 5039

**Bushfire screens and seals**  
Protection: Protect glazed windows and doors from the ingress of embers.  
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Standard: To AS/NZS 2904.

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Heads of fasteners: Conceal where possible, otherwise sink the head below the surface and fill the sinking flush with a material compatible with the surface finish.

**Finishing**  
Trim: Provide mouldings, architraves, reveal linings, and other internal trim using materials and finishes matching the door frames. Install to make neat and clean junctions between the frame and the adjoining building surfaces.

**Weatherproofing**  
Flashings and weatherings: Install flashings, weather bars, drips, storm moulds, caulking and painting to prevent water from penetrating the building between the door frame and the building structure under the prevailing service conditions, including normal structural movement of the building.

## NATSPEC SIMPLE DOMESTIC SPECIFICATION

### 2.3 SLIDING INTERNAL DOORS

**Free mounted**  
General: Provide overhead track supports and head and jamb linings appropriate to the arrangement of the door when removable for adjustment.

**Wheel carriages:** Fully adjustable precision ball race type providing smooth, quiet operation.

#### Cavity sliding

Door assemblies: Proprietary product comprising steel and timber frame construction with rigid steel top, base and rear supporting members and incorporating the overhead door track, ball race type wheel carriages, guides, stops, split jamb linings and removable pelmet.

#### 0454 OVERHEAD DOORS

##### 1 GENERAL

##### 1.1 STANDARD

General: Garage doors. To AS/NZS 4505.

#### 0455 DOOR HARDWARE

##### 1 PRODUCTS

##### 1.1 COMPONENTS

**Hinges**  
Requirement: Provide 3 hinges for external doors and door leads over 2040 mm in height and 600 mm in width. Conform to the Hinges table.

Hinges table	Size of door (mm x mm)	Number of hinges (per door leaf)	Size of hinges (steel)
	2040 x 1020	3	100 x 75 x 2.5 mm
	2040/2400 x 1020	4	100 x 100 x 2.5 mm

#### Locksets

External doors: Push-button key and knob set and a double-cylinder dead bolt to each door.

#### Internal doors:

- Generally: Passage sets.
- Bathrooms, showers and toilets: Privacy sets.
- Sliding patio doors and windows: Key-lockable surface mounted bolts.

**Keying**  
Requirement: Key doors (excluding garage doors) alike and key windows alike.

##### 2 EXECUTION

##### 2.1 INSTALLATION

**Supply**  
Delivery: Deliver door hardware items, in individual complete sets for each door.

### Mounting height

Door lockset mounting heights: 1000 mm above finished floor to centreline of spindle.

#### Locks

Cylinders: Fix vertically and with consistent key alignment.

#### Door stops

Fixing: Fix on the floor, skirting or wall, as appropriate, to prevent the door or door furniture striking the wall or other surface.

#### 0487 GLASS COMPONENTS

##### 1 GENERAL

##### 1.1 SUBMISSIONS

**Certification**  
Balustrade design: Submit a professional engineers' certificate confirming conformance with AS/NZS 1170.1 clause 3.6.

Sealant compatibility: Submit statements from all parties to the installation certifying the compatibility of sealants and glazing systems to all substrates.

##### 2 PRODUCTS

##### 2.1 MIRRORS

#### Reflective surface

Type: Silver layer deposited on the glass or glazing plastic. Protective coatings: Electrolytic copper coating at least 5 microns thick, and 2 coats of mirror backing and edge sealing paint having a total dry film thickness of at least 50 microns.

#### Safety mirror

Type: Vinyl backed Grade A safety mirror. Safety compliance: To AS/NZS 2208.

##### 2.2 SHOWER SCREENS

#### Type

Proprietary system comprising frames of extruded aluminium, stainless steel, or PVC-U, assembled around safety glass to form fixed panels and sliding, hinged or pivoted doors.

##### 2.3 GLASS BALUSTRADES

#### Standard

Glass balustrades: To AS 1288 Section 7.

#### 0471 THERMAL INSULATION AND FLUABLE MEMBRANES

##### 1 GENERAL

##### 1.1 INTERPRETATION

**Definition**  
General: For the purposes of this workfunction the following definition applies:

- Pliable building membrane: To AS/NZS 4200.1 and equivalent to sarking-type material in the BCA.

## NATSPEC SIMPLE DOMESTIC SPECIFICATION

### 1.2 ENERGY EFFICIENCY

**Commitment to energy efficiency required by authorities**  
General: Provide details as required by state and local authorities.

##### 2 PRODUCTS

##### 2.1 MATERIALS

#### Insulation

Cellulose fibre (loose fill): To AS/NZS 4859.1 Section 5. Mineral wool blankets and cut pieces: To AS/NZS 4859.1, Section 8.

Polyester: To AS/NZS 4859.1 Section 7.

Polyethylene (extruded rigid cellular): To AS 1306.4.

Polyethylene (moulded rigid cellular RC/PS-M): To AS 1366.3.

Reflective thermal insulation: To AS/NZS 4859.1, Section 9.

Wool: To AS/NZS 4859.1, Section 6.

#### Pliable membrane

Standard: To AS/NZS 4200.1.

##### 3 EXECUTION

##### 3.1 GENERAL

#### Bulk insulation

Standard: To AS 3999.

#### Pliable membrane

Standard: To AS/NZS 4200.2 and BCA 3.12.1.1.

##### 3.2 FLOOR INSULATION

#### Under suspended framed floors - bulk insulation

Product type: Fibre batts.

Installation: Fit tightly between framing members. If other support is not provided, staple nylon twine to the framing and stretch tight.

#### Below concrete slabs on ground

Product type: Rigid cellular extruded sheets.

Laying pattern: Stretcher bond, with edges tightly butted.

Damp proof membrane: Lay over insulation.

##### 3.3 WALL INSULATION

#### Framed wall thermal break strips

Product type: Proprietary item.

Application: To steel or timber framing with lightweight external cladding.

R-value:  $\geq 0.2$ .

Screw fixing: Button head screws at 1 m centres.

Adhesive fixing: Wallboard adhesive walnuts at 1 m centres.

#### Framed walls - bulk insulation

Product type: Fibre batts.

Installation: Friction fit between framing members. If other support is not provided, staple nylon twine to the framing and stretch tight.

#### Vapour permeable (breathable) membrane

Application: Provide a vapour permeable membrane behind the external facing material which does not provide permanent weatherproofing or may be subject to condensation forming on the internal face, including the following:

- Boards fixed vertically or diagonally.

- Boards or planks fixed in exposed locations where wind driven rain can penetrate the joints.

- Unpainted or unsealed cladding.

- Masonry veneer.

Installation: Run the vapour permeable membrane horizontally on the outer face of external wall framing, over the flashing, from the bottom plate up. Put taught over the framing and fix to framing members. Seal across the wall cavity at the top.

Horizontal laps: At least 150 mm wide, lapped to make sure water is shed to the outer face of the membrane.

### 3.4 ROOF INSULATION

#### Pliable membranes

Sarking membrane:

- Location: Provide sarking under tile and shingle roofing.

Vapour barrier:

- Installation: Lay over the roof framing with sufficient sag to allow the bulk insulation to achieve its full thickness.

- Overlap all edges 150 mm and seal all joints with pressure sensitive adhesive tape.

#### Metal roofs - bulk insulation

Product type: Fibre blankets or batts.

Installation:

- Batts: Fit tightly between framing members.

- Blanket for sound insulation: Install over the roof framing, reflective thermal insulation (if any), and mesh support, so that the blanket is in continuous contact with the underside of the metal roofing sheets.

#### Ceiling insulation - bulk insulation

Product type: Fibre batts.

Installation: Fit tightly between framing members.

#### 0511 LINING

##### 1 GENERAL

##### 1.1 STANDARDS

#### Plasterboard

Standard: To AS/NZS 2588.

#### Fibre cement

Standard: To AS/NZS 2900.2.

Wall and ceiling linings: Type B, Category 2.

Minimum thickness: 4.5 mm.

##### 2 EXECUTION

##### 2.1 SHEET LINING

#### Supports

General: Install timber battens or proprietary cold-formed galvanized steel furring channels as follows:

- Where framing member spacing exceeds the recommended spacing.

- Where direct fixing of the plasterboard is not possible due to the arrangement or alignment of the framing or substrate.

- Where the lining is the substrate for fixed finishes.

- To support fixtures.

#### Installation

Gypsum plasterboard: To AS/NZS 2589.

Wet areas: To AS 3740.

- Filing: Do not use adhesive filing alone.
- Joints**
- Flush joints: Provide recessed edge sheets and finish flush using perforated paper reinforcing tape.
- External corner joints: Make joints over metallic-coated steel corner beads.
- Control joints: Provide purpose-made metallic-coated control joint beads at not more than 12 m centres in plasterboard linings or 7.2 m centres in fibre cement lining in walls and ceilings and to coincide with structural control joints.
- Wet areas: Install additional supports, flashings, trim and sealants as required.
- Joints in tiled areas: Do not apply a topping coat after bedding perforated paper tape in bedding compound.

**0551 JOINERY**

**1 PRODUCTS**

**1.1 MATERIALS**

- Joinery timber**
- Hardwood for trim: To AS 2796.1.
- Hardwood for furniture: To AS 2796.3.
- Seasoned cypress pine: To AS 1810.
- Softwood for trim: To AS 4785.1.
- Softwood for furniture: To AS 4785.3.
- Finished sizes for milled timber: Not less than the documented dimension unless qualified by a term such as 'nominal', out of or as to which industry standards for finished sizes apply.

**Plywood**

- Interior use generally: To AS/NZS 2270.
- Interior use, exposed to moisture: To AS/NZS 2271.
- Wet processed fibreboard (including hardboard)**
- Standard: To AS/NZS 1859.4.

**Particleboard**

- Standard: To AS/NZS 1859.1.
- Dry processed fibreboard (including medium density fibreboard)**

Standard: To AS/NZS 1859.2.

**Decorative overlaid wood panels**

- Standard: To AS/NZS 1859.3.

**Certification**

- General: Brand panels under the authority of a recognised certification program applicable to the product. Locate the brand on faces or edges which will be concealed in the works.

- Plywood certified formaldehyde emission level to AS/NZS 2270: E1.

- Wood panel certified formaldehyde emission level to AS/NZS 1859.2: E1.

**High-pressure decorative laminate sheets**

- Standard: To AS/NZS 2924.1.
- Thickness (minimum):

- For horizontal surfaces fixed to a continuous substrate: 1.2 mm.

- For vertical surfaces fixed to a continuous substrate: 0.8 mm.

- For post formed laminate fixed to a continuous substrate: 0.8 mm.

**2 EXECUTION**

**2.1 JOINERY**

**General**

- Joint: Provide materials in single lengths whenever possible. If joints are necessary, make them over supports.
- Framing: Frame and trim where necessary for openings, including those required by other trades.

**Fasteners**

- Installation: Secure plinths and carcasses to floors, walls, or both at not more than 600 mm centres.
- Viability: Do not provide visible fasteners except in the following localities:

- Inside cupboards and drawer units.
- Inside open units, in which case provide proprietary caps to conceal fixings.

**Adhesives**

- General: Provide adhesives to transmit the loads imposed and for the rigidity of the assembly, without causing discoloration of finished surfaces.

**Finishing**

- Junctions with structure: Scribe plinths, benchtops, splashbacks, ends of cupboards, kickboards and returns to follow the line of structure.

**Benchtops**

- Installation: Fix to carcasses at least twice per 600 mm length of benchtop.
- Joint sealing: Fill joints with sealant matching the finish colour and clamp with proprietary mechanical connectors.
- Edge sealing: Seal to walls and carcasses with a sealant, which matches the finish colour.

**Splashbacks**

- Glass: Fix with non-acidic silicone adhesive. Apply at the rate recommended by the manufacturer.
- Installation: Clean the back of the glass panel and apply voids of adhesive together with double sided adhesive tape for temporary support, and affix directly to the substrate.

**2.2 TRIM**

**General**

- Requirement: Provide timber or medium density fibreboard trim, such as beads, slidings, architraves, mouldings and scribe to make neat junctions between components, finishes and adjacent surfaces.

- Proprietary items: Provide complete with installation accessories.

**Filing**

- To masonry walls: Wall plugs at 600 mm centres.

- To stud walls: Nail to plate or framing at 600 mm centres maximum.

**0572 MISCELLANEOUS APPLIANCES AND FIXTURES**

**1 PRODUCTS**

**1.1 COMPONENTS**

**General**

- Requirement: Provide kitchen and laundry appliances, and bathroom and other fixtures as documented.

- For vertical surfaces fixed intermittently (e.g. to studs): 3.0 mm.
- For edge strips: 0.4 mm.

**High-pressure decorative laminate sheet application table**

Class to AS/NZS 2924.1	Application
HGS or HGP	Kitchen work-tops
VGS or VGP	Kitchen front panels
VLS	Other vertical localities

**1.2 DOMESTIC KITCHEN ASSEMBLIES**

**Standard**

- General: To AS/NZS 4385.1.

**1.3 WARDROBE, CUPBOARD AND DRAWER UNITS**

**Plinths, carcasses, drawer fronts, shelves and doors**

- Material: Select from the following
- Overlaid high moisture resistant particleboard.
- Overlaid high moisture resistant medium density fibreboard.

- Thickness: 16 mm.

- Adjustable shelves: Support on proprietary pins in holes bored at equal spacing of 32 mm centres vertically.

- Fasteners: Conceal with finish.

- Drawer fronts - Root for drawer bottoms.

**Drawer and door hardware**

- Hinge types: Concealed metal hinges with the following features:

- Adjustable for height, side and depth location of door.
- Self-closing action.
- Hold-open function.

- Nickel plated.

- Slides: Metal runners and plastic rollers with the following features:

- 30 kg loading capacity.
- Closure retention.
- White thermoset powder coating or nickel plated.

**Hardware**

- Requirement: Provide details of handles and locks.

**1.4 WORKING SURFACES**

**Laminated benchtops**

- Material: High moisture-resistant particleboard or medium density fibreboard.

