

AMENDED DECON 2013

Lump Sum Design and Construct Contract

Park on Parade

(Lot 6004 Post Parade, St Clair)

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SIGNING PAGE

This Agreement is made on

between:

THE BUILD TEC GROUP PTY LTD (ACN 008 091 414) of 99 King William st, Kent Town, SA 5067

(Principal)

and

BERT FARINA CONSTRUCTIONS PTY LTD (ACN 057 898 174) of 11 Indama street, Regency Park SA 5010

(Contractor)

The Principal and the Contractor will carry out their respective obligations for the design and construction of the Works in accordance with the terms of this Agreement.

EXECUTED as an Agreement

SIGNED by ANTHONY FARINA AS DIRECTOR OF BERT FARINA CONSTRUCTIONS PTY LTD (ACN 057 898 174)

in accordance with section 127(1) of the Corporations Act 2001 (Cth)

.....
Director

Anthony Farina
.....
Name of Director

.....
Director/Secretary

.....
Name of Director/Secretary

SIGNED by BUILD TEC GROUP PTY LTD (ACN 008 091 414)

in accordance with section 127(1) of the Corporations Act 2001 (Cth)

[Signature]
.....
Director

Michael Carrocci
.....
Name of Director

.....
Director/Secretary

.....
Name of Director/Secretary

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1A SECTION 1A: SPECIAL CONDITIONS

1.A SPECIAL CONDITIONS

- (a) The terms set out in Section 1A of this Agreement operate as Special Conditions.
- (b) If any other term of this Agreement, any document forming part of this Agreement or any document containing terms that apply to the Project is inconsistent with any Special Condition, the Special Condition shall apply to the extent of the inconsistency.

1.B CONTRACTOR'S RISKS

- (a) Notwithstanding any other clause in this Agreement, the Contractor:
 - (i) bears all risks relating to the Project, including the actual cost of performing the Project and whether the Project can be performed within the Contract Sum and by the date for Practical Completion;
 - (ii) will not be entitled to make any claim against the Principal in respect of the risks it bears under or in connection with this Agreement; and
 - (iii) releases the Principal from any Claim or liability regarding such matters.

1.C CONTRACT SUM

- (a) The Contractor acknowledges and agrees that the Contract Sum:
 - (i) is a fixed lump sum price that is not subject to rise and fall and will not be adjusted other than for a Variation notified, agreed and payable on the terms set out in this Agreement;
 - (ii) is adequate for the performance of the Project and is the sole consideration payable to the Contractor for the completion of the Project and the Contractor's obligations and risks assumed under this Agreement, including, but not limited to:
 - (A) any rise and fall in the cost of goods, materials, labour or services;
 - (B) payments in respect of employees;
 - (C) industrial matters;
 - (D) taxes;
 - (E) liaising with other parties involved in or affected by the Project;
 - (F) all plant, equipment, access, accommodation, consumables, services, transport, haulage, safety programmes and measures, insurances, management, supervision, profit and overheads necessary for or expended in the performance of the Project;
 - (G) delay, disruption or other programming or time-related matters;
 - (H) environmental and other matters relevant to or affecting the Site and its surrounds;
 - (I) errors, omissions and discrepancies in any subcontract tender documentation prepared for the purpose tendering any part of the Project; and
 - (J) any difference between the estimated and actual cost of subcontracted work or supply of plant, equipment and materials.

1.D CONTRACTOR'S WARRANTIES

- (a) The Contractor warrants to the Principal that:

- (i) it is and will remain suitably qualified and experienced and exercise due skill, care and diligence in performing the Project;
 - (ii) it shall execute and complete the Project so that when completed, the Project shall:
 - (A) be fit for its intended purpose; and
 - (B) comply with this Agreement, all Approvals, good industry practice, the requirements of all Authorities (including statutory and regulatory requirements) and all applicable codes and standards;
 - (iii) all subcontractors, consultants or agents of the Contractor engaged on the Project shall be suitably qualified and experienced and exercise due care and skill;
 - (iv) it has done everything that would be expected of a prudent, diligent and competent contractor experienced in performing work in the nature of the Project, including by:
 - (A) carefully examining and acquiring actual knowledge of the Site and its surrounds and all information relevant to the risks, contingencies and other circumstances affecting the Project;
 - (B) examining all drawings, specifications and design documents relevant to the Project and satisfying itself that they are accurate and do not contain any discrepancy or inconsistency; and
 - (C) obtaining all reasonably necessary professional and technical advice;
 - (v) the Design Documents are fit for their intended purpose and the Contractor acknowledges and accepts that it will be responsible for all of the design of the Works, such that the Contractor shall not have any recourse nor make any claim against the Principal in respect of or in connection with the Design Documents;
 - (vi) it was involved in the formulation of the Principal's Project Requirements, which are suitable and adequate for the purpose of the Project.
 - (vii) it has a sufficient scope of work, instruction and information based on the Principal's Project Requirements and Design Documents to complete the Project in accordance with this Agreement and without requesting further information from the Principal.
- (b) The Contractor acknowledges that the Principal has entered into this Agreement in reliance on the representations and warranties in this clause 1.D.
 - (c) Failure by the Contractor to do any of the things the Contractor warrants it has done under this clause 1.D shall not relieve the Contractor of its liability to perform this Agreement in accordance with its terms.

1.E WARRANTIES UNAFFECTED

- (a) The Contractor acknowledges that the warranties in clause 1.D shall remain unaffected notwithstanding:
 - (i) the involvement of any other contractors or consultants in the execution of the Project;
 - (ii) any receipt or review of, comment or direction on, rejection or approval of or grant of permission to use any design or work method by the Principal or a party acting on its behalf;
 - (iii) that any design documents may have been prepared by or on behalf of the Principal; or
 - (iv) any Variation.
- (b) The occurrence of any of the events listed in clause 1.E(a) will not:
 - (i) impair, limit, reduce or exclude any liability of the Contractor to the Principal or prejudice any of the Principal's rights against the Contractor;

- (ii) impose on the Principal any duty of care or liability to the Contractor; or
- (iii) result in the Principal assuming any responsibility or liability for the adequacy, quality, compliance or fitness of the Works or any document or design provided by the Contractor.

1.F PRINCIPAL AS TRUSTEE

- (a) The Principal enters into this Agreement only in its capacity as trustee of the Ashford Property Trust (**Trust**) and in no other capacity.
- (b) A liability arising under or in connection with this Agreement or the Project is limited to and can only be enforced against the Principal to the extent to which such liability can be satisfied out of the assets of the Trust out of which the Principal is actually indemnified for the liability.
- (c) This limitation of liability applies despite any other provisions of this Agreement and extends to all obligations and liability of the Principal in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this Agreement.
- (d) The Contractor may neither sue the Principal in any capacity other than as trustee of the Trust nor seek the appointment of a receiver (except in relation to assets of the Trust), a liquidator, an administrator or any similar person to the Principal or prove in any liquidation, administration or arrangement of or affecting the Principal (except in relation to the assets of the Trust).
- (e) The provisions of this clause do not apply to any obligation or liability of the Principal as trustee of the Trust to the extent that such obligation or liability is not satisfied because, under the relevant trust deed or operation of law, there is a reduction in the extent of the Principal's indemnification out of the assets of the Trust, as a result of the Principal's fraud or breach of trust.
- (f) The Principal as trustee of the Trust is not required to do anything (including enter into any contract or commitment) which involves the Principal incurring any liability (actual or contingent) unless its liability is limited in a manner satisfactory to the Principal in its absolute discretion.

1.G INDEPENDENT CERTIFIER

- (a) The Principal and the Contractor acknowledge and agree that ~~the an~~-independent certifier listed in Schedule 27 will be engaged for the purpose of assessing or assisting the Principal to assess the Contractor's claims for progress payments and any other payment or relief under this Agreement, including, without limitation, claims in respect of Variations and EOTs and issues as to work quality (**Independent Certifier**).
- (b) [Terms surrounding engagement to be agreed].

1.H OTHER SPECIAL CONDITIONS

Notwithstanding any other clause in this Agreement:

- (a) the Contractor must commence the Works by the time stated in clause 9.1, failing which the Principal may terminate this Agreement without paying or otherwise compensating the Contractor;
- (b) the Contractor must use its best endeavours to hand over dwellings as soon as possible, individually or in groups, so as to enable the Principal to complete settlements at the earliest opportunity;
- (c) the Contractor must bring all dwellings and the entire Project to Practical Completion by the time specified in Schedule 15 and in any event, by the "Sunset Date" of ninety (90) days following the date for Practical Completion specified in Schedule 15. The Sunset Date will not be extended for any reason;
- (d) the Date for Practical Completion may only be extended due to:

(i) a Variation notified and agreed on the terms set out in this Agreement;

(i)(ii) a Latent Condition; or

(iii) direct acts or omissions of the Principal that are in breach of this Agreement and to the extent the associated delay affects activities that are critical to the overall completion of the Project and there are no corresponding delays for which an extension of time does not have to be granted;

on the terms set out in clause 9.4.

- (e) where, as a result of the construction or approval process, the Contractor is required to change the unit layout, size, location of services and riser ducts, unit entitlements, car parks or other matters disclosed to the Principal or otherwise reflected in the Design Documents at the date of this Agreement (**Property Changes**), the Contractor must immediately notify the Principal of them. Any proposed Property Changes that the Principal, in its sole discretion, believes will have an adverse effect on the Principal or the amenity of the dwellings forming part of the Works may be rejected by the Principal or approved subject to conditions;
- (f) notwithstanding Practical Completion being achieved in respect of any dwelling forming part of the Works, if the Principal identifies any minor defects or omissions in the dwelling, the Contractor will, as soon as practicable after being notified of the defects or omissions, fully and properly remedy the defects or omissions to the reasonable satisfaction of the Principal;
- (g) the Contractor acknowledges and agrees that any defects or omissions required to be rectified by the Contractor (including under Section 6.10) shall be completed in a good and workmanlike manner as soon as practicable, but otherwise no later than 21 days of the Contractor receiving notice of the defects or omissions or another extended period which the Principal considers is reasonable in context of the required rectification work;
- (h) the Contractor must keep the Principal informed at fortnightly intervals of its progress in performing the Project and likely date of Practical Completion; and
- (i) this Agreement is subject to the Principal providing the Contractor with written confirmation that it has sufficient funding on terms satisfactory to the Principal to pay the Contract Sum (**Condition Precedent**). The Principal shall issue a written notice to the Contractor when the Condition Precedent has been satisfied. The Principal shall use reasonable endeavours to satisfy the Condition Precedent by no later than 30 June 2017.