- Finish: High pressure decorative laminate sheet.

- Exposed edges: Exposed laminate over shaped nosing, finishing more than 50 mm back on underside. Splay outside corners at 45°.

- Minimum thickness: 32 mm.

- Balance underside: Extend laminate to the undersides of benchtops if subject to excessive moisture from equipment such as dishwashers.

**Stone or engineered stone benchtops**

- General: Provide stone or engineered stone slabs within the visual range of approved samples. In natural stone, repair mud veins or lines of separation that are integral to the selected pattern with resin fillers and back lining.

**Splashbacks**

- Class: 6 mm toughened colourback glass.
- Standard: To AS/NZS 2208.

- Stainless steel: Type 304, fine finished finish.

**1.2 PROPRIETARY STAIR SYSTEMS**

- General**
- Materials, design and construction: To AS 1657 and BCA 3.9.1.
- Balustrades: To BCA 3.9.2.

- Requirement: Provide details of stairs, including proposed finishes, before fabrication and/or construction.

**0611 RENDERING AND PLASTERING**

**1 PRODUCTS**

**1.1 MATERIALS AND COMPONENTS**

**Aggregates**

- Sand: Fine, sharp, well-graded sand with a clay content between 1% and 5% and free from efflorescing salts.

**Cement**

- Standard: To AS 3972.

**Type: GP.**

**Lime**

- Limes for building: To AS 1672.1.

**Mixes**

- General: Select a mix proportion to suit the conditions of application.

- Measurement: Measure binders and sand by volume using buckets or boxes. Do not allow sand to be lost by absorption of water.

- Plaster mixing: Machine mix for 3 to 6 minutes.

- Strength of successive coats: Make sure successive coats are no richer in binder than the coat to which they are applied.

**Mix proportion table - Cement render, by volume**

Mix type	Substrate	Upper and lower limits of proportions by volume			
		Cement	Lime	Sand	
Single or multi-coat systems with integral finishing treatments	CRS	Dense and smooth concrete and masonry	1	0	3
	CRM	Regular clay or concrete masonry	1	0.5	4.5
Base coats in multi-coat systems with cement or gypsum finishes	CRV	Lightweight concrete masonry and other weak substrates	1	1	6
	CRF	Gypsum render base coats	1	2	9
Second coat - internal	CRF	Cement render base coats	1	1	6
Second coat - external	CRF	Cement render base coats	1	1	5
			1	2	6

**Metal lath**

- General: Provide a proprietary product for use with plaster.
- Internal: Expanded metal to AS 1397 coating class Z350, minimum.
- External: Stainless steel or PVC-U.



**Beads**  
 General: Provide a proprietary product for use with plaster.  
 Internal: Metallic-coated sheet, AZ 150.  
 External: Stainless steel or PVC-U.

**Water**  
 General: Clean and free from any deleterious matter.

**2 EXECUTION**

**2.1 PREPARATION**

**Substrates**

General: Provide substrates as follows:  
 - Clean and free from any deposit or finish which may impair adhesion of plaster.  
 - If framed or discontinuous, support members in full lengths without splicing.  
 - If solid or continuous, remove excessive projections and fill voids and hollows with plaster stronger than the first coat and not weaker than the substrate.  
 Untrue substrates: If the substrate is not sufficiently true for conformity with the thickness limits for the plaster system or has excessively uneven suction resulting from variations in the composition of the substrate, apply additional coats without exceeding the thickness limits for the substrate or system.

**Beads**

Location: Fix beads as follows:  
 - Angle beads: At all external corners.  
 - Drip beads: At all lower terminations of external plaster.  
 - Beads for control of movement: At all control joints.  
 - Stop beads: At all terminations of plaster and junctions with other materials or plaster systems.  
 Joints in beads: Provide dowels to maintain alignment.  
 Mechanical fixing to substrate: ≤ 300 mm centres.

**Bonding treatment**

General: If bonding treatment is required, throw a wet mix onto the background of 1 part cement to 2 parts sand.  
 Curing: Keep continuously moist for 5 days or more and allow to dry before applying plaster coats.

**Embedded items**

General: If there are water pipes and other embedded items, sheath them to permit thermal movement.

**Metal lath**

Location: Provide lath as follows:  
 - Chases: if chases or recesses are 50 mm wide or greater, fix metal lath extending 75 mm or more beyond each side of the chase or recess.  
 - Metal and other non-porous backgrounds: Fix metal lath to provide a key.

**Weepholes**

Requirement: Keep opening free of plaster. Maintain consistent opening size.

**2.2 APPLICATION**

**Control joints**

General: Provide joints in the finish to coincide with control joints in the substrate. Make sure that the joint in the substrate is not bridged during plastering.

**Tolerances**

General: Finish plane surfaces within a tolerance of 6 mm in 2400 mm, determined using a 2400 mm straightedge placed anywhere in any direction. Finish corners, angles, edges and curved surfaces within equivalent tolerances.

**Plaster thickness table**

Substrate	Cement render, total thickness of single or multi-coat work (mm)
Brickwork and blockwork	12 min
Lightweight concrete and blocks	12 min
Metal lath measured from the face of the lath.	18 min

**Curing**

General: Prevent premature or uneven drying out and protect from the sun and wind.  
 Keeping moist: If a proprietary curing agent is not used, keep the plaster moist as follows:  
 - Base coats and single coat systems: Keep continuously moist for 2 days and allow to dry for 5 days before applying further plaster coats.  
 - Finish coats: Keep continuously moist for 2 days.

**0631 WATERPROOFING - WET AREAS**

**1 GENERAL**

**1.1 STANDARDS**

**Wet areas**  
 Waterproofing: To AS 3740.

**2 PRODUCTS**

**2.1 PRODUCTS**

**Membranes**  
 Standard: To AS/NZS 4858.

**Membrane systems**

Requirement: Provide a proprietary membrane system certified as suitable for the intended external waterproofing.

**Shower tray**

General: Purpose-made jointless shower tray, with wall upstands at least 50 mm higher than the hob upstands. Set hob masonry on the inside of the tray upstands.

**3 EXECUTION**

**3.1 PREPARATION**

**Substrates**

General: Provide substrates as follows:  
 - Clean and free of any deposit or finish which may impair adhesion of membranes.  
 - If walls or floors are framed or discontinuous, support members in full lengths without splicing.  
 - If floors are solid or continuous remove excessive projections and fill voids, hollows and cracks.

**Moisture content**

Concrete substrates: Cure for at least 21 days.

**Bond breakers**

Requirement: After the priming of surfaces, provide bond breakers at all wall/floor, hob/wall junctions and at control joints where the membrane is bonded to the substrate.

**3.2 APPLICATION**

**Protection**

General: Protect membrane from damage during installation and for the period after installation until the membrane achieves its service characteristics that resist damage.

**Extent of waterproofing**

Waterproof or water resistant surfaces: To requirements of BCA 3.8.1.2.

**Vertical membrane terminations**

Upstands: At least 150 mm above the finished tile level of the floor or 25 mm above the maximum retained water level, whichever is the greater.

Anchoring: Secure sheet membranes along the top edge. Edge protection: Protect edges of the membrane.

Waterproofing above terminations: Waterproof the structure above the termination to prevent moisture entry behind the membrane using their's angle and finish overlaps.

**Drainage connections**

Floor wastes: Turn membrane down 50 mm minimum into the floor waste drainage flanges and adhere to form a waterproof connection.

**Enclosed showers with hobs**

Internal membranes: Extend membrane over the hob and into the room at least 50 mm.

**Unenclosed showers**

Requirement: Extend membrane at least 1500 mm into the room from the shower rose outlet on the wall.

**Membrane vertical penetrations**

Pipes, ducts, and vents: Provide separate sleeves for all pipes, ducts, and vents and leave fixed to the substrate.

**Membrane horizontal penetrations**

Sleeves: Provide a flexible flange for all penetrations, bonded to the penetration and to the membrane.

**Curing of liquid applied systems**

General: To the manufacturer's instructions.  
 Curing: Allow membrane to fully cure before tiling.

**Overlaying finishes on membranes**

Requirement: Protect waterproof membranes with compatible water-resistant surface materials that do not cause damage to the membrane.

Bonded or partially bonded systems: If the topping or bedding mortar is required to be bonded to the membrane, provide sufficient control joints in the topping or bedding mortar to reduce the movement over the membrane.

**3.3 COMPLETION**

**Protection**

General: Keep traffic off membrane surfaces until bonding has set or for 24 hours after laying, whichever period is the longer.  
 Reinstatement: Repair or replace faulty or damaged work.

**0631 CERAMIC TILES**

**1 GENERAL**

**1.1 STANDARDS**

**Tiling**

General: Comply with the recommendations of those parts of AS 3958.1 which are referenced in this worksection.

**Slip resistance**

Classification: To AS 4586.

**2 PRODUCTS**

**2.1 MATERIALS**

**Adhesives**

Standard: To AS ISO 13007-1.

PVA (polyvinyl acetate)-based adhesives: Do not use in wet areas or externally.

**Mortar materials**

Cement type to AS 3072: GP.

Sand: Fine aggregate with a low clay content selected for grading, sharp and free from efflorescing salts.

**Bedding mortar**

Mix proportion (cement:sand), by volume: Select proportions from the range 1:3 to 1:4 for satisfactory adhesion. Provide minimum water.

**Water**

General: Clean and free from any deleterious matter.

**Grout**

Cement-based proprietary grout: Mix with water. Fine sand may be added as a filler in wider joints.  
 Terracotta tiles: Provide proprietary polymer modified grout.

General purpose cement based grout: Mix with fine sand. Provide minimum water consistent with workability.

Pigments for coloured grout: Colourfast pigments compatible with the grout material. For cement-based grouts, provide lime-proof natural or synthetic metallic oxides compatible with cement.

**3 EXECUTION**

**3.1 APPLICATION**

**Preparation of substrates**

General: Conform to the following:  
 - Clean off any deposit or finish which may impair adhesion or location of tiles.  
 - Compatible with all components of the floor system.

**Floor finish dividers**

General: Finish tiled floors at junctions with differing floor finishes with a corrosion-resistant metal dividing strip fixed to the substrate. If changes of floor finish occur at doorways, make the junction directly below the closed door.

**Bath ventilation**

General: Ventilate the space below fully enclosed baths with at least 2 vetricin proofed ventilating ribs.

**Falls and levels**

General: Grade floor tiling to even and correct falls generally and to floor wastes and elsewhere as required. Make level junctions with walls. If falls are not required, lay level.  
 Fall, general: 1:100 minimum.  
 Fall, in shower areas: 1:60 minimum.

Change of finish: Maintain finished floor level across changes of floor finish including carpet.

**Sealant joints**

General: Provide sealant joints filled with silicone sealant and finish flush with the tile surface where tiling joins sanitary fixtures and at internal corners of walls.

<b>0651 RESILIENT FINISHES</b>	
<b>1 GENERAL</b>	
<b>1.1 STANDARDS</b>	
General	
Installation:	To AS 1684.
<b>2 PRODUCTS</b>	
<b>2.1 MATERIALS</b>	
<b>Wet processed fibreboard (hardboard) underlay</b>	
Classification:	General purpose medium board, manufactured specifically as flooring underlay.
Thickness:	5.5 mm.
<b>3 EXECUTION</b>	

Chemical welding: Apply seaming compound 100 mm wide to the substrate centrally under the seam. Roll the seam until the compound is forced up into the joint. Clean off flush using a damp cloth.

**Junctions**  
General: Score neatly up to returns, edges, fixtures and fittings. Finish flush with adjoining surfaces.

**3.3 COMPLETION**  
**Protection of sheet materials**  
General: Keep traffic off floors until bonding has set or for 24 hours after laying, whichever period is the longer. Do not allow water in contact with the finish for 7 days.

**Reinstatement**  
Extent: Repair or replace faulty or damaged work. If the work cannot be repaired satisfactorily, replace the whole area affected.

**Cleaning**  
General: Clean the finished surface. Buff and polish. Before the site for practical completion, mop and leave the finished surface clean and undamaged on completion.

<b>0652 CARPETS</b>	
<b>1 PRODUCTS</b>	
<b>1.1 MATERIALS</b>	
<b>Carpet</b>	
Minimum class:	Residential Medium use under the Australian Carpet Classification Scheme.
Total VOC limit:	
- Generally:	0.5 mg/m <sup>3</sup> /h.
- Compliance:	To the Environmental Classification Scheme operated by the Carpet Institute of Australia Limited (CIAL).
<b>Wet processed fibreboard (hardboard) underlay</b>	
Standard:	To AS/NZS 1659.4.
Classification:	General purpose medium board, manufactured specifically as flooring underlay.
Thickness:	5.5 mm.
<b>Soft underlay alternatives</b>	
Standard:	To AS 4298.
<b>Hot-melt adhesive tape</b>	
General:	Glass fibre and cotton thermoplastic adhesive coated tape 60 mm wide on a 30 mm wide metal foil base and backed with silicon-coated release paper.
<b>Preformed gripper strips</b>	
General:	Domestic grade plywood carpet gripper strip with 3 rows of rust-resistant angled pins of length appropriate to the carpet type.
<b>Edge strips</b>	
Location:	At exposed edges of the carpet and at junctions with different floor finishes or finishes of different thickness. Where edge strips occur at doorways, locate the junctions directly below the closed door.
<b>2 EXECUTION</b>	
<b>2.1 PREPARATION</b>	
<b>Substrates</b>	
Cleaning concrete surfaces:	Mechanically remove the following surface treatments:
- Sealers and hardeners.	
- Curing compounds.	

Surface coatings and contamination.  
Planes, smoothness, projections. Remove projections and fill voids and hollows with a self-smoothing levelling compound compatible with the adhesive. Allow filling or levelling compound to dry to manufacturer's recommendations.

Cleaning: Remove loose materials or dust.

**Timber plywood and particleboard substrates**  
Remove projections. If performance to a planeness tolerance of 4 mm in 2 m determined using a 2 m straightedge cannot be achieved, provide an underlay in brick pattern with joints avoiding substrate joints.  
Cleaning: Remove oil, grease, traces of applied finishes and loose materials or dust.

<b>3.2 SHEET AND TILE INSTALLATION</b>	
<b>General</b>	
Fixtures:	Remove door stops and other fixtures, and refix in positions undamaged on completion of the installation.
<b>Sheet set out</b>	
General:	Set out sheets to give the minimum number of joints. Position joints away from areas of high stress. Run sheet joints parallel with the long sides of floor areas, vertically on non-horizontal surfaces.
<b>Tile set out</b>	
General:	Set out tiles from centre of room. If possible cut tiles at margins only, to give a cut dimension of at least 100 mm x full tile width. Match edges and align patterns. Arrange the cut tiles so that any variation in appearance is minimised.
<b>Joints</b>	
Non-welded:	Butt edges together to form tight neat joints showing no visible open seams.

**3.1 PREPARATION**  
General: Deliver panel flooring to site in unbroken wrapping or containers and store so that its moisture content is not adversely affected. Do not store on the substrate until the moisture content of the substrate is suitable for the installation of the floor. Do not score in areas with wet plaster.

**Substrates**  
Cleaning concrete surfaces: Mechanically remove the following surface treatments:

- Sealers and hardeners.
- Curing compounds.

Concrete substrate correction: Remove projections and fill voids and hollows with a levelling compound compatible with the adhesive.

Existing timber flooring substrates: Remove cupping, rough material and surface finishes by basic sanding.

Fixtures: Not greater than 3 mm deviation of the surface under a 3 m straightedge laid in any direction with no abrupt variations greater than 1 mm over 250 mm.

<b>0653 ENGINEERED PANEL FLOORS</b>	
<b>1 PRODUCTS</b>	
<b>1.1 MATERIALS</b>	
<b>Flooring panels</b>	
General:	Provide the proprietary flooring system nominated.
<b>Floating floor underlay</b>	
General:	Provide the proprietary closed cell foam sheeting that is integral to the flooring system.
<b>Acoustic underlay</b>	
General:	Resilient underlay fixed with compatible adhesive.
<b>Adhesive</b>	
Ventilation:	Provide adequate ventilation appropriate for moisture curing.
<b>2 EXECUTION</b>	
<b>2.1 GENERAL</b>	
<b>Storage</b>	
General:	Deliver panel flooring to site in unbroken wrapping or containers and store so that its moisture content is not adversely affected.
<b>Substrates</b>	
Cleaning concrete surfaces:	Mechanically remove the following surface treatments:
- Sealers and hardeners.	
- Curing compounds.	
Concrete substrate correction:	Remove projections and fill voids and hollows with a levelling compound compatible with the adhesive.
Existing timber flooring substrates:	Remove cupping, rough material and surface finishes by basic sanding.
Fixtures:	Not greater than 3 mm deviation of the surface under a 3 m straightedge laid in any direction with no abrupt variations greater than 1 mm over 250 mm.
<b>2.2 LAYING</b>	
<b>Trial set-out</b>	
General:	Prepare a trial panel set-out to each area as follows to:

Chasing timber surfaces: Remove oil, grease and traces of applied finishes.  
Concrete substrate rectification: Remove projections and fill voids and hollows with a levelling compound compatible with the adhesive.  
Timber substrate rectification: Remove projections. If performance to a flatness tolerance of 6 mm in 3000 mm, determined using a 3000 mm straightedge placed anywhere in any direction cannot be achieved, fix an underlay in brick pattern with joints avoiding substrate joints.  
Fixtures: Remove door stops and other fixtures, and refix in position undamaged on completion of the installation.

<b>0655 TIMBER FLOORING</b>	
<b>1 GENERAL</b>	
<b>1.1 TOLERANCES</b>	
<b>Tolerances</b>	
Maximum deviation of the finished floor surface:	3 mm from a 3 m straightedge laid in any direction
<b>2 PRODUCTS</b>	
<b>2.1 GENERAL</b>	
<b>Storage and handling</b>	
General:	Deliver timber flooring to site in unbroken wrapping or containers and store so that its moisture content is not adversely affected.
<b>Adhesive</b>	
Ventilation:	Provide adequate ventilation appropriate for moisture curing.
<b>2.2 STRIP FLOORING</b>	
<b>Recycled timber</b>	
Standard:	To FVPA PNO6, 1039.
- Grading:	To Section 5.
<b>New timber</b>	
General:	Conform to the Grading table.
<b>Grading table</b>	

Product	Standard	Grade
Hardwood	AS 2796.2	High Features Class if available for this species selected, otherwise Select Grade
Seasoned cypress pine	AS 1810	1
Softwood - pinus	AS 4785.2	Appearance
Softwood - other	AS 4785.2	Select

<b>3 EXECUTION</b>	
<b>3.1 SUPPORT FIXING</b>	
<b>Battens for strip flooring on steel joists</b>	
General:	Secure fix seasoned battens along the steel joists with countersunk screws so that their top surfaces are aligned.
<b>3.2 FLOOR FINISH</b>	
<b>Adhesive</b>	
General:	Use a urethane elastomer adhesive in addition to nails.

Maximise the size of equal margins of cut panels.  
Locate control joints.  
Control joints  
General: Provide control joints as follows:  
- Against vertical building elements: 12 mm wide cork filled.  
- To divide floors into maximum dimensions of 6 m, 4 mm wide silicone sealant filled.

**Nailing**

General: Make sure the boards are in contact with the subfloor at the line of nailing, particularly where boards are machine nailed. Skew nail in a uniform pattern. If nails are to be less than 12 mm from ends of sheets or boards, pre-drill nail holes 0 to 1 mm undersize.

Secret nailing: Do not use boards of more than 85 mm cover width, and use one nail or staple skewed at 45°. Do not crimp more than one board at a time.

Sinking: Punch nails 3 mm below finished surfaces and fill the sinking flush with a material fitted to match the flooring which is compatible with the floor finish.

Top nailing: For boards more than 65 mm cover width, use two nails skewed 10° in opposite directions. Do not crimp more than 800 mm width of boards at one time.

**Control joints**

Parameters: Provide 10 mm wide joints against vertical building elements.

Floors less than 6 x 6 m: Partially crimp strip flooring to allow a 1 mm gap every 600 mm or 1.5 mm every metre.

Floors over 6 x 6 m: Additionally, divide floors into maximum dimensions of 6 m with joints 4 mm wide filled with a flexible sealant compatible with the applied finish.

**Strip flooring**

Installation: Lay in straight and parallel lines with each board firmly fitted to the next and firmly contact with the subfloor. Crimp sufficient only to bring the boards together and no more than 600 mm of flooring at any one line.

Fading to softwood joists, battens or underlay: Apply adhesive in addition to nailing.

**3.3 COMPLETION**

**Protection**

General: Provide protection as follows:

- Floors: With hardwood taped at all butt joints. Do not cover with sheet plastic.
- Stair treads: Full timber or plywood casing.

**1056 FLOOR SANDING AND FINISHING**

**1 GENERAL**

**1.1 STANDARDS**

Floor sanding and finishing  
General: To AS 4706.2.

**2 EXECUTION**

**2.1 SANDING**

**Basic sanding – general**

General: Remove irregularities caused by cupping or mismatching of the flooring materials, with a drum type sanding machine and coarse abrasives.

**Basic sanding – strip flooring**

General: First cut at 45° to the length of the boards, second cut at 90° to the first cut, and third cut parallel to the length of the boards.

Boundary areas: Bring to the same surface condition as the main sanded area, using disc sanding.

Inaccessible areas: Hand scrape to produce an even, plane surface.

**Stopping and filling**

General: Select a colour to produce an average match with the final coated timber in tone, colour and texture.

Minor cracks: Fill and stop punched nails with a putty knife. Deeper holes: Fill in layers greater than 6 mm allowing each layer to dry. Make sure cavities are filled slightly above the surface without air pockets.

Porous timber: Flood fill with the cloth application of water based filler diluted to a creamy consistency.

**Finish sanding – general**

General: Provide a clear finished surface free of scratch marks when observed under the design light level when sanding.

**Finish sanding – strip flooring**

General: After basic sanding, cut twice parallel to the length of the boards using increasingly fine abrasives. If hard surfaces show excessive scratching apply an initial cut at 90° to the grain direction.

Boundary areas: Bring to the same surface condition as the main sanded area, using disc sanding.

Inaccessible areas: Hand scrape to produce the same surface condition as the main sanded area.

Water based coating system: Sand with a final grade of paper of minimum F220 screen back.

**10671 PAINTING**

**1 GENERAL**

**1.1 STANDARDS**

**Painting**

General: To the recommendations of those parts of AS/NZS 2311 referenced in this workspec.

**2 PRODUCTS**

**2.1 PAINTING MATERIAL**

Low VOC emitting paints  
VOC limits for low odour/low environmental impact paint types:

- Primers and undercoats: < 65 g/litre.
- Low gloss white or light coloured latex paints for wall areas: < 16 g/litre.
- Coloured low gloss latex paints: < 16 g/litre.
- Gloss latex paints for timber doors and trims: < 75 g/litre.

**Combinations**

General: Do not combine paints from different manufacturers in a paint system.

Clear timber finish systems: Provide only the combinations of putty, stain and sealer recommended by the manufacturer of the top coats.

**Delivery**

General: Deliver paints to the site in the manufacturer's labelled and unopened containers.

**Putty and fillers**

Material: To the recommendation of the paint system manufacturer as suitable for the substrate and compatible with the primer.

**Tinting**

General: Provide only products which are colour lined by the manufacturer or supplier.

**3 EXECUTION**

**3.1 PREPARATION**

**Order of work**

Other trades: Before painting, complete the work of other trades as far as practicable within the area to be painted, except for the installation of fittings, floor sanding and laying flooring materials.

Clear finishes: Complete clear timber finishes before commencing opaque paint finishes in the same area.

**Protection**

General: Before painting, clean the area and protect from dust contamination. Use drop sheets and masking agents to protect surfaces, including finished surfaces and adjacent surfaces during painting.

Floors and furniture: Remove door furniture, switch plates, light fittings and other fixtures before painting, and refix in position on completion of painting.

**Wet paint warning**

Notice: Place in a conspicuous location and do not remove until the paint is dry.

**Substrate preparation - generally**

General: Prepare substrates to receive the painting systems.

Cleaning: Clean down the substrate surfaces. Do not cause damage to the substrate or the surroundings.

Filling: Fill cracks and holes with fillers, sealants, putties or grouting cements as appropriate for the finishing system and substrate, and sand smooth.

Clear timber finish systems: Prepare the surface so that its attributes will show through the clear finish without blemishes, using methods including the following:

- Removal of blemishes.
- Removal of discolourations, including staining by oil, grease and nailheads.
- Bleaching where necessary to match the timber colour sample.
- Puttying.
- Fine sanding, with the least abrasive no coarser than 220 grit, so that there are no scratches across the grain.

**Unpainted surfaces**

Standard: To AS/NZS 2311 Section 3.

**Previously painted surfaces**

Standard: To AS/NZS 2311 Section 7.

**3.2 PAINTING**

**Light levels**

General: During preparation of surfaces, painting and inspection, maintain light levels to ≥ 400 lux to allow close examination of the entire process.

**Paint application**

Timing: Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Apply subsequent coats after the manufacturer's recommended drying period has elapsed.

**Priming before fixing**

General: Apply one coat of wood primer (2 coats to end grain) to the back of the following before fixing in position:

- External fascia boards.
- Timber door and window frames.
- Bottoms of external doors.
- Associated trims and glazing beads.
- Timber board cladding.

**Spraying**

General: If the paint application is by spraying, use conventional or airless equipment that conforms to the following:

- Satisfactorily atomises paint being applied.
- Does not require paint to be thinned beyond the maximum amount recommended by the manufacturer.
- Does not introduce oil, water or other contaminants into the applied paint.

Paint with known health hazards: Not permitted on site.

**Sanding**

Clear finishes: Sand the sealer, using abrasive no coarser than 320 grit, without cutting through the colour. Take special care with round surfaces and edges.

**Repair**

Requirement: Clean off marks, paint spots and stains progressively and restore damaged surfaces to their original condition. Touch up new damaged decorative paintwork or misses with the paint batch used in the original application.

**Repair of galvanizing**

Cleaning: For galvanized surfaces which have been subsequently welded, or which have been welded, prime the affected area.

Primer: Type 2 organic zinc rich coating for the protection of steel to AS/NZS 3730.9.

**Services**

General: Paint new services and equipment if not embedded, except chromium, anodised aluminium, GRP, PVC-U, stainless steel, non-metallic fibrous materials and normally lubricated machined surfaces. Repair proprietary items only if damaged.

**3.3 PAINT SYSTEMS**

**Paint system description**

General: The paint system is referred to by its final coat. Primers and undercoats: Provide primers and undercoats recommended by the manufacturer of the selected final coat as suitable for the substrate and the final coat.

Number of coats: Unless specified as one or two coat systems, each paint system consists of at least 3 coats.

**Paint final coat table**

Final coat	Applicable Australian Standard
Interior	
Flat latex	AS 3730.1
Floor varnish - moisture cured	AS 3730.27
Floor varnish - two pack isocyanate cured	AS 3730.27
Low gloss latex	AS 3730.3
Semi-gloss latex	AS 3730.2
Gloss latex	AS 3730.12
Exterior	
Full gloss solvent-borne	AS 3730.5
Flat latex	AS 3730.7
Low gloss latex	AS 3730.8
Gloss latex	AS 3730.10
Stain, lightly pigmented	AS 3730.28
Latex stain, opaque	AS 3730.16
Semi-gloss latex	AS 3730.9
Paving	
Paving paint, semi-gloss	AS 3730.29
Paving paint, gloss	AS 3730.29

0702 MECHANICAL DESIGN AND INSTALL

1 GENERAL

1.1 AIR CONDITIONING DESIGN

**Design criteria**  
 Outside design conditions: Use outdoor design conditions listed in AIRAH DA09, Table 1 or Table 1A for the following:

- The location geographically closest to the site.
- Comfort (or non-critical process) conditions.