1. SECTION 1: GENERAL

1.1. DEFINITIONS AND INTERPRETATIONS

1.1.1. In this Agreement the following words and phrases must, except where the context requires otherwise, mean as follows:

TERM	MEANING
Agreement	the entire concluded agreement between the Principal and Contractor relating to the Project which is constituted by this document, the documents listed in the Schedules to this document and any other document or thing expressly incorporated in this document
Approvals	all licences, permits, consents, determinations and approvals necessary to complete the Project
Authorities	all Commonwealth, State, Territorial and Local Government Departments, bodies, instrumentalities and other public authorities which in any way have jurisdiction over, affect or are applicable to the Project
Bank Guarantee	a bank guarantee, guarantee bond or other form of security reasonably acceptable to the Principal
Code of Practice	any code of practice published by Safe Work Australia and duly authorized by the relevant State or Territory Minister or any other authority having jurisdiction

TERM	MEANING
	in relation to the WHS Act
Contract Documents	those documents and things which constitute this Agreement
Contract Sum	the sum stated in Schedule 6 as adjusted by the terms of this Agreement
Contractor's Design Deliverables	the Design Documents and other documents prepared by the Contractor for the execution of the Project which are listed in Schedule 4
Design Documents	the drawings, specifications and other relevant documents required by this Agreement for the construction of the Works, which are listed in Schedule 3
Direction	includes an instruction, a decision and an approval
Defects Liability Period	the period specified in Schedule 11
Dispute	<p>a difference or dispute between the parties in connection with the subject matter of this Agreement, including one concerning a claim:</p> <ul style="list-style-type: none"> (i) in tort; (ii) under statute; (iii) for restitution based on unjust enrichment or other quantum merit; or (iv) for rectification or frustration.
Latent Conditions	<p>physical conditions on the Site or its surroundings, including sub-surface conditions, and artificial things which differ materially from those which could reasonably have been anticipated <u>or detected</u> by the Contractor <u>at the time the Contractor provided a lump sum price for the Project, acting as a competent, experienced, diligent and prudent Contractor undertaking the enquiries and investigations required of it under this Agreement at the time the Contractor provided a lump sum price for the Project</u></p>
Person Conducting a Business or Undertaking	has the same meaning as in sections 4 and 5 of the WHS Act
Practical Completion	<p>the stage at which the Project is reasonably fit for its intended use except for minor defects which the Principal considers will not inconvenience the Principal and do not require immediate rectification and:</p> <ul style="list-style-type: none"> (a) the Project is determined to the Principal's satisfaction as having been: <ul style="list-style-type: none"> (i) performed as required under this Agreement; (ii) tested, commissioned and be in a continually useable condition; (b) the Contractor has supplied all relevant warranties, guarantees, manuals, certificates and approvals and other documentation required by this Agreement or reasonably requested by the Principal; and (c) the Contractor has removed all rubbish, plant and surplus material from the Site other than any item required for the carrying out of obligations during the Defects Liability Period.
Preliminary Design	any preliminary design of the Works included in the Contract Documents
Principal	includes any person acting by the Principal's written authority in accordance with clause 1.6.
Principal's Project Requirements	the written summary or outline of the Principal's requirements for the Works described in 2
Project	all of the work under this Agreement, including Variations and the design and construction of the Works and temporary works
Promptly	as soon as practicable so that action must be taken without delay

TERM	MEANING
Retention	an amount retained progressively by the Principal in accordance with clause 10.11
Separable Part	a part of the Works described in Schedule 28, or which becomes a Separable Part in accordance with clause 15.1 or 15.2
Site	the lands and other places to be made available by the Principal to the Contractor identified in Schedule 7
Variation	any: (a) change in the Project directed in accordance with clause 6 which makes necessary the alteration or modification of the design, quality or quantity of the Project as described by or referred to in the Principal's Project Requirements or in the Design Documents including: (i) increases or decreases in or omissions from the Project; (ii) changes in the character or quality of the materials or Works; (iii) changes in the levels, lines, position or dimensions of any part of the Works; or (iv) the execution of additional work.
WHS Act	the Work Health and Safety Act applicable in the place where the Site is situated
WHS Regulation	the Work Health and Safety Regulations applicable in the place where the Site is situated
Work	includes the provision of materials and design
Works	the works shown in the Design Documents as they may be varied from time to time in accordance with this Agreement and briefly described in Schedule 1
	Like words have a corresponding meaning

- 1.1.2. For the purposes of Sections 10 and 11 of this Agreement, days are calendar days. For the purposes of all other Sections, Saturdays, Sundays, statutory or public holidays, pre-agreed rostered days off and any days stated in Schedule 16 are excluded from the calculation of any period stated in days.
- 1.1.3. Words in this Agreement importing the singular will be deemed to include the plural or vice-versa where the text so requires, and words importing persons will be deemed to include companies, bodies corporate and bodies un-incorporate.
- 1.1.4. None of the provisions of this Agreement must be construed or interpreted by reference to any of its headings, marginal notes, footnotes or the Table of Contents.
- 1.1.5. In the interpretation of this Agreement, no rule of construction applies so as to disadvantage one party on the basis that that party put forward or drafted this Agreement or any provision in it.

1.2. CONTRACTOR'S OBLIGATION

The Contractor must carry out and complete the Project in accordance with this Agreement.

1.3. PRINCIPAL'S OBLIGATIONS

- 1.3.1. The Principal must pay to the Contractor the Contract Sum in accordance with this Agreement.

1.3.2. The Principal must Promptly give any directions reasonably required by the Contractor and within a time which does not cause any delay to the Contractor in carrying out its obligations under this Agreement.

1.3.3. [Not used]

1.3.4. The Principal must act diligently, fairly, reasonably and in good faith in connection with this Agreement.

1.4. EVIDENCE OF TITLE

1.4.1. Not later than 10 days after the date upon which the last party executed this Agreement and before the Contractor is under any obligation to commence performance of the Project, the Principal must supply evidence to the Contractor's reasonable satisfaction of the Principal's title to the Site or authority to construct the Works on the Site.

1.4.2. If the Principal fails to produce the evidence required by clause 1.4.1:

- (a) the Contractor may make a written request for such evidence; and
- (b) if the evidence is not received within 5 days of date of the written request, then the Contractor may take action in accordance with clause 12.4.

1.5. EVIDENCE OF CAPACITY TO PAY

1.5.1. Not later than 10 days after the date upon which the last party executed this Agreement and before the Contractor is under any obligation to commence performance of the Project, the Principal must supply evidence to the Contractor's reasonable satisfaction of the Principal's capacity to pay the Contract Sum in accordance with this Agreement.

1.5.2. If the Principal fails to produce the evidence required by clause 1.5.1:

- (a) the Contractor may make a written request for such evidence; and
- (b) if the evidence is not received within 5 days of date of the written request, then the Contractor may take action in accordance with clause 12.4.

1.5.3. The Contractor, acting reasonably, may from time to time request further written evidence of the Principal's capacity to pay the Contract Sum. The Principal must comply with each such reasonable request within 10 days and in the event that the Principal fails to do so, the Contractor may take action in accordance with clause 12.4.

1.6. PRINCIPAL'S REPRESENTATIVE

1.6.1. The Principal may appoint a representative listed in Schedule 27 as its representative for the purpose of exercising in writing to exercise any of the Principal's functions under this Agreement. The Principal must Promptly inform the Contractor in writing of the appointment and delegated functions of the representative.

1.6.2. The Principal must ensure that the representative acts diligently, fairly reasonably and in good faith.

1.6.3. The Principal must inform the Contractor in writing of any change to the person or the functions of the representative.

1.6.4. The Contractor has the right to make a reasonable objection to any person appointed under clauses 1.6.1 or 1.6.3 and the Principal must appoint an alternative representative to whom the Contractor does not reasonably object.

~~1.6.4.~~1.6.5. Notwithstanding any other term in this Agreement or any other agreement involving the Principal, the Contractor, their employees, agents or representatives, the Principal and the Contractor acknowledge and agree that the Principal's representative engaged pursuant to this Agreement is the only person with authority to exercise the Principal's functions under and in connection with this Agreement.

1.7. ASSIGNMENT

Neither party may assign this Agreement without the written consent of the other. Consent must not be unreasonably withheld.

1.8. APPLICABLE LAW

This Agreement is governed by the laws in force in the State or Territory in which the Works are being carried out.

1.9. SEVERABILITY

1.9.1. If:

- (a) any provision of this Agreement is prohibited or unenforceable in any jurisdiction, it is ineffective in that jurisdiction only to the extent of that prohibition or unenforceability;
- (b) any provision of this Agreement is unenforceable in any jurisdiction, it does not affect the enforceability of that provision in any other jurisdiction or the enforceability of the remaining provisions in any jurisdiction; and
- (c) any provision of this Agreement is void or unenforceable:
 - 1. if the provision would not be void or unenforceable if a word or words were severed, that word or those words are severed to the maximum extent possible to give effect to the unamended provision; or
 - 2. in any other case, the whole provision is severed,

and the remainder of the Agreement shall remain in full force and effect.

2. SECTION 2: DOCUMENTS

2.1 COPIES

The Principal must supply the Contractor with a fully executed set of the Contract Documents.

2.2 DISCREPANCIES

- 2.2.1 If the Contractor finds any error, omission, discrepancy or ambiguity in or between the Principal's Project Requirements or any other document supplied by the Principal that affects the carrying out of the Contractor's obligations under this Agreement, the Contractor must Promptly seek a direction from the Principal.
- 2.2.2 If the Principal fails to so direct the Contractor within a reasonable period then the Contractor may exercise its own discretion in determining which course is to be followed.
- 2.2.3 The Contractor will not be entitled to any additional cost if any such error, omission, discrepancy, ambiguity, or the Principal's direction causes the Contractor to incur more or less cost than would otherwise have been incurred.

2.3 COPYRIGHT

*(FIRST ALTERNATIVE)

- 2.3.1 Copyright in the Design Documents remains the property of the Contractor. The Contractor grants to the Principal a licence to use the Design Documents for the execution of the Project and the maintenance, subsequent alteration and repair to the Works. Such licence may be revoked at any time by written notice if the Principal defaults in any of the respects stated in clause 12.4.

*(SECOND ALTERNATIVE)

- 2.3.2 [Not used].

3. SECTION 3: THE SITE

3.1. PRINCIPAL'S RESPONSIBILITY

The Principal must provide the Contractor with all survey, geotechnical reports, engineering reports and any other particulars in the Principal's possession concerning the Site relevant to the Project.

3.2. PRINCIPAL'S SITE WARRANTY

- 3.2.1. The Principal makes no warranty in relation to the accuracy or sufficiency of any documents provided pursuant to clause 3.1, nor as to whether the Site satisfactorily supports works within the general scope of the Principal's Project Requirements.

- 3.2.2. [Not used]

3.3. LATENT CONDITIONS

- 3.3.1. If the Contractor encounters any Latent Condition, the Contractor must immediately notify the Principal in writing of the Latent Condition or Conditions encountered and the Principal must direct the Contractor as to what action is to be taken.
- 3.3.2. The Contractor will not be entitled to any additional payment if any Latent Condition causes the Contractor to incur extra cost.
- 3.3.3. Subject to clause 9.4, ~~The Contractor will~~ only ~~not~~ be entitled to any extension of time if any Latent Condition causes delay to the Project.

3.4. SITE ACCESS AND POSSESSION

The Principal must provide the Contractor with:

- 3.4.1. access to the Site from the date of this Agreement;
- 3.4.2. non-exclusive possession of such of the Site necessary to perform the Project in accordance with this Agreement.

4. SECTION 4: SUBCONTRACTS

4.1. SUBCONTRACTING

The Contractor may subcontract any part or parts, but not the whole, of this Agreement. The Contractor, by subcontracting, is not relieved of any of the Contractor's obligations under this Agreement.

4.2. NOVATION

If this Agreement states that a Preliminary Design is to be novated to the Contractor then, when directed by the Principal, the Contractor must execute a deed of novation in the form of Schedule 30 between the Principal, the Contractor and the party stated in Schedule 5 in respect of that Preliminary Design, without being entitled to compensation.

5. SECTION 5: DESIGN

5.1. PRINCIPAL'S WARRANTY

The Principal does not warrant that the Principal's Project Requirements are suitable and adequate for the purposes of the Project.

5.2. REJECTION OF DESIGN

If the Principal directs the Contractor to change any design provided by the Contractor that is in accordance with the Principal's Project Requirements, any work carried out by the Contractor in connection with such direction must be valued as a Variation pursuant to clause 10.4.

5.3. CONTRACTOR'S DESIGN OBLIGATIONS

The Contractor must:

1. carry out and complete the design of the Project consistent with the Principal's Project Requirements;
2. submit and obtain all Approvals that are necessary to enable the Contractor to commence the Works by the time stated in Schedule 10;
3. after commencement of the Works, where necessary, Promptly submit any design for approval to all applicable Authorities; and
4. ensure that the design of the Works complies with the requirements of all applicable Authorities.

5.4. CONTRACTOR'S DESIGN WARRANTY

The Contractor warrants to the Principal that the design of the Works has been and shall continue to be carried out with due care, skill and diligence and in accordance with the Principal's Project Requirements.

6. SECTION 6: EXECUTION OF THE WORKS

6.1. COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS

The Contractor must, with due care, skill and diligence and in accordance with this Agreement, carry out and complete the Works in accordance with the Design Documents.

6.2. SUPERINTENDENCE

The Contractor must retain a competent person on the Works to superintend them during their progress.

6.3. REQUIREMENTS OF AUTHORITIES

The Contractor must:

1. comply with all statutes, ordinances, regulations and by-laws of any Authority;
 2. give all notices to, and comply with all notices issued by, any such Authority; and
 3. pay all Authority fees and charges in respect of the Project.
- 6.3.1. If a party finds any difference between the requirements of Authorities and the Contract Documents, that party must immediately give to the other written notice stating the difference.
- 6.3.2. The Principal must give a written direction to the Contractor as to how the Principal requires the Contractor to proceed within 5 days of receipt or issue of such notice.
- 6.3.3. The Contractor will not be entitled to any additional payment if the Principal's direction under clause 6.3.3 causes the Contractor to incur more cost than would otherwise have been incurred.

6.4. CHANGES IN REQUIREMENTS OF AUTHORITIES

[Not used].

6.5. PROGRESS SURVEYS

If the Principal notifies the Contractor in writing that checks or surveys of the Works are required at certain stages of the Project, the Contractor must inform the Principal when the Works reach the relevant stages. The cost of having any survey carried out shall be taken to be included in the Contract Sum.

6.6. VARIATIONS

- 6.6.1. At any time prior to the date of Practical Completion, the Principal may direct the Contractor in writing to carry out a Variation to the Works.
- 6.6.2. Any Variation directed by the Principal will not invalidate the Subcontract.
- 6.6.3. The Contractor will have no entitlement to make any claim arising out of or in connection with the performance of work to effect a Variation where the Variation has not been authorised in writing by the Principal.
- 6.6.4. If the Contractor considers that any direction that is not stated in writing by the Principal to be a Variation is a Variation, the Contractor must notify the Principal in writing within 5 days of the direction and before commencing the work the subject of the direction. If the Contractor fails to notify the Principal (including within the time required under the Contract), the Contractor will have no Claim in connection with the direction or any extra work performed as a consequence.
- 6.6.5. If the Principal requests the Contractor to provide a quotation for a proposed Variation, the Contractor will provide a detailed quotation for the work, supported by measurements or other evidence of cost accompanied by details of any extension of time the Contractor seeks, within 5 days of the request by the Principal. In response to the quotation, the Principal may:
1. require the Contractor to execute the Variation on the terms of the quotation;
 2. decline to proceed with the Variation; or

3. reject the quotation and require the Subcontractor to carry out the Variation, in which case the Variation will be valued by the Principal in accordance with clause 10.4 and any extension of time will be assessed by the Principal in accordance with clause 10.4.

6.7. MATERIALS AND WORKMANSHIP

- 6.7.1. The Contractor must use the materials and standards of workmanship required by this Agreement.
- 6.7.2. If materials or workmanship stated in the Contract Documents are not reasonably procurable by the Contractor, the Contractor must Promptly notify the Principal and await the Principal's direction as to the alternatives to be used.
- 6.7.3. Where this Agreement requires testing, at any time prior to Practical Completion, the Principal may direct that any Work or material under this Agreement which has not been made inaccessible be tested. The cost of and incidental to such testing is taken to be included in the Contract Sum.
- 6.7.4. In the event of such testing, all parties must have reasonable access to observe such testing or to carry out independent testing.

6.8. QUALITY ASSURANCE

- 6.8.1. If quality assurance is required by this Agreement, the Contractor must:
 1. plan, establish and maintain a quality assurance system which conforms to those requirements; and
 2. provide the Principal with access to the system to enable its monitoring and auditing.
- 6.8.2. Such quality assurance system does not relieve the Contractor of any of the Contractor's obligations under this Agreement.

6.9. GOODS SUPPLIED BY PRINCIPAL

[Not used].

6.10. DEFECTS LIABILITY

- 6.10.1. Promptly after the date of Practical Completion, the Contractor must rectify all defects and omissions in the Project which exist at the date of Practical Completion due to work or materials performed or supplied by the Contractor not being in accordance with this Agreement.
- 6.10.2. If the Contractor fails to rectify in accordance with clause 6.10.1, the Principal may give written notice that unless the Contractor commences rectification work within a reasonable time as stated in the notice, the Principal may have the rectification work carried out by others.
- 6.10.3. If the Contractor fails to comply with such written notice, the Principal may have such work carried out by others and the reasonable cost of rectification work will be a debt due and payable to the Principal by the Contractor.

7. SECTION 7: SEPARATE SUBCONTRACTS

7.1. EXCLUDED WORK

- 7.1.1. The items of Work stated in Schedule 12 are expressly excluded from the Works.

- 7.1.2. The Contractor shall be responsible for co-ordinating the Works with any other contractor engaged by the Principal to perform work on or adjacent to the Site and the work performed by those contractors.

8. SECTION 8: INSURANCE AND INDEMNITIES

(*FIRST ALTERNATIVE – CONTRACTOR TO INSURE)

8.1. LIABILITY FOR DAMAGE TO PROPERTY

The Contractor is liable for and must indemnify the Principal against any liability, loss, claim or proceeding in respect of any injury loss or damage whatsoever to any real or personal property insofar as such injury loss or damage arises out of or in the course of or by reason of the execution of the Works and is due to an act, omission or default of the Contractor or the Contractor's servants or agents or of any subcontractor or that subcontractor's servants or agents. The Contractor's liability to indemnify the Principal will be reduced proportionately to the extent that a negligent act, omission or default of the Principal or any person other than the Contractor for whom the Principal is responsible may have contributed to such injury, loss or damage.

8.2. LIABILITY FOR INJURY TO PERSONS

The Contractor is liable for and must indemnify the Principal against any liability, loss, claim or proceeding whatsoever arising under any legislation or at common law in respect of personal injury to or death of any person arising out of or in the course of or caused by the execution of the Works if due to an act, omission or default of the Contractor or the Contractor's servants or agents or of any subcontractor or that subcontractor's servants or agents. The Contractor's liability to indemnify the Principal will be reduced proportionately to the extent that a negligent act, omission or default of the Principal or any person other than the Contractor for whom the Principal is responsible may have contributed to the personal injury or death.