Inside design conditions:

- Summer: 24°C dry bulb, 50% relative humidity
  - Winter: 21°C dry bulb.
- Temperature variation: Limit the temperature difference in air conditioned spaces served by the same zone or system to 2°C as follows:

- Between any 2 points in the space from floor level to 1500 mm above floor level
- More than 2000 mm from cooking equipment and more than 1000 mm from any other appliance.
- When outside conditions are in the range specified above.

- After the plant has been operating for one hour.
- With the temperatures measured in the same 5 minute period.

Zoning: Divide the systems into temperature controlled zones to meet the specified permissible limits in temperature variation and the system divisions documented.

Fresh air: Supply fresh air to spaces with air conditioning systems via the air handling system.

Heating: Reverse cycle  
 Windows, walls, floors and roofs: Refer to drawings for construction and insulation.

Ambient noise limited: Lower than the level that can be heard within a habitable room in any neighbouring residential premises, regardless of whether any door or window to that room is open.

2 PRODUCTS

2.1 AIR CONDITIONING EQUIPMENT

**Standards**  
 Ducted air conditioners: To AS/NZS 3823.1.2.  
 Non-ducted air conditioners: To AS/NZS 3823.1.1.

**Controls**  
 General: Provide the following functions:

- Temperature control for each zone located to accurately sense zone temperature.
- Fan speed selection for multi and variable speed fans.
- Day/night zone changeover if scheduled.
- Time switch for each system with a 6 temperature programs per day, separate programs for each day of the week, manual set point over ride and Vacation temperature set back.

0802 HYDRAULIC DESIGN AND INSTALL

1 GENERAL

1.1 STANDARDS

**General**  
 Plumbing and drainage: To the AS/NZS 3500 series  
 Authorised products: Listed in the WaterMark Product Database, unless otherwise required by the Network Utility Operator.

2 EXECUTION

2.1 INSTALLATION

**Connections to Network Utility Operator mains**  
 General: Escalate to locate and expose the connection points and connect to the Network Utility Operator mains. On-site backfill connects the operation and reliable surfaces and elements which have been disturbed such as roads, pavements, kerbs, footpaths and nature strips.

**Piping**  
 Embedded pipes: Do not embed pipes that operate under pressure in concrete or surfacing material.

Concealment: If practicable, conceal piping and fittings requiring maintenance or servicing so that they are accessible within non-habitable enclosed spaces such as roof spaces, subfloor spaces and ducts. Keep pipelines in subfloor spaces at least 150 mm above ground and make sure access can be provided throughout for inspection.

Cover plates: If exposed piping emerges from wall, floor or ceiling finishes, provide cover plates of non-ferrous metal, finished to match the piping, or of stainless steel.

Pipe support materials: The same as the piping, or glass fibre woven tape sleeves where needed to separate dissimilar metals.

2.2 FINISHES

**General**  
 General: Finish exposed piping, including fittings and supports as follows:

- In internal locations such as toilet and kitchen areas: Chrome plate copper piping to AS 1192 service condition 2, bright.
- Externally and steel piping or worn fittings internally: Paint.

- Concealed but accessible spaces (including subfloors and non-habitable enclosed spaces): Leave unpainted and plain uncoated steel for required identification marking. Prime steel piping and iron fittings.

- Valves: Finish valves to match connected piping.

2.3 COLD AND HEATED WATER

**Standards**  
 General: To AS/NZS 3500.1, AS/NZS 3500.4 or AS/NZS 3500.5.

**Water heaters**  
 Location: Locate water heaters where they can be maintained or replaced without damaging adjacent structures, fixtures or finishes.

Types:  
 - Electric water heaters: To AS/NZS 4692.1.  
 - Energy performance: To AS/NZS 4692.2.

Commissioning

General: On completion of installation and testing, turn on isolating and control valves and purge and charge the installation.

- Gas hot water heaters: To AS 4552. If a flue damper is available for the water heater supplied, provide one.
- Energy performance: To AS 4552.2.
- Solar water heaters: To AS/NZS 2712.
- Heat pump water heaters: To AS/NZS 2712.

Tariff: Install so that the heating system qualifies for the tariff concession or subsidy offered by the statutory authority.

**Heated water temperature**  
 Isolating valves: Provide isolation valves to water heaters.  
 Standard: To AS/NZS 3500.4.

2.4 STORMWATER

**Standard**  
 General: To AS/NZS 3500.4 or AS/NZS 3500.5.

**Downpipes connections**

General: Turn up drain branch pipelines to finish 50 mm above finished ground or pavement level.

**Subsoil drains**

Connection: Connect subsoil drains to the stormwater drainage system.

Trench width: Minimum 450 mm.

Subsoil drains: Provide proprietary perforated plastic pipe. Filler fabric: Provide a polymeric fabric formed from a plastic yarn containing stabilisers or inhibitors to make the filaments resistant to deterioration due to ultraviolet light.

Filter sock: Provide a polyester permeable sock capable of retaining particles of 0.25 mm sub. Securely fit or join the sock at each joint.

**Pits**

Cover levels: Locate the top of covers or gratings, including frames as follows:

- In paved areas: Flush with the paving surface.
- In landscaped areas: 25 mm above finished surface.

- Gratings taking surface water runoff: Set to receive the runoff without ponding.

2.5 WASTEWATER

**Standards**  
 General: To AS/NZS 3500.2 or AS/NZS 3500.5.

**Cleaning**

During construction: Use temporary covers to openings and keep the system free of debris.

On completion: Clean and flush the system.

**Septic tanks**

Standard: To AS/NZS 1546.1.

**Vent pipes**

Staying to roof: If ridgeline for slabs penetrate the roof covering, seal the penetrations and make watertight.

Terminations: Provide bird-proof vent covers made of the same material and colour as the vent pipe.

2.6 RAINWATER TANKS

**Standards**  
 Metal tanks and rainwater goods: To AS/NZS 2179.1.

Design and installation: To the recommendations of SAA HB 230.

2.7 GAS

**Standard**  
 Re-calculated gas systems: To AS/NZS 5601.1.

**Buried pipes**

Warning tape: During backfilling, lay plastic warning tape 300 mm above and for the full length of buried gas pipes.  
 - Type: Minimum 100 mm wide, with GAS PIPE UNDER marked continuously.

0902 ELECTRICAL DESIGN AND INSTALL

1 GENERAL

1.1 STANDARDS

**General**  
 Electrical installation: To AS/NZS 3008.1.1 and SAA HB 301.  
 Telecommunications cabling: To AS/CA S006, AS/CA S009, AS/NZS 3000, and SAA HB 252.  
 Domestic electricity meter enclosure: To AS 6002.

1.2 INTERPRETATION

**Abbreviations**  
 General: For the purposes of this worksection the following abbreviations apply:

- ED S&IR: The Electricity Distributor's Service and Installation Rules
- RCD: Residual Current Device.

2 EXECUTION

2.1 GENERAL

**Applications and compliance**  
 General: Submit all necessary applications for electricity supply. Liaise with the electricity distributor and comply with the ED S&IR.

**Consumers mains and metering**  
 General: Provide consumer mains and connect them to the electricity distributor mains.

**Switchboards**  
 Standard: To AS/NZS 3439.3.

Construction: Enclosed type with a hinged lid. Provide circuit breakers and RCDs.

Location: Verify that the location selected is compliant before proceeding.

**Maximum demand and spare capacity**  
 General: Calculate the maximum demand of the installation in conformance with AS/NZS 3000 and provide a copy of the calculations.

**Spare capacity**: Provide the following:  
 - > 10% spare capacity in mains and submains.  
 - > 25% spare capacity in final subcircuits.

**Spare spaces**: Provide switchboards with at least 25% spare positions for future single phase circuit breakers.

**Accessories**  
 General: Provide accessories necessary for a complete installation including but not limited to switches, dimmers, socket outlets, and telecommunications outlets. All accessories located in close proximity to be of the same manufacture, size and material.

**Mounting**: Flush mount accessories to the wall (or ceiling) unless noted otherwise. Provide proprietary wall boxes in masonry and wall brackets in stud walls.

**Wiring**  
 Sequence of work: Install conduits and cables before the installation of wall and ceiling linings, and before any external landscaping works.



Installation: Do not penetrate damp-proof courses. Arrange wiring such that it does not bridge the cavity in external masonry

Minimum conduit diameter: 20 mm.  
Conduits for future use: Provide a non-metallic drawstring having a breaking strain > 100 kg.

**Luminaires**

Standard: To AS/NZS 60598.1.  
Non-specified luminaires: Provide a bayonet cap ballen holder and lamp at each lighting point location where no luminaire is documented.

**Minimum energy performance standards:**

- General: To AS/NZS 4783.2 and AS/NZS 4782.2.
- Self-ballasted lamps: To AS/NZS 4197.2
- Incandescent lamps: To AS 4834.2.

**Appliances**

General: Provide final subcircuits and terminate at fixed appliances, hot water units, packaged air conditioning and other plant and equipment.

Isolation switch: Provide isolating switch adjacent to equipment.

**Telecommunications**

General: Liaise with the telecommunication services carrier.

Installations requiring telephony only: To AS/CA S009.

Small office/home office installations: Category 5, to AS/CA S009 and AS/NZS ISO/IEC 15018.

**Television systems**

General: Provide an analogue and digital television distribution system to AS/NZS 1387 and conforming to the recommendations of Digital Broadcasting Australia.

Antennas: Provide and locate antennas to receive all locally available free-to-air television stations.

**Network systems**

General: Provide a coaxial cabling system suitable for satellite and cable network operators' services.

**Intruder alarm system**

Standard: To AS 2201.1.

**Smoke detection**

General: Provide smoke detectors to the requirements of the BCA. Connect smoke detectors to mains power.

**Labelling**

General: Provide labels.

Telecommunications cables: Label telecommunications cables, cross connects and outlets in accordance with the requirements of AS/NZS 3000.

**2.2 COMPLETION**

**Testing and certification**

Electrical installations: Test to AS/NZS 3017. Provide a certificate showing test results and certifying compliance with AS/NZS 3000.

Telecommunications cabling: To AS/NZS ISO/IEC 15018.

Provide a certificate showing test results and certifying compliance with AS/NZS ISO/IEC 15018.

Submission: Provide Telecommunications Cabling Advice (TCA1).

Television and audio systems: To AS/NZS 1387 Test the complete television and audio system. Provide a certificate showing test results and certifying compliance.

**REFERENCED DOCUMENTS**

The following documents are incorporated into this worksection by reference:

AS/CA S008	2010	Requirements for customer cabling products
AS/CA S009	2013	Installation requirements for customer cabling (Wiring Rules)
AS/NZS 1080	2012	Timber - Methods of test
AS/NZS 1080.1	2012	Moisture content
AS/NZS 1163	2008	Cold formed structural steel hollow sections
AS 1170	2002	Structural design actions
AS/NZS 1170.1	2002	Permanent, imposed and other actions
AS 1192	2004	Electroplated coatings - Nickel and chromium
AS 1214	1983	Hot-dip galvanized coatings on iron and steel
AS 1231	2000	Aluminium and aluminium alloys - Anodic oxidation coatings
AS 1288	2006	Aluminium and aluminium alloys - Anodic oxidation coatings
AS 1289	2006	Methods of testing soils for engineering purposes
AS 1289.5.2.1	2003	Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using modified compaction effort
AS 1566	1982	Rigid cellular plastics sheets for thermal insulation
AS 1566.3	1982	Rigid cellular polyurethanes - Extruded (RCP/PS - M)
AS 1568	1989	Rigid cellular polyurethanes - Extruded (RCP/PS - E)
AS/NZS 1387	2007	Coaxial cables and optical fibre systems for the RF distribution of analog and digital telecommunication signals in single and multiple dwelling installations
AS 1379	2007	Specification and supply of concrete
AS 1397	2011	Concrete hot-dip metallic coated steel sheet and strip - Coatings of zinc and zinc alloyed with aluminium and magnesium
AS/NZS 1548	2008	On-site domestic wastewater treatment units
AS/NZS 1548.1	2008	Static tanks
AS 1562	1982	Design and installation of sheet roof and wall cladding
AS 1562.3	2006	Plastics
AS 1604	2006	Metal
AS 1627	2013	Specification for preservative treatment
AS 1657	2013	Metal finishing - Preparation and pretreatment of surfaces
AS 1672	2013	Fixed platforms, walkways, stairways and ladders - Design, construction and installation
AS 1672.1	1997	Limes and limestones
AS 1684	1997	Urves for building
AS 1684.2	2010	Residential timber-framed construction
AS 1684.3	2010	Non-cyclopic areas
AS 1684.4	2010	Cyclopic areas
AS 1810	1995	Simplified non-cyclopic areas
AS/NZS 1859	2004	Timber - Seasoned cypress pine - Milled products
AS/NZS 1859.1	2004	Reconstituted wood-based panels - Specifications
AS/NZS 1859.2	2004	Particleboard
AS/NZS 1859.3	2005	Dry-processed fibreboard
AS/NZS 1859.4	2004	Decorative overlaid wood panels
AS 1860	2002	Wet processed fibreboard
AS/NZS 1860.1	2002	Particleboard flooring
AS 1860.2	2006	Specifications
AS/NZS 1866	1987	Installation
AS 1894	2012	Aluminium and aluminium alloys - Extruded rod, bar, solid and hollow shapes
AS 1926.1	2012	Floor coverings - Resilient sheet and tile - Installation practices
AS 1926.2	2007	Swimming pool safety
AS 2047	2014	Safety barriers for swimming pools
AS 2049	2002	Location of safety barriers for swimming pools
AS 2050	2002	Windows and external glazing in buildings
AS 2082	2007	Roof tiles
AS/NZS 2088	2006	Installation of roof tiles
AS/NZS 2179	2014	Timber - Hardwood - Visually stress-graded for structural purposes
AS/NZS 2179.1	2014	Methods of test for veneer and plywood
AS/NZS 2201.1	2007	Moisture content of veneer and plywood
AS/NZS 2269	1996	Specifications for rainwater goods, accessories and fasteners
AS/NZS 2269.0	2012	Metal shape or sheet rainwater goods, and metal accessories and fasteners
AS/NZS 2270	2006	Intruder alarm systems
AS/NZS 2271	2004	Client's premises - Design, installation, commissioning and maintenance
AS/NZS 2311	2009	Safety glazing materials in buildings
AS/NZS 2312	2014	Plywood - Structural
AS 2327	2003	Specifications
AS 2327.1	2003	Plywood and blockboard for interior use
		Plywood and blockboard for exterior use
		Guides to the painting of buildings
		Guides to the protection of structural steel against atmospheric corrosion by the use of protective coatings
		Paint coatings
		Composite structures
		Simply supported beams