8.3. INSURANCE OF THE WORKS

The Contractor must effect insurance of the Project noting the Principal and all subcontractors as having relevant interests in the policy. This insurance must be effected upon such terms and conditions including exclusions and excesses (if any) as agreed by the Principal. Such policy must at all times cover the whole of the Works including any associated temporary works for which the Contractor is responsible whilst on or adjacent to the Site, in storage, off-site or in transit to or from the Site, (together in this section only, "the Works") in respect of loss, destruction or damage of or to the property insured for the full reinstatement and replacement cost. The sum insured must take into account but not be limited to:

- 8.3.1. the full amount of the Contract Sum;
- 8.3.2. an amount of not less than that stated in Item 1 of Schedule 13 to provide for additional costs of demolition and removal of debris;
- 8.3.3. the percentage stated in Item 2 of Schedule 13 to cover Consultants' fees;
- 8.3.4. the value stated in Item 3 of Schedule 13 of any materials or things to be supplied by the Principal for the purposes of the Works; and
- 8.3.5. the percentage stated in Item 4 of Schedule 13 of the total of the items referred to in clauses 8.3.1 to 8.3.4 inclusive to provide for escalation costs incurred (including such costs as may be incurred during any period of reinstatement and/or replacement) during the period up to the Practical Completion of the Works.

8.4. PUBLIC LIABILITY INSURANCE

The Contractor must have or effect on terms satisfactory to the Principal, insurance noting the Principal and all subcontractors and any separate contractor as having relevant interests in the policy, which at all times covers liability to the public (including the Principal) for an amount not less than that stated in Item 5 of Schedule 13 in respect of personal injury to or death arising by accident of any person and in respect of any injury loss or damage to any real or personal property including property (other than the Works) belonging to the Principal or in which the Principal is interested where the injury, death, loss or damage arises out of or is caused by the execution of the Works.

8.5. WORKERS' COMPENSATION & EMPLOYERS' LIABILITY INSURANCE

The Contractor must:

- 8.5.1. on terms satisfactory to the Principal, obtain insurance, or pay levies or similar charges, as required by any legislation relating to compensation for injured workers;
- 8.5.2. where such legislation does not provide indemnity against claims for common law damages by workers, insure against such common law liability in relation to all persons employed by the Contractor in or about the execution of the Works for an amount not less than that stated in Item 6 of Schedule 13; and
- 8.5.3. ensure that every subcontractor (whether or not identified according to clause 4.2) complies with the obligations set out in sub-clauses 8.5.1 and 8.5.2 in relation to its employees.

Insurance effected by the Contractor in accordance with this clause 8.5 must be extended to include the interests and liabilities (if any) of the Principal.

8.6. PROFESSIONAL INDEMNITY INSURANCE

- 8.6.1. If so noted in Schedule 13, the Contractor must maintain and ensure that any consultants employed by it to carry out any part of any design comprised in the Works maintain, current professional indemnity insurance policies on terms satisfactory to the Principal, when performing the Works and for at least 10 years after the end of the last Defects Liability Period, which will:
 - (i) be for a sum not less than the amount of professional indemnity insurance cover specified in Schedule 13
 - (ii) cover all liability which the Contractor might incur as a result of a breach by it of its obligations under this Agreement.
- 8.6.2. The Contractor must notify the Principal should a claim under the professional indemnity insurance policy be lodged which causes the aggregate limit of claims under the policy to exceed the sum specified in Schedule 13.

8.7. SETTLEMENT OF CLAIMS

[Not used].

8.8. PERIODS OF INSURANCE

Unless otherwise stated in this Agreement, the insurances referred to in clauses 8.3, 8.4 and 8.5 must be effected so as to be in force as and from the date upon which the Principal makes the Site available to the Contractor and are to be maintained until Practical Completion except in respect of work done under clause 6.10.1, in which case public liability and workers' compensation and employers' liability insurance must be maintained until issue of the final certificate.

8.9. OCCUPATION

[Not used].

8. SECTION 8: INSURANCE AND INDEMNITIES

(*SECOND ALTERNATIVE - PRINCIPAL TO INSURE)

9. SECTION 9: TIME

9.1. DATE FOR BUILDING COMMENCEMENT

The Contractor must commence the carrying out of the Works within 14 days of the last to occur of the:

- 9.1.1. Principal producing evidence of the Principal's title to the Site required by clause 1.4;
- 9.1.2. Principal producing reasonable evidence of the Principal's capacity to pay the Contract Sum required by clause 1.5;
- 9.1.3. granting, by Authorities, of all Approvals necessary to commence the Works;
- 9.1.4. signing of this Agreement; or
- 9.1.5. granting, by the Principal, of possession of the Site to the Contractor in accordance with clause 3.4.

9.2. NUMBER OF DAYS FOR PRACTICAL COMPLETION

- 9.2.1. The Contractor must bring the Works to Practical Completion within the number of days stated in Schedule 15 from the date the Contractor was required to commence the Works in accordance with clause 9.1.

9.3. PRACTICAL COMPLETION

- 9.3.1. When in the opinion of the Contractor the Works have reached Practical Completion, the Contractor must give the Principal written notice to this effect.
- 9.3.2. Within 10 days after receipt of a notice under sub-clause 9.3.1, the Principal may give to the Contractor written notice of any matters or things required by this Agreement to be done for the Works to reach Practical Completion.
- 9.3.3. The Contractor must within a reasonable period do all the things as may be necessary for the Works to reach Practical Completion and give to the Principal written notice of when those things have been completed so that the Principal can inspect the Project and determine whether Practical Completion has been reached. Within 5 days of determining that Practical Completion has been reached, the Principal shall give notice to the Contractor specifying the date of Practical Completion and the Defects Liability Period shall run from the date of Practical Completion specified in the Principal's notice.
- 9.3.4. [Not used].
- 9.3.5. [Not used].
- 9.3.6. Unless otherwise provided in this Agreement, the Project shall be at the Principal's risk in respect of damage, loss or theft in respect of property after it has been handed over by the Contractor following Practical Completion.

9.4. DELAYS

- 9.4.1. If the progress of the Works is delayed due to a Variation, a Latent Condition or direct acts or omissions of the Principal that are in breach of this Agreement and, the associated delay arising from any of those causes affects activities that are critical to the overall completion of the Works and there are no corresponding delays for which an extension of time does not have to be granted, the Contractor is entitled to a reasonable extension of time to the date for Practical Completion.
- 9.4.2. Without limiting clause 9.4.1, as a pre-condition to an entitlement to any extension of time, the Contractor must, Promptly and in any event, within 5 Business Days of becoming aware of anything that may delay the Works, give written notice to the Principal specifying the cause and likely period of delay and claiming an extension of time.
- 9.4.3. Within 10 days after receipt of the Contractor's notice given in accordance with clause 9.4.2, the Principal must direct a reasonable extension of time to the date for Practical Completion, or reject the claimed extension of time giving reasons.
- 9.4.4. If the Principal fails to comply with sub-clause 9.4.3, the time for Practical Completion will be deemed to be extended by the period claimed in the Contractor's notice given in accordance with clause 9.4.2.

10. SECTION 10: PAYMENTS AND ADJUSTMENT OF THE CONTRACT SUM

10.1. PROGRESS CLAIMS

- 10.1.1. At the intervals stated in Schedule 17, the Contractor may submit claims for progress payments to the Principal for:
1. the value of work carried out on the Project; and
 2. the value of any unfixed materials and goods intended for the Works that:
 - 1) are the property of the contractor;
 - 2) have been delivered on or adjacent to the Site;
 - 3) have not been delivered prematurely;
 - 4) are in accordance with the requirements for the Project set out in this Agreement; and
 - 5) have been properly and securely stored, adequately protected and clearly identified as being stored for use on the Project; and
 3. any other moneys due to the Contractor in connection with this Agreement.
- 10.1.2. At the time of submitting a claim for progress payment, the Contractor must provide a written statement detailing the payment of wages and amounts due and owing to its employees, contractors, consultants and suppliers.

10.2. PROGRESS PAYMENTS

- 10.2.1. Within the period stated in Schedule 18, the Principal (or the Independent Certifier) must reasonably and fairly assess the progress claim and either:
1. pay to the Contractor the amount of the progress claim; or
 2. pay to the Contractor the amount the Principal (or the Independent Certifier) considers the Contractor is entitled to and provide the Contractor with written reasons for and particulars of,

the difference between the claimed amount and the amount the Principal considers to be payable.

10.2.2. Upon payment by the Principal to the Contractor of the value of any unfixed materials or goods, those materials and goods will become the property of the Principal.

10.2.3. Nothing in this Agreement prevents the Principal or the Contractor registering an interest in any property the subject of a security interest on the Personal Property Securities Register.

10.3. INTEREST ON OVERDUE PAYMENTS

If any party fails to pay to the other any amount due under this Agreement within the number of days stated in Schedule 18, the affected party is entitled to interest on all overdue payments at the rate stated in Schedule 19 from the date on which such payments were due until the date of payment.

10.4. VALUATION OF VARIATIONS

10.4.1. The Principal will pay the Contractor's reasonable costs (or adjust the amount payable to the Contractor if a Variation is in the nature of deleted or omitted scope of work) in respect of any Variation directed in writing by the Principal.

10.4.2. Such costs or adjustment (as the case may be) will be valued by the Principal (or the Independent Certifier) using fair and reasonable rates and where possible, by extrapolating from the pricing that forms the basis for the formulation of the Contract Sum.

10.5. PRIME COST ITEMS OR PROVISIONAL SUMS

10.5.1. If prime cost items or provisional sums are listed in Schedule 21, the Principal must furnish to the Contractor all necessary directions regarding the selection and supply of the goods and work comprised in those items and/or sums Promptly after being requested to do so.

10.5.2. Any part of those sums not expended is to be deducted from the Contract Sum.

10.6. COSTS OF DELAYS

[Not used]

10.7. LIQUIDATED DAMAGES

10.7.1. If the Works do not reach Practical Completion by the date for Practical Completion as extended in accordance with this Agreement, the Contractor must pay or allow to the Principal by way of liquidated and ascertained damages, a sum calculated at the rate stated in Schedule 23 from the date for Practical Completion until the date of Practical Completion.

10.7.2. Liquidated damages payable under clause 10.7.1 are a cap on the liability of the Contractor in respect of delay. The Principal is not entitled to recover any other monies from the Contractor arising from delay in addition to those liquidated damages.

10.8. SECURITY TO BE PROVIDED BY CONTRACTOR

The Contractor must provide security in the amount or percentage of the Contract Sum stated in Schedule 24 to abide the Contractor's proper performance of its obligations under this Agreement. For the purposes of this clause, the Contract Sum excludes Goods and Services Tax.

10.9. FORM OF SECURITY

10.9.1. The Contractor shall provide security in the form specified in Schedule 24.

10.10. BANK GUARANTEE

If the Contractor provides security in the form of a Bank Guarantee then:

- 10.10.1. the Contractor may provide two Bank Guarantees provided they aggregate to the amount of security required by this Agreement;
- 10.10.2. such security is to be maintained until Practical Completion is achieved in accordance with clause 9.3; and
- 10.10.3. upon Practical Completion, but subject always to any claims or entitlements the Principal has against the Contractor in connection with this Agreement:
 - (i) the Principal must authorise the reduction of the security by half; or
 - (ii) the Principal must release the security originally provided upon the Contractor providing a further security equal to one half of the first provided security.

10.11. RETENTION

10.11.1. If the Contractor provides security in the form of Retention then:

- (a) the Principal must retain the percentage stated in Schedule 25 of each progress payment provided that the total amount so retained does not exceed the amount stated in Schedule 24 and so that, for the purposes of this clause, the Contract Sum excludes Goods and Services Tax;
- (b) [not used];
- (c) [not used];
- (d) [not used];
- (e) subject always to any claims or entitlements the Principal has against the Contractor in connection with this Agreement, within 5 days of the notification of Practical Completion in accordance with clause 9.3, the Principal shall pay to the Contractor one half of the Retention.
- (f) the balance of security and interest held by the Principal after Practical Completion whether by way of Bank Guarantee or Retention must be returned to the Contractor in accordance with clause 11.2.

10.12. RECOURSE TO SECURITY

The Principal may only have recourse to the security where the Principal has become entitled to exercise a right under this Agreement in respect of monies owing to the Principal and at least 5 days have elapsed since the Principal has notified in writing the Contractor of an intention to have such recourse.

10.13. [NOT USED]

10.14. SET OFF

- 10.14.1. The Principal may set-off, against any amount of payment to which the Contractor is entitled, any amount which the Contractor owes or has not paid to the Principal whether in connection to this Agreement or otherwise.
- 10.14.2. If there are insufficient funds against which to fully set-off the Principal's entitlements, the Principal may have recourse to the security.

11. SECTION 11: FINAL ACCOUNT AND FINAL PAYMENT

11.1. FINAL NOTICE

Upon the expiration of the Defects Liability Period or upon completion of rectification of all defects notified to the Contractor in accordance with sub-clause 6.10.1, whichever is the later date, the Contractor must give written notice (called 'final notice') to the Principal advising of that date.

11.2. FINAL ACCOUNT AND CERTIFICATE

- 11.2.1. Together with the final notice the Contractor must issue a claim marked :“final claim”, which contains particulars of the moneys said to be remaining due to the Contractor and any and all other claims of the Contractor arising out of or incidental to the this Agreement.
- 11.2.2. Within 15 Business Days of receipt of the fin al claim, the Principal shall issue to the Contractor a final certificate evidencing the moneys finally due and payable between the Contractor and the Principal on any account whatsoever in connection with the subject matter of this Agreement.
- 11.2.3. Those moneys certified as due and payable shall be paid by the Principal or the Contractor, as the case may be, within 7 days after the debtor receives the final certificate.
- 11.2.4. If the final certificate shows an amount owing from the Principal to the Contractor, the Principal shall, together with payment pursuant to clause 11.2.3, release or cause to be released all remaining security held by it under this Agreement.
- 11.2.5. The final certificate shall be conclusive evidence of accord and satisfaction, and in discharge of each party's obligations in connection with the subject matter of this Agreement except for:
 - (a) fraud or dishonesty relating to the Project or any part of it or to any matter dealt with in the final certificate;
 - (b) any **defect** or omission in the Project;
 - (c) any undisclosed claims by third parties against the Principal which relate to the Project;
 - (d) any error in calculation of amounts due; and
 - (e) any unresolved issues the subject of a notice of **dispute** pursuant to Section 13 of this Agreement, delivered within 15 days after the issue of the final certificate.

11.3. RELEASE OF APPROVALS

[Not used].

11.4. EFFECT OF FINAL CERTIFICATE

[Not used]

12. SECTION 12: TERMINATION

12.1. TERMINATION IF LOSS OR DAMAGE OCCURS

- 12.1.1. If any substantial loss or damage to the Works occurs due to a matter that is not within the control of the Contractor or the Principal having regard to the terms of this Agreement, which prevents the Project from being performed in accordance with this Agreement, then either party may, by written notice to the other, bring this Agreement to an end (termination) subject to the right of the other party to refer to arbitration in accordance with Section 13 of this Agreement (within 10 days after receipt of that notice) the question of whether that termination would be just and equitable having regard to the extent of the loss or damage and the effect of that loss or damage upon the further performance of this Agreement.
- 12.1.2. Consequent on such termination, the arbitrator may determine the sums due to the Contractor or Principal having regard to the proceeds of any insurance policy arranged in accordance with clause 8.3.

12.2. TERMINATION BY PRINCIPAL

If the Contractor:

- 12.2.1. commits a substantial breach of this Agreement; or

12.2.2.

- (i) materially fails to proceed with the Project with due diligence or in a competent manner;
- (ii) suspends the Project without reasonable cause;
- (iii) refuses or persistently:
 - 1. fails to comply with the requirements of clause 6.3;
 - 2. fails to remove or remedy defective work or improper materials, so that by the refusal or persistent neglect the Works are materially affected;
 - 3. causes the Principal to reasonably believe that the Contractor is unable or unwilling to complete the Project or that the Contractor has abandoned the Project; and

- 12.2.3. if the default is capable of remedy and the Contractor continues that default for 10 days after written notice has been given to the Contractor specifying the default and stating the Principal's intention of determining the Contractor's engagement or taking the Works out of the Contractor's hands,

then the Principal may, without prejudice to any other right or remedy, by notice sent to the Contractor by written notice sent by registered post, terminate the engagement of the Contractor under this Agreement or take the remaining Works under this Agreement out of the Contractor's hands.

12.3. PROCEDURE UPON TERMINATION BY PRINCIPAL

If the Principal terminates the engagement of the Contractor in accordance with this Section, the Principal may engage another contractor to carry out and complete the Project and:

- 12.3.1. the Principal must keep records of the cost of completing the Project;

12.3.2. the Contractor must:

- (a) give the Principal copies of all Design Documents the Contractor has prepared; and

- (b) make all temporary works, constructional plant and other things necessary for the Project and all materials, equipment and other things intended for the Project, available to the Principal;
 - (c) direct its employees to follow the Principal's instructions;
 - (d) instruct its subcontractors, consultants or agents to continue performing their obligations and take directions from the Principal; and
 - (e) do any other thing reasonably required by the Principal in order to carry out and complete the Project;
- 12.3.3. the Principal may at any time and in its sole discretion, hand back the Project to the Contractor, in which case the Contractor is not required to continue to comply with clause 12.3.2;
- 12.3.4. the Contractor must not do or fail to do anything which prevents the exercise of the Principal's rights under this clause 12.3 or which makes it more difficult or costly to do so;
- 12.3.5. the Contractor appoints the Principal's Representative as its lawful attorney to sign any document on the Contractor's behalf necessary or desirable to give effect to this clause 12.3 and the Contractor will ratify anything so done by the attorney;
- 12.3.6. if the reasonable cost of completing the Project by the other contractor (after taking into account the amount available to the Principal from any security under this Agreement) exceeds that which would have otherwise been payable under this Agreement, then the amount of that excess is to be a debt due and payable by the Contractor to the Principal; or
- 12.3.7. if the reasonable cost of completing the Project by the other contractor (after taking into account the amount available to the Principal from any security under this Agreement) is less than that which would have otherwise been payable under this Agreement, then the amount of that difference is to be a debt due and payable by the Principal to the Contractor.

12.4. TERMINATION BY CONTRACTOR

- 12.4.1. If the Principal:
- 1. commits a substantial breach of this Agreement;
 - 2. fails to produce evidence of its title or the authority to construct the Project in accordance with clause 1.4;
 - 3. fails to produce evidence of capacity to pay the Contract Sum in accordance with sub-clause 1.5.1;
 - 4. fails to produce evidence of capacity to pay the Contract Sum within 10 days of a notice under sub-clause 1.5.2;
 - 5. fails to pay the Contractor any certified progress payment within the time specified in Schedule 18;
 - 6. [not used];
 - 7. [not used];
 - 8. [not used]; or
 - 9. realises, calls up or otherwise converts into cash any security provided by the Contractor or attempts to realise, call up or otherwise convert into cash the security other than as authorised by this Agreement;

then the Contractor may give a written notice sent by certified mail to the Principal specifying the default and stating the Contractor's intention to exercise a right pursuant to clause 12.4.2.

12.4.2. If the Principal continues the default for 10 days after receipt of such notice, the Contractor may, without prejudice to any other right or remedy, suspended the carrying out of the Project or terminate the Contractor's engagement under this Agreement.

12.4.3. In the event of the Contractor determining the Contractor's engagement under this Agreement under clause 12.4.2 or clause 12.5, the Contractor is entitled to be paid by the Principal:

1. all sums due for Work performed to the date of the termination; and
2. all reasonable costs of the Contractor safely removing all labour, plant and equipment from the Site and returning the same to their usual locations.

12.5. TERMINATION FOR INSOLVENCY

If:

12.5.1. execution is levied against a party by a creditor;

12.5.2. a party informs the other party in writing or creditors generally that the party is insolvent or is financially unable to continue with the Agreement;

12.5.3. a party is an individual person or partnership including an individual person and that party:

1. commits an act of bankruptcy;
2. is presented with a bankruptcy petition or presents its own petition;
3. is made bankrupt;
4. makes a proposal for a scheme of arrangement or composition; or
5. has a deed of assignment or deed of arrangement made, accepts a composition, is required to present a debtor's petition, or has a sequestration order made, under Part X of the Bankruptcy Act 1966 (Cth); or

12.5.4. in relation to a party being a corporation:

1. a controller or administrator is appointed;
2. a winding up order is made in respect of the party;
3. the party enters into a deed of company arrangement with creditors;
4. an application is made to a court for the winding up of the party and is not stayed within 14 days;
5. notice is given of a meeting of creditors with a view to the corporation entering into a deed of company arrangement;
6. it resolves by special resolution that it be wound up voluntarily (other than for a members' voluntary winding-up); or
7. a mortgagee of any property of the party takes possession of that property,

then the other party may without prejudice to any other right or remedy, by written notice, terminate this Agreement.