NATSPEC SIMPLE DOMESTIC SPECIFICATION

AS/NZS 2455 AS/NZS 2455.1 AS/NZS 2588 AS/NZS 2589 AS 2601 AS/NZS 2699 AS/NZS 2699.1 AS/NZS 2699.3 AS/NZS 271.2 AS/NZS 272.0	2007 1998 2007 2001 2000 2002 2007 2013	Textile floor coverings - Installation practice General Gypsum plasterboard Gypsum linings - Application and finishing The demolition of structures Built-in components for masonry construction Wall ties Urinals and shelf angles (durability requirements) Solar and heat pump water heaters - Design and construction Prefinished/prepainted sheet metal products for interior/exterior building applications - Performance requirements Timber - Hardwood - Sawm and milled products Product specification Timber for furniture components Residential slabs and footings Damp-proof courses and flashings Ceramic-cermet products Flat sheets High pressure decorative laminates - Sheets made from thermosetting resins Classification and specifications - Australian/New Zealand Wiring Rules Electrical installations - Selection of cables Cables for alternating voltages up to and including 0.6/1 kV - Typical Australian installation conditions Electrical installations - Verification guidelines Information technology - Generic cabling for customer premises (ISO/IEC 11801:2011, MOD) Low-voltage switchgear and controlgear assemblies Particular requirements for low-voltage switchgear and controlgear assemblies intended to be installed in places where unskilled persons have access for their use - Distribution boards Water services Sanitary plumbing and drainage Stormwater drainage Heated water services Housing installations General requirements and mechanical properties Self-drilling screws for the building and construction industries Concrete structures Formwork for concrete Documentation and surface finish Termite management New building work Metal finishing - Thermoset powder coating for architectural applications of aluminum and aluminum alloys Guide to residential pavements Latex - Interior - Flat Latex - Interior - Semi-gloss Latex - Interior - Low-gloss Solvent-borne - Interior/exterior - Full gloss enamel Latex - Exterior - Flat Latex - Exterior - Low gloss Latex - Exterior - Semi-gloss Latex - Exterior - Gloss Latex - Self-priming timber finish - Exterior Clear coatings for interior timber floors Wood stain - Solvent-borne - Exterior Solvent-borne - Exterior/interior - Pavement paint Waterproofing of domestic wall areas Paints for steel structures Organic zinc-rich primer Guidelines on earthworks for commercial and residential developments Performance of electrical appliances - Air conditioners and heat pumps Non-ducted air conditioners and heat pumps - Testing and rating for performance (ISO 1517:2010, MOD) Ducted air conditioners and air-to-air heat pumps - Testing and rating for performance (ISO 13253:2010, MOD)	
AS 2796 AS 2796.1 AS 2796.2 AS 2796.3 AS 2858 AS 2970 AS/NZS 2904 AS/NZS 2908.2 AS/NZS 2924 AS/NZS 2924.1 AS/NZS 3000.1 AS/NZS 3000 AS/NZS 3008.1.1	1999 2008 2008 2008 2011 2000	AS/NZS 3017 AS/NZS 3018 AS/NZS 3019 AS/NZS 3439 AS/NZS 3439.3	2007 2013 2002
AS/NZS 3500 AS/NZS 3500.1 AS/NZS 3500.2 AS/NZS 3500.3 AS/NZS 3500.4 AS/NZS 3500.5	2003 2003 2015 2003	AS/NZS 3566.1 AS 3600 AS 3610 AS 3610.1 AS 3660 AS 3680.1 AS 3715	2002 2009 1985 2010 2009 2014 2002
AS 3727 AS 3730 AS 3730.1 AS 3730.2 AS 3730.3 AS 3730.6 AS 3730.7 AS 3730.8 AS 3730.9 AS 3730.10 AS 3730.12 AS 3730.16 AS 3730.27 AS 3730.28 AS 3730.29 AS 3740 AS 3743 AS/NZS 3750 AS/NZS 3750.9 AS 3798 AS/NZS 3823 AS/NZS 3823.1.1	1993 2008 2006 2006 2006 2006 2006 2006 2006 2006 2006 2006 2006 2006 2006 2010 2003 2009 2007	AS 3566 AS 3600 AS 3610 AS 3610.1 AS 3660 AS 3680.1 AS 3715	2014 2002
AS/NZS 3823.1.2 AS 3958 AS 3958.1 AS 3959	2012 2007 2009	AS/NZS 3823.1.2 AS 3958 AS 3958.1 AS 3959	2012 2007 2009

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AS 3972 AS 3999 AS/NZS 4200 AS/NZS 4200.1 AS/NZS 4200.2 AS 4260 AS 4260.2 AS 4260.3 AS 4260.4 AS 4260.5 AS 4285 AS 4285.1 AS 4288 AS 4312 AS/NZS 4366 AS/NZS 4366.1 AS 4419 AS 4454 AS/NZS 4455 AS/NZS 4455.1 AS/NZS 4653.3 AS 4654 AS 4652 AS 4699 AS/NZS 4800 AS/NZS 4800.1 AS/NZS 4802 AS/NZS 4802.2 AS 4773 AS 4773.1 AS 4773.2 AS/NZS 4782 AS/NZS 4782.2 AS/NZS 4783 AS/NZS 4783.2 AS 4785 AS 4785.1 AS 4785.2 AS 4785.3 AS 4786 AS 4786.2 AS/NZS 4847 AS/NZS 4847.2 AS/NZS 4850 AS/NZS 4850.1 AS 4934 AS 4934.2 AS 5039 AS 5040 AS/NZS 5601 AS/NZS 5601.1 AS 6002 AS 6669 AS ISO 13007 AS ISO 13007.1 AS/NZS ISO/IEC 19018:2009 AS/NZS 60598 AS/NZS 60598.1 SAA HB 230 SAA HB 252 SAA HB 301 SAA HB 330 AIRAH DA09 BCA 3.2.2 BCA 3.2.4 BCA Table 3.5.1.1a BCA 3.8.1.2 BCA 3.8.1 BCA 3.9.2	2010 1992 1994 1994 2006 2006 2008 2007 2007 2003 2008 1996 2003 2012 2008 2008 2012 2005 2011 2005 2005 2005 2005 2010 2010 2004 2002 2002 2002 2002 2002 2005 2010 2004 2002 2011 2008 2003 2013 2005 1999 2007 2013 2013 2008 2014 2001 2009 1998 2015 2015 2015 2015	General purpose and blended cements Thermal insulation of dwellings - Bulk insulation - Installation requirements Plastic building membranes and underlays Materials Installation requirements Plastic roof and wall cladding materials Unplasticized polyvinyl chloride (uPVC) building sheets Glass fibre reinforced polyester (GRP) Unplasticized polyvinyl chloride (uPVC) wall cladding boards Polycarbonate Skylights Soft underlays for textile floor coverings Atmospheric corrosivity zones in Australia Domestic kitchen assemblies Kitchens units Soils for landscaping and garden use Compos, soil conditioners and mulches Masonry units, pavers, flags and segmental retaining wall units Masonry units Segmental retaining wall units Garage doors and other large access doors Gas fired water heaters for hot water supply and/or central heating Minimum energy performance standards for gas water heaters Slip resistance classification of new pedestrian surface materials Cold resistant application of new pedestrian surface materials Hot-dip galvanized (zinc) coatings on fabricated ferrous articles Electric water heaters Energy consumption, performance and general requirements Minimum Energy Performance Standard (MEPS) requirements and energy labelling Masonry in small buildings Desktop Construction Double-capped fluorescent lamps - Performance specifications Minimum Energy Performance Standard (MEPS) Performance of electrical lighting equipment - Ballasts for fluorescent lamps Energy labelling and minimum energy performance standards requirements Timber - Softwood - Sawn and milled products Product specification Grade description Timber for furniture components Timber flooring Sanding and finishing Self-catalysed lamps for general lighting services Minimum Energy Performance Standards (MEPS) requirements Wet area membranes Materials for the thermal insulation of buildings General criteria and technical provisions Incandescent lamps for general lighting services - Test methods Minimum energy performance standards (MEPS) requirements Security screen doors and security window grilles Installation of security screen doors and window grilles Gas installations General installations Timber - Natural durability ratings Domestic electric meter enclosures Plywood - Formwork Ceramic tiles Grouts and adhesives - Terms, definitions and specifications for adhesives Information technology - Generic cabling for homes Luminaires General requirements and tests (IEC 60598-1, Ed. 7.0 (2008) MOD) Rainwater tank design and installation handbook Communications Cabling Manual - Module 3. Residential communications cabling handbook Electrical installations - Designing to the Wiring Rules Living in bushfire-prone areas Air conditioning load estimation and psychrometrics Acceptable construction - Footings and slabs - Preparation Acceptable construction - Footings and slabs - Site classification Acceptable construction - Foot and wall cladding - Roof cladding - Metal sheet roofing - Acceptable construction - Health and amenity - Wet areas and external waterproofing - Wet areas Acceptable construction - Safe movement and access - Stair construction Acceptable construction - Safe movement and access - Barriers and handrails
AS 3972 AS 3999 AS/NZS 4200 AS/NZS 4200.1 AS/NZS 4200.2 AS 4260 AS 4260.2 AS 4260.3 AS 4260.4 AS 4260.5 AS 4285 AS 4285.1 AS 4288 AS 4312 AS/NZS 4366 AS/NZS 4366.1 AS 4419 AS 4454 AS/NZS 4455 AS/NZS 4455.1 AS/NZS 4653.3 AS 4654 AS 4652 AS 4699 AS/NZS 4800 AS/NZS 4800.1 AS/NZS 4802 AS/NZS 4802.2 AS 4773 AS 4773.1 AS 4773.2 AS/NZS 4782 AS/NZS 4782.2 AS/NZS 4783 AS/NZS 4783.2 AS 4785 AS 4785.1 AS 4785.2 AS 4785.3 AS 4786 AS 4786.2 AS/NZS 4847 AS/NZS 4847.2 AS/NZS 4850 AS/NZS 4850.1 AS 4934 AS 4934.2 AS 5039 AS 5040 AS/NZS 5601 AS/NZS 5601.1 AS 6002 AS 6669 AS ISO 13007 AS ISO 13007.1 AS/NZS ISO/IEC 19018:2009 AS/NZS 60598 AS/NZS 60598.1 SAA HB 230 SAA HB 252 SAA HB 301 SAA HB 330 AIRAH DA09 BCA 3.2.2 BCA 3.2.4 BCA Table 3.5.1.1a BCA 3.8.1.2 BCA 3.8.1 BCA 3.9.2	2010 1992 1994 1994 2006 2006 2008 2007 2007 2003 2008 1996 2003 2012 2008 2008 2012 2005 2011 2005 2005 2005 2010 2010 2004 2002 2002 2002 2002 2002 2005 2010 2004 2002 2011 2008 2003 2013 2005 1999 2007 2013 2013 2008 2014 2001 2009 1998 2015 2015 2015 2015	

**NATSPEC SIMPLE DOMESTIC SPECIFICATION**

BCA 3.12.1.1	2015	Acceptable construction - Energy efficiency - Building fabric- Building fabric thermal insulation
FWPA PN06, 1039	2008	Interim industry standard - Recycled timber - Visually graded recycled decorative
NASH-1	2005	Design criteria
NASH-2	2014	Design solutions
NASH		NASH standard residential and low-rise steel framing
Safe Work Australia	2011	How to safely remove asbestos

**CORPORATE INFORMATION**

NATSPEC is the trading name of Construction Information Systems Limited, ABN 20 117 074 606.

NATSPEC, founded in 1976, is a national not-for-profit organisation that is owned by the design, build, construct and property industry through professional associations and government property groups. It is impartial and is not involved in advocacy or policy development.

NATSPEC's major services is the provision of the comprehensive national specification systems, endorsed by government and professional bodies. NATSPEC, the National Building Specification, is for all building structures, with specialist packages for residential, interior designers, landscape architects, structural engineers, services engineers and domestic owners. AUS-BPEC is the Local Government specification system for the life cycle management of assets. Packages include Urban and Open Spaces, Roadworks and Bridges, Public Utilities, and Maintenance. NATSPEC is also the publisher of the National BIM Guide and associated documents.

NATSPEC's objective is to improve the quality of construction in Australia through its updating services and via the provision of information, tools, products and other services.

**STAKEHOLDERS**

- // Air Conditioning and Mechanical Contractors' Association of Australia
- // Australian Council of Built Environment Design Professionals
- // Australian Electrical Association
- // Australian Institute of Architects
- // Australian Institute of Building
- // Australian Institute of Building Surveyors
- // Australian Institute of Quantity Surveyors
- // Chief Minister, Treasury and Economic Development Directorial (ACT)
- // Construction Industry Engineering Services Group
- // Corps of Australia
- // Department of Finance (Federal)
- // Department of Finance (WA)
- // Department of Housing and Public Works (QLD)
- // Department of Infrastructure (NT)
- // Department of Planning, Transport and Infrastructure (SA)
- // Department of Treasury and Finance (TAS)
- // Department of Treasury and Finance (VIC)
- // Engineers Australia
- // Master Builders Australia
- // Office of Finance and Services (NSW)
- // Standards Australia

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## **Special by-law no. 185 – Lot 1 renovations**

### **Part A Definitions and Interpretation**

1.1 In this by-law:

- (a) "**Act**" means the *Strata Schemes Management Act 2015* (NSW).
- (b) "**Council**" means the local council within whose boundaries the Owners Corporation is located and, where relevant, includes an accredited certifier under the *Environmental Planning and Assessment Act 1979* (NSW).
- (c) "**Documents**" mean:
- (i) copy of Archer Office Architect's architectural drawings dated 2 April 2020 **attached** to this by-law; and
  - (ii) copy of structural drawings by Partridge Structural Pty Ltd dated 5 May 2020 **attached** to this by-law; and
  - (iii) copy of the Statement of Structural Design Intent prepared by Partridge Engineers dated 25 May 2020 **attached** to this by-law; and
  - (iv) copy of the Letter re Internal Alterations – Apartment 1 from BCA Logic dated 9 June 2020 **attached** to this by-law.
- (d) "**Exclusive Use Area**" means the common property areas reasonably required to retain the Works once complete.
- (e) "**Insurance**" means:
- (i) contractors' all risks insurance cover with an authorised insurer (incorporating cover against public risk in respect of claims for death, injury, accident and damage occurring in the course of or by reason of the Works to a minimum of \$10,000,000);
  - (ii) insurance under the *Home Building Act 1989*, if required by law; and
  - (iii) workers' compensation insurance, if required by law.
- (f) "**Lot**" means lot 1 in Strata Plan No. 46789.
- (g) "**Owner**" means the owner of the Lot for the time being and that owner's successors in title.
- (h) "**Owners Corporation**" means the owners corporation created by the registration of strata plan no. 46789.
- (i) "**Strata Scheme**" means the strata scheme in respect of which this by-law applies.
- (j) "**Works**" means the following works to the Lot and common property and in accordance with the Documents to create a better amenity and clearer delineation between habitable and unhabitable spaces:

#### Demolition

- Demolition of all internal walls and partitions from the lower floor "Managers Facility" through to the upper level mezzanine and including the entire mezzanine itself (the lower floor will contain uses such as storage, wine cellar, office, laundry, study area and stairs);

## Open Plan Kitchen / Living/ Dining Room /Water Closet and Storage

(Note: The level above will include an open plan kitchen, living, dining room with a water closet and storage)

### *Open Plan Kitchen*

- The relocation and installation of a new open plan kitchen including splashbacks, cabinetry and appliances;
- Rough in new electrical services in kitchen including lighting, exhaust fan, GPO's etc;
- Fit off new electrical fittings and fixtures in kitchen;
- Rough in new plumbing services in kitchen;
- Fit off plumbing fittings and fixtures in kitchen;
- Reconfigure kitchen plumbing and gas, as required;
- Such works which are ancillary to the above;

### *Living and Dining Room*

- The creation of a new living room and dining room;
- Rough in new electrical services in living and dining room including lighting and GPO's etc;
- Such works which are ancillary to the above;

### *Water Closet*

- The installation of a new water closet including floor and wall tiles;
- The installation of a new sink, toilet and waterproofing membrane;
- Rough in new electrical services in water closet including lighting, exhaust fan, GPO's etc;
- Fit off new electrical fittings and fixtures in water closet;
- Rough in new plumbing services in water closet;
- Fit off new plumbing fittings and fixtures in water closet;
- Reconfigure plumbing in water closet, as required;
- Such works which are ancillary to the above;

### *Storage*

- The creation of a storage area;

## Basement

- Cap and remove sprinkler system;
- Reconfiguration of the stairs;
- Remove all non-structural walls;
- Reconfiguration of the bathroom;

- Remove the existing bathroom;
- Remove the existing floor and wall tiles;
- Install new render, floor and wall tiles;
- Install new waterproofing membrane;
- Install new bathroom fixtures and appliances;
- Install new external doors;
- Addition of new wall configuration to create storage, office and study areas
- Addition of a new laundry;
- Install new render, floor and wall tiles in bathroom and laundry;
- Install new waterproofing membrane in bathroom and laundry;
- Install new bathroom and laundry fixtures;
- Rough in new electrical services in bathroom, storage area, office, study areas and laundry including lighting, exhaust fans in bathroom and laundry and GPO's etc;
- Fit off new electrical fittings and fixtures in bathroom, storage area, office, study areas and laundry;
- Rough in new plumbing services in bathroom and laundry;
- Fit off new plumbing fittings and fixtures in bathroom and laundry;
- Reconfigure plumbing in bathroom and laundry, as required;
- Such works which are ancillary to the above;

#### First floor

- Remove the existing kitchen;
- Install new kitchen including splashbacks, cabinetry and appliances;
- Rough in new electrical services in kitchen including lighting, exhaust fan, GPO's etc;
- Fit off new electrical fittings and fixtures in kitchen;
- Rough in new plumbing services in kitchen;
- Fit off plumbing fittings and fixtures in kitchen;
- Reconfigure kitchen plumbing, as required;
- Such works which are ancillary to the above;

#### Mezzanine

- Build new mezzanine from steel structure including new stair location;
- Creation of three (3) new bedrooms with carpentry;

- Rough in new electrical services in bedrooms including lighting and GPO's etc;
- Fit off new electrical fittings and fixtures in bedrooms;
- Creation of two (2) new bathrooms including install new render, floor and wall tiles, new waterproofing membrane, new bathroom fixtures and appliances;
- Rough in new electrical services in bathrooms including lighting, exhaust fans and GPO's etc;
- Fit off new electrical fittings and fixtures in bathrooms;
- Rough in new plumbing services in bathrooms;
- Fit off new plumbing fittings and fixtures in bathrooms;
- Reconfigure plumbing in bathrooms, as required;
- Such works which are ancillary to the above;

#### Walls and Windows

- Replacement of windows in keeping with Appearance and Character of building;
- Replacement of hot water heater; and
- Installation of air conditioning unit on the balcony of the property below the height of the balcony wall.

#### 1.2 In this by-law:

(a) references to any statutory or like provisions include any statutory or like provisions amending, consolidating or replacing the same;

(b) words importing the singular number include the plural and vice versa;

(c) words importing the masculine, feminine or neuter gender include both of the other two genders;

(d) any expression used in this by-law and which is defined in the Act will have the same meaning as that expression has in that legislation unless a contrary intention is expressed in this by-law;

(e) if there is any inconsistency between this by-law and any other by-law applicable to the Strata Scheme, then the provisions of this by-law will prevail to the extent of that inconsistency;

(f) a reference to a body, whether statutory or not which ceases to exist or whose powers or functions are transferred to another body, is a reference to the body which replaces it or which substantially succeeds to its powers or functions; and

(g) if at any time any provision of this by-law is or becomes illegal, invalid, unenforceable or void in any respect, that provision will be ignored, read down or severed so far as is possible in order to uphold the legality, validity and enforceability of the remaining provisions of this by-law.

**Part B**  
**Grant of Rights and Approval**

2.1 Subject to compliance with the terms and conditions referred to in Part C of this by-law, the Owner:

- (a) is authorised by the Owners Corporation pursuant to section 108 of the Act to add to, alter and erect new structures on the common property to carry out the Works;
- (b) is granted the special privilege to undertake and retain the Works; and
- (c) is granted exclusive use of the Exclusive Use Area for the purpose of installing the Works.

**Part C**  
**By-Law Conditions**

Prior to commencement of the Works

3.1 Prior to commencement of the Works, the Owner must:

- (a) if required by law, obtain a complying development certificate for or development consent of the Council to the Works and a construction certificate for the Works and give copies of them to the Owners Corporation;
- (b) give the Owners Corporation a copy of a certificate or other document demonstrating that the contractor who will carry out the Works holds a current licence and current Insurance;
- (c) cause Insurance to be effected and maintained for the Works; and
- (d) obtain the Owners Corporation's written approval.

During the conduct of the Works

3.2 In carrying out the Works, the Owner must:

- (a) where any work undertaken includes waterproofing then the Owner must ensure that at their cost the waterproofing is carried out in satisfaction of prevailing Australian waterproofing standards by a duly licensed applicator and that they provide the Owners Corporation with certification of same in favour of the Owners Corporation within 14 days of completion of the waterproofing;
- (b) cause Insurance to be effected and maintained for the duration of the Works;
- (c) use duly licensed employees, contractors or agents to conduct the Works;
- (d) where applicable, comply with any condition or requirement of Council;
- (e) ensure the Works are carried out in a competent and proper manner by appropriately qualified and licensed contractors utilising only first quality materials which are good and suitable for the purpose for which they are used;
- (f) make certain the Works are completed in accordance with any specifications for them and comply with the Building Code of Australia and any applicable Australian Standard (in the event of a conflict, the Building Code of Australia shall prevail);
- (g) make sure the Works are carried out with due diligence and are completed as soon as practicable from the date of commencement;
- (h) ensure that the Works are only carried out between the hours of 7:00am to 5:00pm, Monday to Friday and between the hours of 8:00am to 3:00pm on Saturday and must not carry out the Works on Sunday or on days which fall on a public holiday;



(i) make sure that percussion tools and noisy equipment such as jack hammers and tile cutters are only used between the hours of 10:00am to 4:00pm, Monday to Friday and not on weekends or on days which fall on a public holiday;

(j) ensure the Works and the Owner's contractors do not create any excessive noise in the Lot or in a common area that is likely to interfere with the peaceful enjoyment of the occupier of another apartment or of any person lawfully using a common area;

(k) ensure that all construction materials and equipment are transported in accordance with any manner reasonably directed by the Owners Corporation and in a manner that does not cause damage to the building;

(l) ensure that any debris and rubbish associated with or generated by the renovations is removed from the building strictly in accordance with the reasonable directions of the Owners Corporation;

(m) make sure that no building materials or skip bins are stored in or near the common area without the prior approval of the Owners Corporation;

(n) protect all areas of the building outside the Lot which are affected by the Works from damage, the entry of water or rain and from dirt, dust and debris relating to the Works and ensure that all common areas, especially the walls, floors and lift leading to the Lot, are protected by covers and mats when transporting furniture, construction materials, equipment and debris through the building;

(o) clean any part of the common areas affected by the Works on a daily basis and keep all of those common areas clean, neat and tidy during the Works;

(p) give the Owners Corporation's authorised representative(s) access to the Lot to inspect the Works within 72 hours of any request from the Owners Corporation;

(q) not vary the Works without obtaining the prior written approval of the Owners Corporation; and

(r) pay all costs associated with the Works.

#### After the Conduct of the Works

3.3 After the Works have been completed, the Owner must:

(a) promptly notify the Owners Corporation that the Works have been completed;

(b) promptly notify the Owners Corporation that all damage, if any, to lot and common property caused by the Works and not permitted by this by-law have been rectified; and

(c) if required by the Owners Corporation, give the Owners Corporation's authorised representative(s) access to the Lot to inspect the Works within 72 hours of any request from the Owners Corporation.

#### Lot Owner's Enduring Obligations

3.4 The Owner:

(a) is responsible for the cost of the Works;

(b) is responsible for the ongoing maintenance of the alterations of, additions to and new structures erected on the common property resulting from the Works;

(c) is responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the Exclusive Use Area and the Works and must also renew or replace the Works where necessary;

(d) must at the Owner's own cost repair any damage to the Lot or common property directly arising out of the Works;

(e) to the extent permitted by law, indemnifies the Owners Corporation against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the Owners Corporation directly arising out of the Works;

(f) to the extent permitted by law, indemnifies the Owners Corporation against any sum payable by the Owners Corporation by way of increased premiums for effecting and maintaining building damage insurance and/or public liability insurance, where such increase in premiums is the direct or indirect result of the Works; and

(g) must pay for the costs of the making, passing and registration of this by-law.

#### Owners Corporation's Consent

3.5 The Owners Corporation must provide its consent to the lodgement of and affix the Owners Corporation's common seal to any application for development approval in relation to the Works, to any section 4.55 modification application of development approval in relation to the Works, to any complying development certificate in relation to the Works and to any construction certificate in relation to the Works as contemplated by the *Environmental Planning and Assessment Act 1979* within a reasonable time after being requested to do so by the Owner.

#### **Part D**

##### **Breach of this by-law**

4.1 If the Owner fails to comply with or breaches any part of this by-law, then the Owners Corporation may request in writing that the Owner complies with or rectifies the breach within 7 days or such other longer period as specified in the notice.

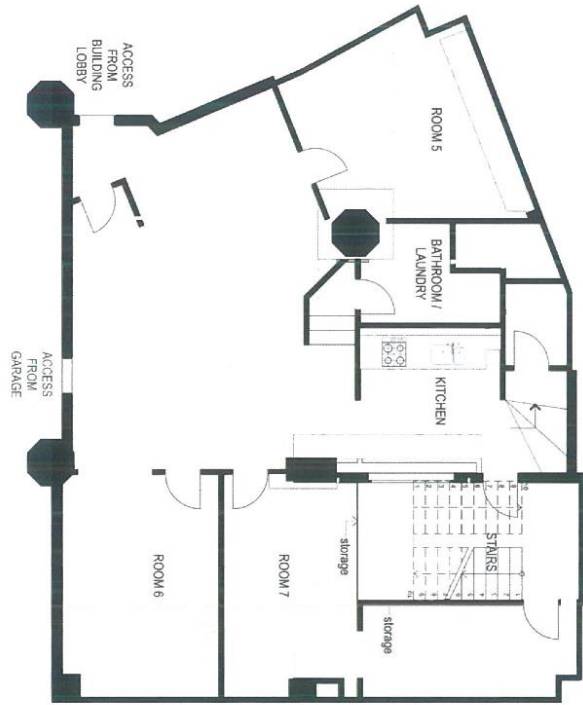
4.2 If the Owner fails to comply with the request in clause 4.1, without prejudice to any other rights:

(a) the Owners Corporation may, by its agents, employees and contractors, carry out all works necessary to perform that obligation;

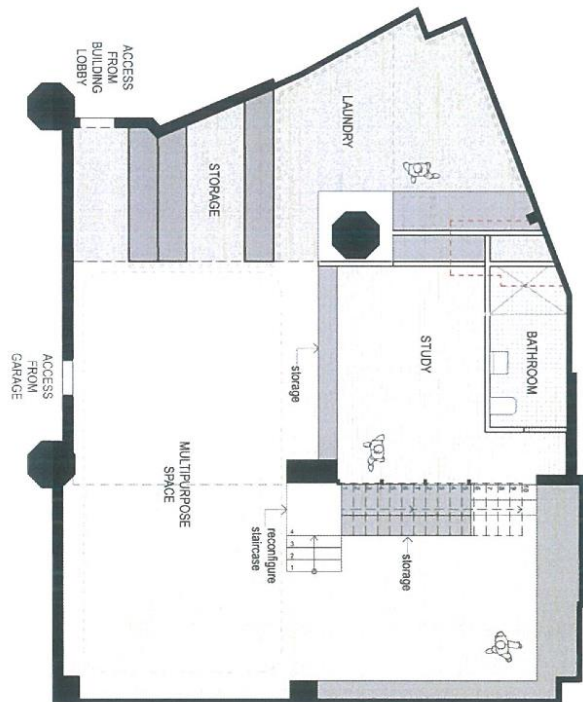
(b) the Owners Corporation may, by its agents, employees and contractors, enter upon any part of the Lot and the common property to carry out that work; and

(c) the Owners Corporation may recover as a debt any amounts payable by the Owner pursuant to this bylaw, not paid at the end of one month after demand, together with any simple interest on any outstanding amount at the rate of 10% per annum, and the expenses of the Owners Corporation incurred in recovering those amounts.