12.6. FRUSTRATION

If this Agreement is frustrated then the Principal must pay the Contractor:

- 12.6.1. the value of all work executed on or in connection with the Project prior to the date of frustration including all costs reasonably incurred by the Contractor in expectation of completing the Project;
- 12.6.2. all retention moneys and security; and
- 12.6.3. the reasonable cost of removal of construction plant.

13. SECTION 13: DISPUTE RESOLUTION

13.1. NOTICE OF DISPUTE

- 13.1.1. If a Dispute arises, either party may give the other written notice of Dispute which adequately identifies and provides details of it.
- 13.1.2. Notwithstanding the existence of a Dispute, the parties must continue to perform this Agreement.

13.2. CONFERENCE AND CONCILIATION

- 13.2.1. Within 14 days after receiving a notice of Dispute, the parties must confer at least once and undertake negotiations in good faith with a view to resolving the Dispute. At every such conference, each party must be represented by a person having authority to agree to such resolution. All aspects of such conferences except the fact of occurrence are to be privileged.
- 13.2.2. If a Dispute has not been resolved within 28 days of service of a notice of Dispute, that Dispute is hereby referred to informal conciliation by the Master Builders Association in the State or Territory where the Site is located. The applicable Master Builders Association Chief Executive or that person's appointee will be the Conciliator and the costs of the Conciliator (and any consultant appointed by the Conciliator) will be paid equally by the parties.
- 13.2.3. The Conciliator may:
 - 1. require the parties to attend one or more meetings;
 - 2. make any reasonable request for information;
 - 3. engage any consultant reasonably required to assist the Conciliator;
 - 4. issue a non-binding written recommendation to the parties; or
 - 5. make an order that the costs be paid differently than equally between the parties.
- 13.2.4. If the Dispute has not been resolved within 28 days of the referral to conciliation, the Dispute is referred to arbitration unless the party giving the notice of Dispute informs the other party in writing within those 28 days that it elects to have the dispute determined by expert determination.

13.3. ARBITRATION

Arbitration will be effected by an arbitrator nominated by the President or Chief Executive Officer of the organisation specified in Schedule 26 and unless otherwise agreed, be conducted in accordance with the then equivalent of the Institute of Arbitrators and Mediators Australia Arbitration Rules (incorporating IAMA Fast Track Arbitration Rules).

13.4. EXPERT DETERMINATION

13.4.1. Expert determination is to be:

1. effected by an expert nominated by the President or Chief Executive Officer of the organisation set out in Schedule 26;
2. and in accordance with the rules referred to in Schedule 26;

13.4.2. Except to the extent that the rules referred to in Schedule 26 provide otherwise:

1. each party shall bear its own costs and contribute one half of the expert's fee;
2. all aspects of every expert determination except the fact of occurrence are to be privileged;
3. the expert must as a condition of its appointment agree to issue a written determination of the dispute within the number of days from the appointment of the expert specified in Schedule 26 or any extended period agreed between the parties;
4. the expert is not to act as arbitrator; and
5. the determination of the expert is final and binding on the parties.

13.5. OTHER REMEDIES NOT PRECLUDED

Nothing in this Section prejudices the right of a party to institute proceedings to enforce payment certified as due under this Agreement or to seek injunctive or urgent declaratory relief.

14. SECTION 14: NOTICES

14.1. ADDRESS FOR NOTICES

Any notice necessary or required or allowed to be given in accordance with this Agreement shall be deemed to be given if:

- 14.1.1. delivered by hand to the person to whom it is addressed;
- 14.1.2. sent by pre-paid post or (where this Agreement so requires) by registered post, addressed to the person to whom it is to be given at the address indicated in Schedule 27 or, where written notice of a new address has been sent by certified mail, to such new address;
- 14.1.3. transmitted by facsimile to the facsimile number indicated in Schedule 27; or
- 14.1.4. sent by email by either having the notice in the body of an email to the other party or attaching an electronic copy of the notice to an email, provided that an email address for a party is shown in Schedule 27 and that is the address to which the notice is sent.

14.2. DATE OF SERVICE OF NOTICES

Any notice is deemed to have been given and received by the person to whom it is addressed:

- 14.2.1. if delivered by hand, on the day of actual delivery; or
- 14.2.2. if sent by post (whether by registered or ordinary post), on the third day after the date of posting; or
- 14.2.3. if transmitted by facsimile, on the date of confirmation of correct transmission; or

- 14.2.4. if sent by email that notice is to be treated as having been received when the sender receives a return email, which is an email in reply or from the recipient's email system confirming delivery or that it has been read.

15. SECTION 15: SEPARABLE PARTS

- 15.1. If any part of the Works has reached a stage equivalent to Practical Completion then the Principal may decide that that part of the Works is a Separable Part.
- 15.2. [Not used]
- 15.3. The definitions and meanings of Practical Completion and Defects Liability Period, the date for Practical Completion, the date of Practical Completion and clauses 6.10, 8.3, Section 9, and clauses 10.10, 10.11 and 11.1 apply separately to each Separable Part and references to the Works mean so much of the Works comprised in the relevant Separable Part.
- 15.4. The amount of security applicable to a Separable Part will be the amount stated in Schedule 29, but if no such amount is stated then the respective amounts applicable are the proportion of the security applicable to the whole of the Works as the value of the Separable Part bears to the Contract Sum.
- 15.5. The Contractor is entitled to reasonable access to each Separable Part which has reached Practical Completion to execute and complete that part of the Works yet to reach Practical Completion and to make good defects in accordance with clause 6.10.

16. SECTION 16: GOODS AND SERVICES TAX (GST)

16.1. GOODS AND SERVICE TAX (GST)

- 16.1.1. The Contract Sum includes, and the Principal must pay, GST.
- 16.1.2. The Contractor warrants that it:
1. has included in the Contract Sum, and is to include in each claim for payment under this Agreement, the correct amount of GST;
 2. is a GST-registered entity; and
 3. is to provide, or has an agreement with the Principal in respect of providing, a proper tax invoice for each claim for payment under this Agreement.
- 16.1.3. If either party indemnifies, reimburses, pays a contribution or pays damages to the other under any provision of this Agreement, any amount must include the correct amount of GST.

17. SECTION 17: WORK HEALTH AND SAFETY

[APPLIES ONLY WHERE THE SITE IS NOT LOCATED IN VICTORIA OR WESTERN AUSTRALIA]

- 17.1. In carrying out and completing the Works, the Principal and the Contractor must comply with their respective obligations under the WHS Act and WHS Regulations and the Principal engages the Contractor as the Principal Contractor for the purposes of the WHS Regulations.

- 17.2. Without limiting the obligations of the Principal and the Contractor pursuant to clause 17.1 and subject to clause 17.3 and 17.4, to the extent:
- 17.2.1. the Principal has a duty under the WHS Act in relation to the Works; and
- 17.2.2. the Contractor also has a duty in relation to the same matter under the WHS Act in relation to the Works,
- the Principal and the Contractor must consult, co-operate and co-ordinate their respective activities in relation to or in connection with the Works.
- 17.3. If the Principal enters into a contract with any Person Conducting a Business or Undertaking other than the Contractor who also has a duty in relation to the same matter under the WHS Act in relation to or in connection with the Works, the Principal must procure that other Person Conducting a Business or Undertaking to consult, co-operate and co-ordinate their respective activities in relation to the Works with the Principal and the Contractor.
- 17.4. If the Contractor enters into a contract with any Person Conducting a Business or Undertaking other than the Principal who also has a duty in relation to the same matter under the WHS Act in relation to or in connection with the Works, the Contractor must procure that other Person Conducting a Business or Undertaking to consult, co-operate and co-ordinate their respective activities in relation to the Works with the Principal and the Contractor.
- 17.5. In complying with their respective obligations under clauses 17.1, 17.2, 17.3 and 17.4:
- 17.5.1. the Principal and the Contractor must consider any relevant Code of Practice to the extent that code is applicable; and
- 17.5.2. the Principal and the Contractor must procure any person conducting a business or undertaking who also has a duty under the WHS Act in relation to or in connection with the Works to consider any relevant Code of Practice to the extent that code is applicable.

~~18. SECTION 18 SPECIAL CONDITIONS~~

~~[Now included in Section 1A]~~

SCHEDULE 1: Brief Works Description

Clause 1.1.1 ("Principal's Project Requirements"; "Works")

Brief Works Description:

Construction of an apartment building comprising of 40 apartments

Structure of building to be generally precast walling with concrete suspended floors

SCHEDULE 2: Principal's Project Requirements

Clause 1.1.1

Principal's Project Requirements:

(e.g. Purpose of the Building, Performance Requirements (if any), Benchmarks (if any))

SCHEDULE 3: Design Documents

Clause 1.1.1 Design Documents:

(e.g. Preliminary Design, Project Design, Drawings, Specifications, Approvals, Models, Photographs and Other Relevant Documents)

Architectural – Donato Architects

Structural/Civil – PT Design

Services – BCA Engineers

Stamped planning consent drawings take precedence.