ATTACHMENTS TO SPECIAL BY-LAW LOT 1 RENOVATIONS

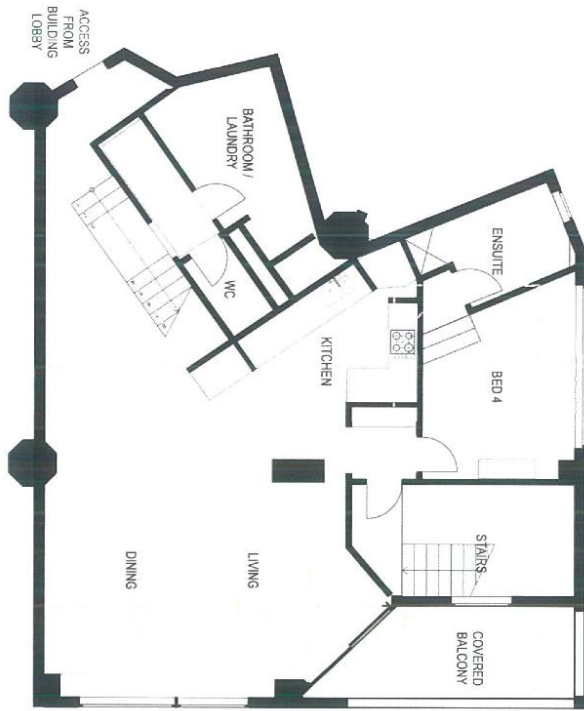


BASEMENT EXISTING 1:100

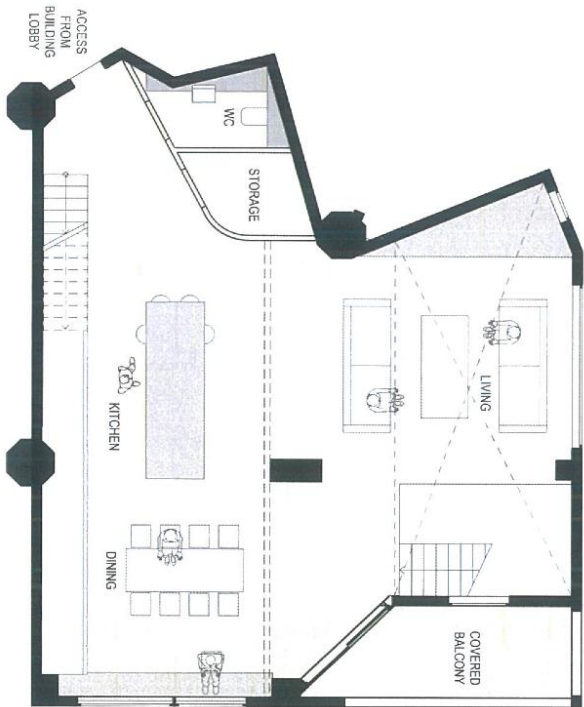


BASEMENT PROPOSED 1:100

REV	DATE	DESCRIPTION / NOTES	SCALE	CONSTANTS	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE
						<b>ARCHER OFFICE</b> ARCHITECTS 1000 WEST 10TH AVENUE SUITE 200 VANCOUVER, BC V6H 2T6 TEL: 604-681-1111 WWW.ARCHEROFFICE.COM	<b>MISSSENDEN 1</b>	<b>BASEMENT EX / PROP</b>
						ARCHITECTS JOHN HANSEN P. ENG. 1985 1000 WEST 10TH AVENUE SUITE 200 VANCOUVER, BC V6H 2T6 TEL: 604-681-1111 WWW.ARCHEROFFICE.COM	PROJECT NUMBER   DRAWN   CHECKED   SHEET SCALE   SHEET SIZE	SHEET NUMBER
							1908   XX   XX   1:100   A3	SK   SK
								<b>SKETCH</b> 04.02.20



GROUND LEVEL EXISTING 1:100



GROUND LEVEL PROPOSED 1:100

NO.	DATE	DESCRIPTION	NOTES

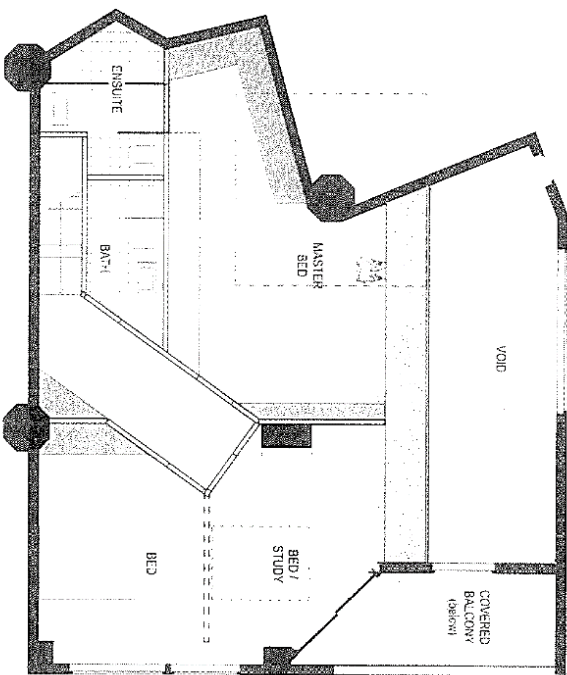
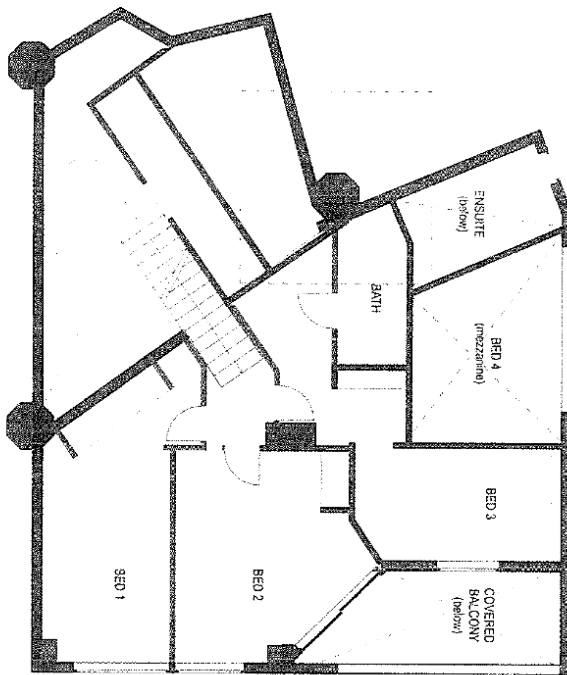
COMMENTS

ARCHITECT  
**ARCHER OFFICE**  
 4th Floor, 100 Pitt Street  
 Sydney, NSW 2000  
 Australia  
 Tel: +61 (0)2 9252 3200  
 Fax: +61 (0)2 9252 3201  
 Email: info@archeroffice.com.au  
 Website: www.archeroffice.com.au

PROJECT  
**MISSENDEN 1**  
 PROJECT NUMBER: 1908  
 DRAWN: XX  
 CHECKED: XX  
 SHEET SCALE: 1:100  
 SHEET SIZE: A3

DRAWING TITLE  
**GROUND FLOOR PRO**  
 DOCUMENT NUMBER: SK  
 SHEET NUMBER: SK

**SKETCH**  
 04.02.20



DATE: 04.02.20  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SCALE: 1:100  
 PROJECT: [Name]  
 CLIENT: [Name]

DATE: 04.02.20  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

ARCHITECT: ARCHER OFFICE  
 1908  
 1908  
 1908

PROJECT: MEZZANINE EX / PROP  
 1908  
 1908  
 1908

DATE: 04.02.20  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SKETCH  
 04.02.20

Project  
 1 / 1 Missenden Road

Line  
 Basement Plan

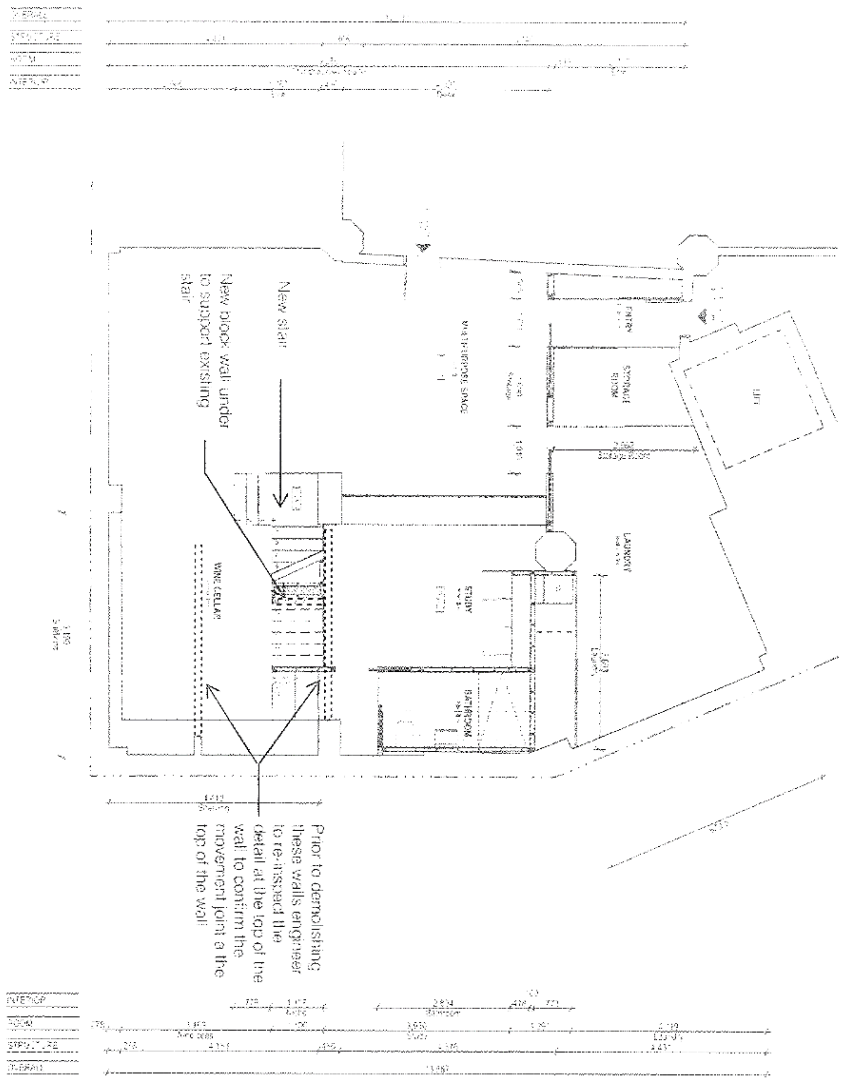
Job No.  
 2019S0697

Drawing No.  
 SK01

Revision  
 Date  
 05.05.2020

PRELIMINARY

REV	NO.	DESCRIPTION	DATE
1	1	Issue for construction	05/05/20



NO.	DESCRIPTION	DATE
1	Issue for construction	05/05/20

NO.	DESCRIPTION	DATE
1	Issue for construction	05/05/20

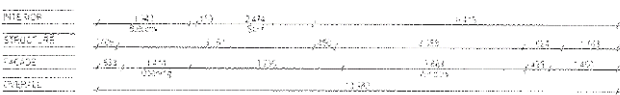
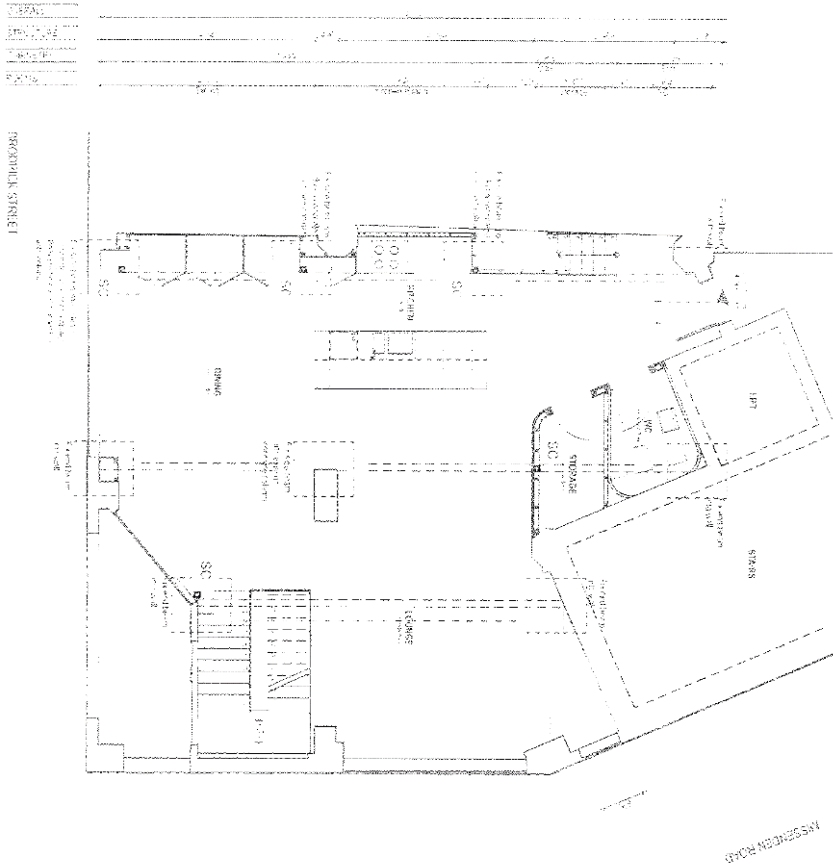
NO.	DESCRIPTION	DATE
1	Issue for construction	05/05/20