Drawing No	Revision	Description
4159-17 A00	C	COVER SHEET
4159-17 A01	C	SITE PLAN
4159-17 A02.1	C	SITE SET OUT PLAN
4159-17 A02	C	GROUND FLOOR PLAN
4159-17 A03	C	FIRST FLOOR PLAN
4159-17 A04	C	SECOND FLOOR PLAN
4159-17 A05	C	THIRD FLOOR PLAN
4159-17 A06	C	FOURTH FLOOR PLAN
4159-17 A07	D	MAIN ROOF PLAN
4159-17 A08	C	ELEVATIONS 1 & 2
4159-17 A09	C	ELEVATIONS 3 & 4
4159-17 A10	D	SECTION AA
4159-17 A11	C	SECTION BB
4159-17 A12	C	SECTION CC
4159-17 A13	C	SECTION CC
4159-17 A14	C	SECTION EE & FF
4159-17 A15	B	SECTIONS & SECTIONAL DETAILS

4159-17 A16	C	STAIRCASE 1 DETAIL
4159-17 A17	D	STAIRCASE 2 DETAIL
4159-17 A18	D	DOOR WINDOW SCHEDULES GROUND, FIRST & SECOND FLOOR
4159-17 A19	E	DOOR-WINDOW SCHEDULES THIRD & FOURTH FLOOR
4159-17 A20		JOINERY & WET AREAS DETAIL 1
4159-17 A21		JOINERY & WET AREAS DETAILS 2
4159-17 A22		JOINERY & WET AREAS DETAILS 3
4159-17 A23		JOINERY & WET AREAS DETAILS 4
4159-17 A24		JOINERY & WET AREAS DETAILS 5
4159-17 A25		JOINERY & WET AREAS DETAILS 6
4159-17 A26	A	JOINERY & WET AREAS DETAILS 7
4159-17 A27	A	JOINERY & WET AREAS DETAILS 8
4159-17 A28	A	JOINERY & WET AREAS DETAILS 9
2390-F01	A	SITE PLAN, LEGEND OF SYMBOLS & DRAWING INDEX
2390-F02	A	FIRST FLOOR - FIRE SERVICES ARRANGEMENT
2390-F03	A	SECOND TO FOURTH FLOOR - FIRE SERVICES ARRANGEMENT & WET FIRE SCHEMATIC
2390-F04	A	FIRE PUMP ROOM ARRANGEMENT & DETAILS
2390-H01	A	SITE PLAN, GROUND FLOOR DRAINAGE ARRANGEMENT, LOCATION PLAN, DRAWING INDEX & LEGEND OF SYMBOLS
2390-H02	A	FIRST FLOOR DRAINAGE ARRANGEMENT
2390-H03	A	SECOND FLOOR DRAINAGE ARRANGEMENT
2390-H04	A	THIRD FLOOR DRAINAGE ARRANGEMENT
2390-H05	A	FOURTH FLOOR DRAINAGE ARRANGEMENT
2390-H06	A	ROOF LEVEL DRAINAGE ARRANGEMENT
2390-H07	A	GROUND FLOOR RETICULATION ARRANGEMENT
2390-H08	A	FIRST FLOOR RETICULATION ARRANGEMENT
2390-H09	A	SECOND FLOOR RETICULATION ARRANGEMENT
2390-H10	A	THIRD FLOOR RETICULATION ARRANGEMENT
2390-H11	A	FOURTH FLOOR RETICULATION ARRANGEMENT
2390-H12	A	TYPICAL BEAKOUT RETICULATION DETAIL
2390-H13	A	TYPICAL BEAKPUT RETICULATION DETAIL
2390-H14	A	DETAILS AND SCHEMATIC LAYOUT DRAWINGS
2390-H15	A	DOMESTIC HOT WATER FLOW & RETURN & DOMESTIC COLD WATER RETICULATION SCHEMATIC
2390-M01	A	DRAWING INDEX, SITE PLAN & LEGEND OF SYMBOLS
2390-M02	A	GROUND FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT
2390-M03	A	FIRST FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT
2390-M04	A	SECOND FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT
2390-M05	A	THIRD FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT
2390-M06	A	FOURTH FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT
2390-M07	A	ROOF PLAN - AIR CONDITIONING & VENTILATION ARRANGEMENT

2390-E01	A	SITE PLAN, ELECTRICAL & COMMUNICATIONS INFRASTRUCTURE & DRAWING INDEX
2390-E02	A	GROUND FLOOR - POWER, COMMUNICATIONS, LUMINAIRE & SECURITY ARRANGEMENT
2390-E03	A	FIRST FLOOR - POWER, COMMUNICATIONS, LUMINAIRE & SECURITY ARRANGEMENT
2390-E04	A	SECOND FLOOR - POWER, COMMUNICATIONS, LUMINAIRE & SECURITY ARRANGEMENT
2390-E05	A	THIRD FLOOR - POWER, COMMUNICATIONS, LUMINAIRE & SECURITY ARRANGEMENT
2390-E06	A	FOURTH FLOOR - POWER, COMMUNICATIONS, LUMINAIRE & SECURITY ARRANGEMENT
2390-E07	A	ELECTRICAL SINGLE LINE DIAGRAM
2390-E08	A	COMMUNICATIONS, SECURITY, ACCESS CONTROL & INTERCOM SCHEMATIC DIAGRAMS
2390-E09	A	TYPICAL APARTMENT LUMINAIRE ARRANGEMENT
2390-E10	A	TYPICAL APARTMENT POWER & COMMUNICATIONS ARRANGEMENT
19495-S01	B	GENERAL NOTES
19495-S02	C	FOOTING LAYOUT PLAN
19495-S03	C	FOOTING DETAILS
19495-S04	B	FIRST FLOOR LAYOUT PLAN
19495-S05	B	SECOND FLOOR LAYOUT PLAN
19495-S06	B	THIRD FLOOR LAYOUT PLAN
19495-S07	B	FOURTH FLOOR LAYOUT PLAN
19495-S08	C	ROOF PLAN
19495-S09	A	PRECAST ELEVATIONS SHEET 1
19495-S10	A	PRECAST ELEVATIONS SHEET 2
19495-S11	A	PRECAST ELEVATIONS SHEET 3
19495-S18	A	FIRST FLOOR DETAILS
19495-S19	A	FLOOR DETAILS
19495-S20	A	ROOF DETAILS
19495-S22	A	PRECAST PANELS REINFORCEMENT
19495-S22	A	PANEL FIXING DETAILS
19495-C01	C	SITE LEVELS AND DRAINAGE LAYOUT
19495-C02	B	FIRST FLOOR LEVELS & DRAINAGE LAYOUT
19495-C03	C	DETAILS SHEET
Specification	Revision	Description
57.171006	1	NATHERS ASSESSMENT REPORT
2390.170901.H.1	A	HYDRAULIC SERVICES SPECIFICATION PART A
2390.170901.H.3	A	HYDRAULIC SERVICES SPECIFICATION PART B
2390.170922.F.1	A	FIRE PROTECTION SERVICES SPECIFICATION PART A
2390.170922.F.3	A	FIRE PROTECTION SERVICES SPECIFICATION PART B

2390.170922.M.1	A	MECHANICAL SERVICES SPECIFICATION - PART A
2390.170922.M.3	A	MECHANICAL SERVICES SPECIFICATION - PART B
2390.3171013.E.1	A	ELECTRICAL SERVICES SPECIFICATION - PART A
2390.3171013.E.3	A	ELECTRICAL SERVICES SPECIFICATION - PART B
2390.171013.M.2	A	MECHANICAL SERVICES SPECIFICATION - TENDER FORMS
19495	00	STRUCTURAL SPECIFICATION
19495	00	STRUCTURAL CALCULATIONS
4159-17		BUILDING SPECIFICATION
FINISHES SCHEDULE	2/5/17	BUILDTEC SCHEME 2 FINISHES & FIXTURES SCHEDULE
	27/10/17	Staged Development Approval
	20/6/17	Planning Consent

SCHEDULE 4: Contractor's Design Deliverables

Clause 1.1.1

Contractor's Design Deliverables:

1. Drawings and Specifications that form the stamped Development Approval documents, 1 hard copy and 1 digital set
2. Maintenance & Operations Manuals including As Built Drawings for Electrical, Hydraulic and Mechanical Services, 2 hard copies including digital copies of all as built drawings

SCHEDULE 5: Preliminary Design Subcontractors

Clause 4.2

Party/Parties

Preliminary Design

SCHEDULE 6: Subcontract Sum

Clause 1.1

\$7,600,000 + GST

SCHEDULE 7: Particulars of Land/Title

Clause 1.1, 10.13

Particulars of Land:

Lot No: 6004

Deposited Plan: 91439

Shire/Municipality of: St Clair, Hundred of Yatala

Known as: Lot 6004 Post Parade St Clair

Reference to Title: *CT 6106/590*

Torrens Title:

Volume: *6113*

Folio: *404*

Computer Folio Identifier:

Lot DP:

Old System Title Book:

Number:

SCHEDULE 8: Site Conditions

Section 3

[Not used]

SCHEDULE 9: Unsupportable Works Percentage

Clause 3.2.2

Percentage to be levied in the event that the Site does not support the Works: *N/A*

SCHEDULE 10: Period for Obtaining Approvals

Clause 1.1.1, 5.3.2

The number of days to submit and obtain Approvals:

SCHEDULE 11: Defects Liability Period

Clause 1.1, 6.10, 11.1

Defects Liability Period: *12 months*

SCHEDULE 12: Excluded Work Items

Clause 7.1

Items of Work expressly excluded from the Works: *Nil*

***SCHEDULE 13: Insurance - Contractor to Insure**

Section 8

First Alternative - Contractor to Insure

Clause 8.3.2 – costs of Demolition and Removal of Debris: *10%*

Clause 8.3.3 – percentage to cover consultants' fees: 10%

Clause 8.3.4 – value of material or things to be supplied by Principal: \$0

Clause 8.3.5 – percentage to cover escalation costs: 10%

Clause 8.4 – public liability insurance: \$20 million

Clause 8.5 – common law liability insurance: \$20 million

Clause 8.6 – professional indemnity insurance: Yes/No. If yes, level of cover: \$5million

SCHEDULE 14: Insurance - Proprietor to Insure

[Not applicable]

SCHEDULE 15: Period for Practical Completion

Clause 9.2

The number of days to bring the works to Practical Completion: **The date for practical completion shall be 27/11/18**

SCHEDULE 16: Additional Site Closure Dates

Clause 1.1.1 and 1.1.2

Additional days on which the Site will be closed:

The construction industry Christmas & New Year's close down dates as defined by the Master Builders Association of SA

SCHEDULE 17: Progress Claims Internal

Clause 10.1

Interval between progress claims: On the last Business Day of each month.

SCHEDULE 18: Period for Progress Claims Payment

Clause 10.2, 10.3, 12.4.1

Time for certification of progress claims: 15 Business Days from delivery of progress claim

Time for payment: 10 Business Days from delivery of progress certificate

SCHEDULE 19: Interest Rates on Overdue Payments

Clause 10.3

Interest rate on overdue payments: Nil

SCHEDULE 20: Percentage Margin on Variations

Clause 10.4.2

Percentage margin on Variations: 10%

SCHEDULE 21: Prime Cost Items or Provisional Sums

[Not applicable]

SCHEDULE 22: Percentage Margin on Excess Expenditure

Clause 10.5.3

Percentage margin on excess expenditure: Nil

SCHEDULE 23: Liquidated and Ascertained Damages

Clause 10.6

Daily rate of delay loss and expense: No damages or costs are payable

Clause 10.7

Liquidated and Ascertained Damages: \$500 per day to commence 30 calendar days after Contract Practical Completion

A bonus for early completion: \$25,000 if practical completion achieved before 27/11/17, any extensions of time do not apply to this date.