NO.	DESCRIPTION	DATE
1	Issue for construction	05/05/20

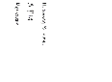
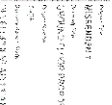
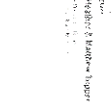
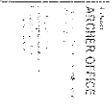
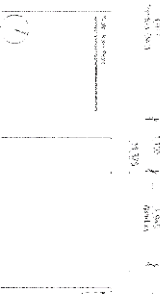
Project  
 1 / 1 Missenden Road  
 Title  
 Ground Floor Plan

Job No  
 2019S00697  
 Drawing No  
 SK02  
 Revision  
 A  
 Date  
 25.05.2020

PRELIMINARY

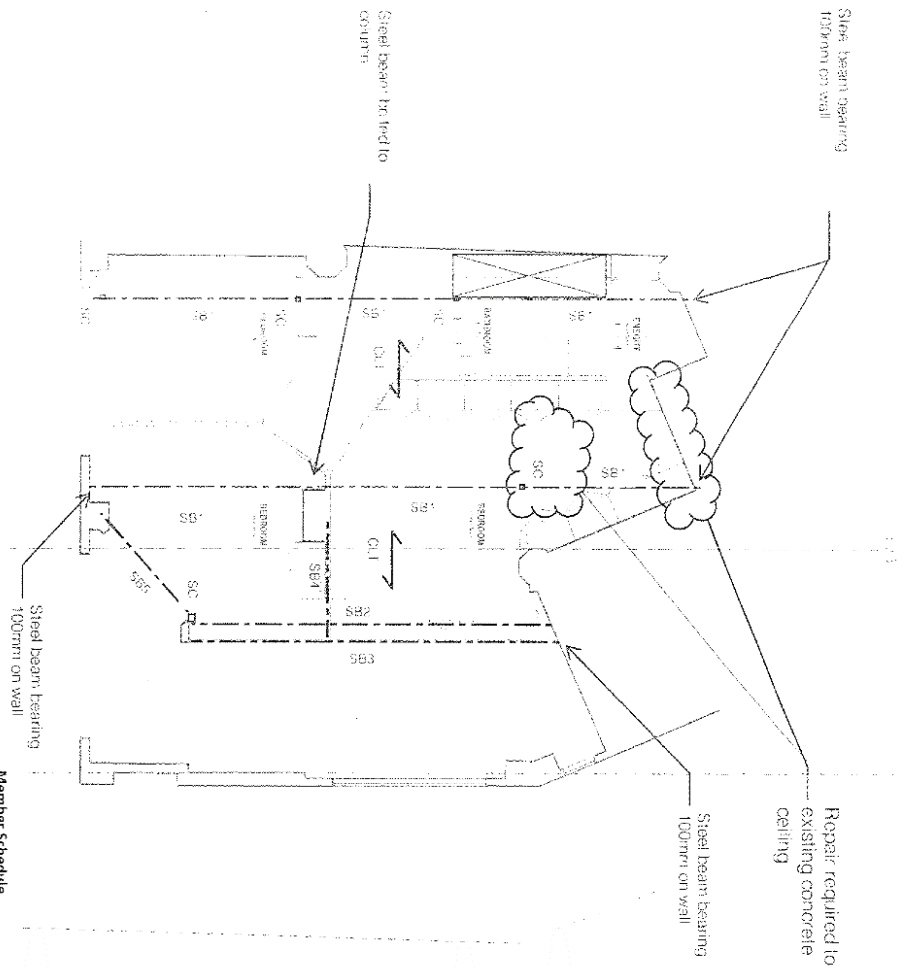


Member Schedule		Comment
Tag	Member	
SC	89 X 89 X 6 SHS	Steel column over



Project: 1 / 1 Missenden Road  
 Title: Mezzanine Floor Plan  
 Job No: 2019S00697  
 Drawing No: SK03  
 Revision: B  
 Date: 25.05.2020

ARCHER OFFICE MISSENDEN 1  
 3903 XX XX 1:80 A3 DA A105  
 MEZZANINE PROPOSED  
 SKETCH 04.02.20



Member Schedule		
Tag	Member	Comment
CLT	130 thick CLT panel	
SB1	150 UC 30 with a 300 wide x 10 thick plate welded to the base for the CLT to sit on	
SB2	310 UB 32 with the CLT resting on the bottom flange	
SB3	100 x 100 x 9 SHS	Steel beam at bench level supporting glazing
SB4	100 x 100 x 9 SHS	Steel beam at bench level supporting SB3
SB5	100 x 100 x 10 EA	Steel beam supporting CLT floor
SC	89 x 89 x 6 SHS	Steel column under



25<sup>th</sup> May 2020



Mr Matt Tupper  
c/- Archer Office Pty Ltd  
Suite 76 / Level 7  
61 Marlborough Street  
SURRY HILLS NSW 2010

**Attention: Tomek Archer**

## STATEMENT OF STRUCTURAL DESIGN INTENT

**Project Description: Alterations and Additions**

**Site Address: Unit 1 / 1 Missenden Road, Camperdown**

We, Partridge Structural Pty Limited, being professional Structural Engineers within the meaning of the National Construction Code, hereby confirm that we have been appointed structural engineers for the above project and that the structural design of the building work will be carried out under the supervision of a structural engineer certified under NER. We also confirm that this work will be designed in accordance with the relevant provisions of the Standard Building Codes, in accordance with accepted engineering practice and principles.

We have inspected the above building and confirm that the existing footings, walls, slabs and columns will be capable of safely supporting the design loadings for the proposed alterations shown on the architectural drawings when strengthened in accordance with the intent shown on the structural sketches prepared by Partridge Structural Pty Ltd.

Structural sketches by Partridge: 2019S0697 / SK1 rev -, SK2 rev A and SK3 rev B

Architectural drawings prepared by: Archer office Pty Ltd

Following completion of the design Partridge Structural will issue certified structural drawings for the project.

This design statement shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

A handwritten signature in blue ink that reads 'T. Marcot'.

**Tim Marcot**

BE(Hons) MStructE CEng

Associate

For and on behalf of:

**Partridge Structural Pty Ltd**

† 612 9460 9000 | Sydney Level 5, 1 Chandos Street, St Leonards NSW 2065 Australia

† 613 7020 5300 | Melbourne Level 6, 40 City Road, Southbank VIC 3006 Australia

e partridge@partridge.com.au | [www.partridge.com.au](http://www.partridge.com.au)

Partridge Structural Pty Ltd – 73 002 451 925

Partridge Event Pty Ltd – 50 139 601 433

Partridge Remedial Pty Ltd – 89 145 990 521

Partridge Hydraulic Services Pty Ltd – 11 608 027 578

2019S0697.001Statement of Design Intent  
Page 1 of 1

9 June 2020

Tomek Archer  
Archer Office  
1/479 Bourke St  
Surry Hills NSW 2010  
[tomek@archerooffice.com](mailto:tomek@archerooffice.com)

Dear Tomek,

**Re: 1 Missenden Road, Camperdown  
Internal Alterations – Apartment 1**

Reference is made to our engagement to undertake a review of the existing building and proposed internal works within the sole occupancy unit in accordance with the deemed to satisfy provisions of the Building Code of Australia (BCA).

As part of this review an inspection of the sole occupancy unit (SOU) was undertaken on Thursday 21<sup>st</sup> May 2020, during the inspection access was provided throughout Apartment 1 including the basement level of the unit. Within the unit it was found that there is an existing fire isolated stair which does not serve the common area of the building and a sprinkler system installed throughout the basement level of the sole occupancy unit.

An assessment of the existing building and the proposed internal alteration works has been undertaken against the relevant parts of the Building Code of Australia. The key matters to be addressed as identified onsite and upon review of the proposed works are as follows: -

**1. Fire Resistance and Stability – Part C1**

1. As existing there are bounding walls separating the unit from the common area and the other surrounding sole occupancy units. It is assumed that these walls would maintain the required FRL; however, as part of the works it would be proposed to ensure that the suitable FRLs are maintained in accordance with BCA Specification C1.1.
2. The basement portion of the unit is noted to be on the same level as the carpark and therefore the separating wall must be a 120/120/120 fire wall in accordance with BCA Specification C1.1. During the inspection of the building it was found that there are several gaps within the wall which will need to be rectified as part of the new works to ensure the required FRL is maintained.
3. The concrete slabs provided within the existing building are assumed to maintain the required FRLs when separating the units above and the basement carpark. It is noted that the intermediate floors within the apartment are not required to maintain an FRL and are therefore not required to be upgraded.

**2. Compartmentation and Separation – Part C2**

1. Due to the different classifications throughout the building, it is required that separation is provided in accordance with Specification C1.1. The carpark will need to be separated with construction maintaining an FRL of at least 120mins.

**3. Protection of Openings – Part C3**

1. The doorways within the fire wall separating the SOU from the carpark are required to be self-closing -/120/30 fire doors, access was not provided at the time of the inspection to confirm their compliance. Further onsite confirmation would need to be sought, otherwise the doors may need to be replaced.

2. The openings within the external wall are noted to be further than 6m from the far side of the Missenden Road and Brodrick Street and therefore no protection is required as per Clause C3.2.
  3. During the inspection it was noted that there are several services penetrating through the fire wall into the carpark that have not been suitably sealed. It would be required that all services passing through fire rated elements must be fire sealed in accordance with BCA Clause C3.15. It is noted that the existing building is provided with many services including: PVC pipes, metal ductwork and metal piping that will need to be protected as part of the new work. All existing services will need to be rectified to ensure that compliance is maintained; additionally, testing of all the existing fire dampers to ensure they are operational.
- 4. Provision for Escape – Part D1**
1. The existing exits within the building will be relied upon and not proposed to be modified under these works.
  2. It is noted that there is an existing fire-isolated stair within the SOU, however this is not for communal use or egress purposes and therefore is not considered to be a required exit. It is therefore noted that the existing stair may be removed and replaced as proposed.
- 5. Construction of Exits – Part D2**
1. The existing exits will be relied upon with no new works proposed.
- 6. Access for People with a Disability – Part D3**
1. Access is not required within the internals of a SOU in accordance with this part of the BCA.
- 7. Fire Fighting Equipment – Part E1**
1. Based on the existing AFSS it is noted that the building is provided with a sprinkler system, fire hydrant system, fire hose reels and portable fire extinguishers.
  2. The existing basement level of the sole occupancy unit is provided with a sprinkler system. It is considered that due to existing provisions throughout the building the need for sprinkler system in the internal units is not required. However, it is considered that the existing system would need to be capped and removed from within the unit so that it only serves the basement carpark. If the existing system is retained it would be required to seek a Performance Solution to allow for this system to remain as non-sprinkler protected areas must be separated with a fire wall, however it is noted that separation between these area may be addressed via a fire curtain or the like as part of the fire engineered Performance Solution.
  3. Hydrant coverage throughout the unit is required to comply with AS2419.1; however it is noted that the floor area of the existing building structure is not significantly increasing and access doorways are remaining as existing, so it would be considered that the same coverage will be maintained throughout the apartment, although confirmation must be provided based on closest hydrant.
- 8. Smoke Hazard Management – Part E2**
1. The sole occupancy unit is required to be fitted with a smoke detection and alarm system in accordance with Specification E2.2a. This will require that smoke alarms are installed within the sole occupancy unit in accordance with AS3786 and Clause 3 of Specification E2.2a. It is noted that the existing AFSS details the provision for Smoke and Heat Detectors provided within Units 1, however it is considered that the new works within the unit will address this and the new smoke alarm system will address this measure in the AFSS.
- 9. Lift Installations – Part E3**
1. No lift is existing or proposed within the units.
- 10. Emergency Lighting and Exit Signs– Part E4**
1. This part does not apply to the internal parts of a sole occupancy unit.
- 11. Health and Amenity (Section F)**
1. The sole occupancy unit has been provided with its own laundry, bathroom and kitchen as required by this clause.
  2. It is required to ensure that 2400mm clearance is maintained in habitable rooms once the ceiling has been installed, however it is considered that this would be achievable due to the excessive ceiling heights already provided.

3. Due to the lack of windows and openings provided on the basement level of the apartment, it is noted that this area may not be used for any habitable purposes as required by Part F4 of the BCA.

**12. Ancillary Provisions, Special Use Buildings & Maintenance (Sections G H & I)**

1. No requirements are applicable to this building under these Sections

**13. Energy Efficiency (Section J)**

1. The proposed works new works will be subject to requirements under Section J.

Subject to on-going design development detailing and the comments above the proposed alterations and additions are capable of complying with the requirements of the Building Code of Australia 2019.

If you require any further information or explanation of the above, please do not hesitate to contact the undersigned.

Yours faithfully,



Ben Long  
**Building Regulation Consultant**  
BCA Logic Pty Ltd