SCHEDULE 24: Security Amount

Clause 10.8, 10.11.1

Form and amount or percentage of Contract Sum as security: 5% of contract sum held as cash retention

SCHEDULE 25: Retention Percentage

Clause 10.11.1

Retention Percentage: 10%

SCHEDULE 26: Expert Determination

Clause 13.3, 13.4
Expert to be nominated by: Master Builders Association of South Australia

(If no organisation stated, the President or Chief Executive Officer of the State or Territory Chapter of the Institute of Arbitrators and Mediators Australia in which the Works are to be carried out.)

Clause 13.4.2
Expert determination to be conducted according to the rules of:

(If no rules stated, those directed by the nominee set out above.)

Number of days from appointment within which the expert must issue a written determination:

.....

(If no time stated, not applicable.)

Arbitrator to be nominated by:

(If no organisation stated, the President or Chief Executive Officer of the State or Territory Chapter of the Institute of Arbitrators and Mediators Australia in which the Works are to be carried out.)

SCHEDULE 27: Address, etc. Details

Clause 14.1.2
The names, addresses and facsimile numbers of the parties:

Principal: Build Tec Group Pty Ltd

Name: Michael Carrocci

Address

Street Number :99 Street Name: King William Street

Suburb or town: Kent Town Postcode: 5067

Telephone: 8132 8400

Email: reception@buildtec.com.au

Contractor: BERT FARINA CONSTRUCTIONS PTY LTD (ACN 057 898 174) of 11 Indama street, Regency Park SA 5010

Name: Anthony Farina

Address

Street Number : 11 **Street Name:** Indama street

Suburb or town: Regency Park **Postcode:** 5010

Telephone: 8340 1299

Email: anthony@bfconstructions.com.au

Independent Certifier: Katnich Dodd

Representative: Vic Barone

Address

Street Number: 20 **Street Name:** Greenhill Road

Suburb or town: Wayville **Postcode:** 5034

Telephone: (08) 8273 0888

Email: Vic.barone@katnichdodd.com.au

SCHEDULE 28: Separable Parts

Section 15

Separable Parts:

SCHEDULE 29: Security per Separable Part

Clause 15.4

Amount of security for each respective separable part:

SCHEDULE 30: Form of Deed Novation

[Not applicable]

Case: Precast Concrete column to engineer's detail
Col 1 & Col 2 were tied steel columns to Engineer's detail

- ### PARTITION LEGEND

- [illegible]

- [illegible]

- Highland Elementary #125-1255. Provide One to four acres with
gate to sliding door, and set, giving with 500m of foot line.
Three acres to comply with #2-2205.
Safe to Entry. 14 acre extension and feeding and 600m wide
assessment for major and 1000' window - 1000'

- சென்னை: 19.05.2019

- NOTE:
THE NEW BUILDING SHALL BE PROTECTED AGAINST TERRORIST
ATTACK IN ACCORDANCE WITH AC 3060.
ALL INSTALLATIONS TO BE PROTECTED BY APPROVED
CHEMICAL SPRAY OR DIOFLEX OR BY ACCEPTED
METHODS OF FIRE PROTECTION.

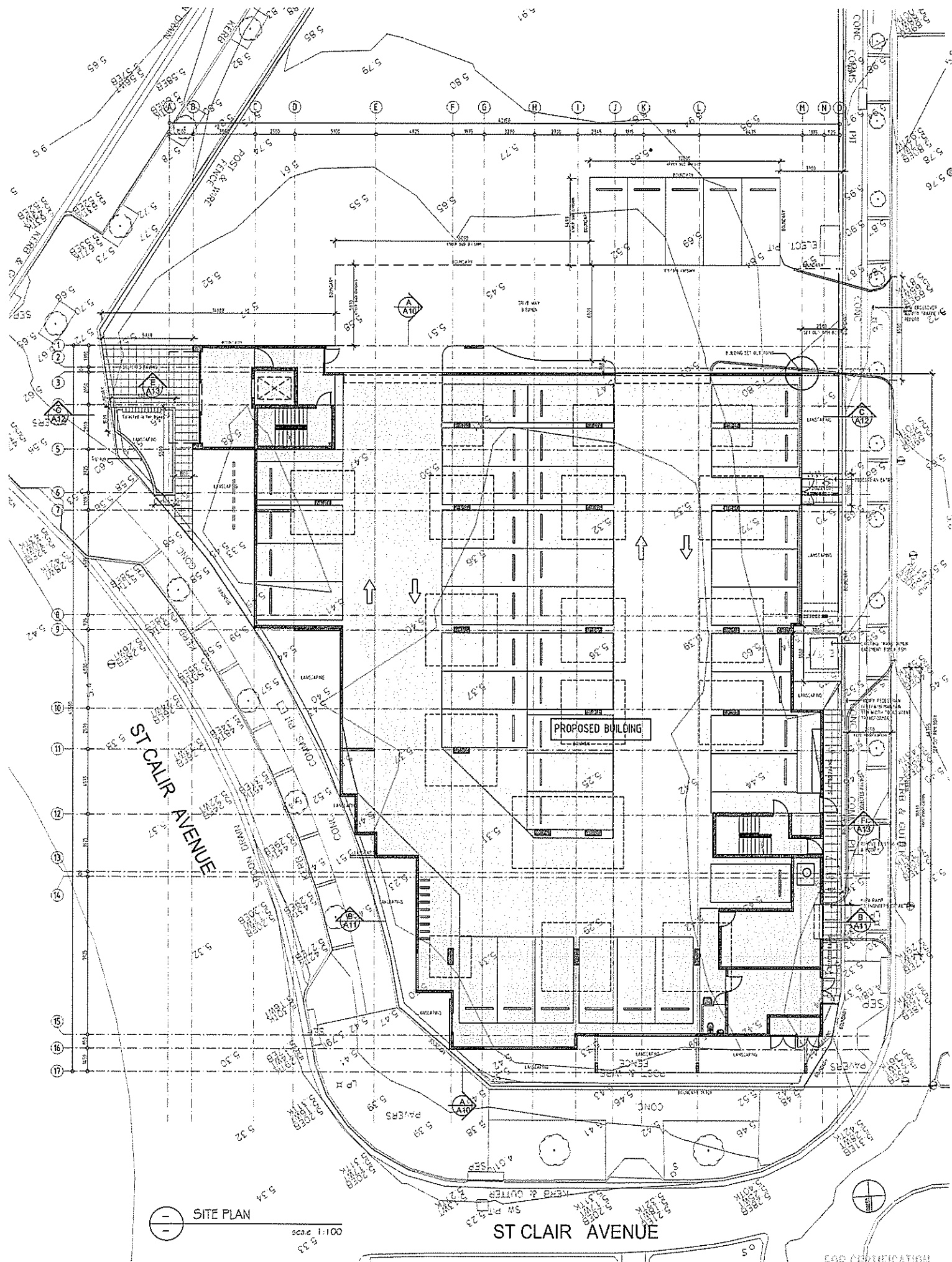
- NOTE:
 PRECAST MANUFACTURER TO CONFIRM ALL DOORWAY OPENING
 PERMITS AND CONTROL DEVIATIONS BEFORE SETTING
 CURB INTO PLACE AT MANUFACTURE
- ENTER TO ENTERIES DATA IS FOR ALL PRECAST PANEL POINT
 LOCATIONS.

- water tank stands, placed gold-leafing of placed private
scenery and are 14 in. propertary from means for to
non-ferrous details and calculations
from 1890-1910. Substrates up to 1000 high-
lighted and known to comply with 1000 high-
lighted and known to comply with 1000 high-
lighted and known to comply with 1000 high-

DWG NO.	REVISION	DRAWING TITLE
A00		COVER PAGE
A01		SITE PLAN
A02.1		SITE SETOUT PLAN
A02		GROUND FLOOR PLAN
A03		FIRST FLOOR PLAN
A04		SECOND FLOOR PLAN
A05		THIRD FLOOR PLAN
A06		FOURTH FLOOR PLAN
A07		ROOF PLAN
A08		ELEVATION1&2
A09		ELEVATION3&4
A09.1		ELEVATIONS5,6&7
A10		SECTION AA
A11		SECTION BB
A12		SECTION CC
A13		SECTION DD
A14		SECTION EE&FF.SECTIONAL DETAILS
A15		SECTIONAL DETAILS
A16		STCASE DETAIL 1
A17		STCASE DETAIL 2
A18		DOOR WINDOW SCHEDULE 1
A19		DOOR WINDOW SCHEDULE 2
A20		JOINERY & WET AREA DETAILS 1
A21		JOINERY & WET AREA DETAILS 2
A22		JOINERY & WET AREA DETAILS 3
A23		JOINERY & WET AREA DETAILS 4
A24		JOINERY & WET AREA DETAILS 5
A25		JOINERY & WET AREA DETAILS 6
A26		JOINERY & WET AREA DETAILS 7
A27		JOINERY & WET AREA DETAILS 8
A28		JOINERY & WET AREA DETAILS 9

~~FOR CERTIFICATION~~

PROJECT: PROPOSED APARTMENT DEVELOPMENT FOR POLYESTER GROUP	DRAWING TITLE: COVER SHEET	APPROVED BY: A. C. H. H. H. H. B. H. H. H. H. H. H. H. H. H. C. H. H. H. H. H. H. H. H. H.	DATE: 11/11/11 11/11/11 11/11/11	I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render the same misleading or incomplete.	11/11/11
A. H. H. H. H. H. H. H. H. H.	11/11/11	11/11/11	11/11/11	11/11/11	11/11/11



SITE PLAN

SCALE: 1" = 100'

ST CLAIR AVENUE

FOR CERTIFICATION

PROPOSED APARTMENT DEVELOPMENT FOR
BOUTTE GROUP
AT PHELPS STREET, ST. CLAIR 1A

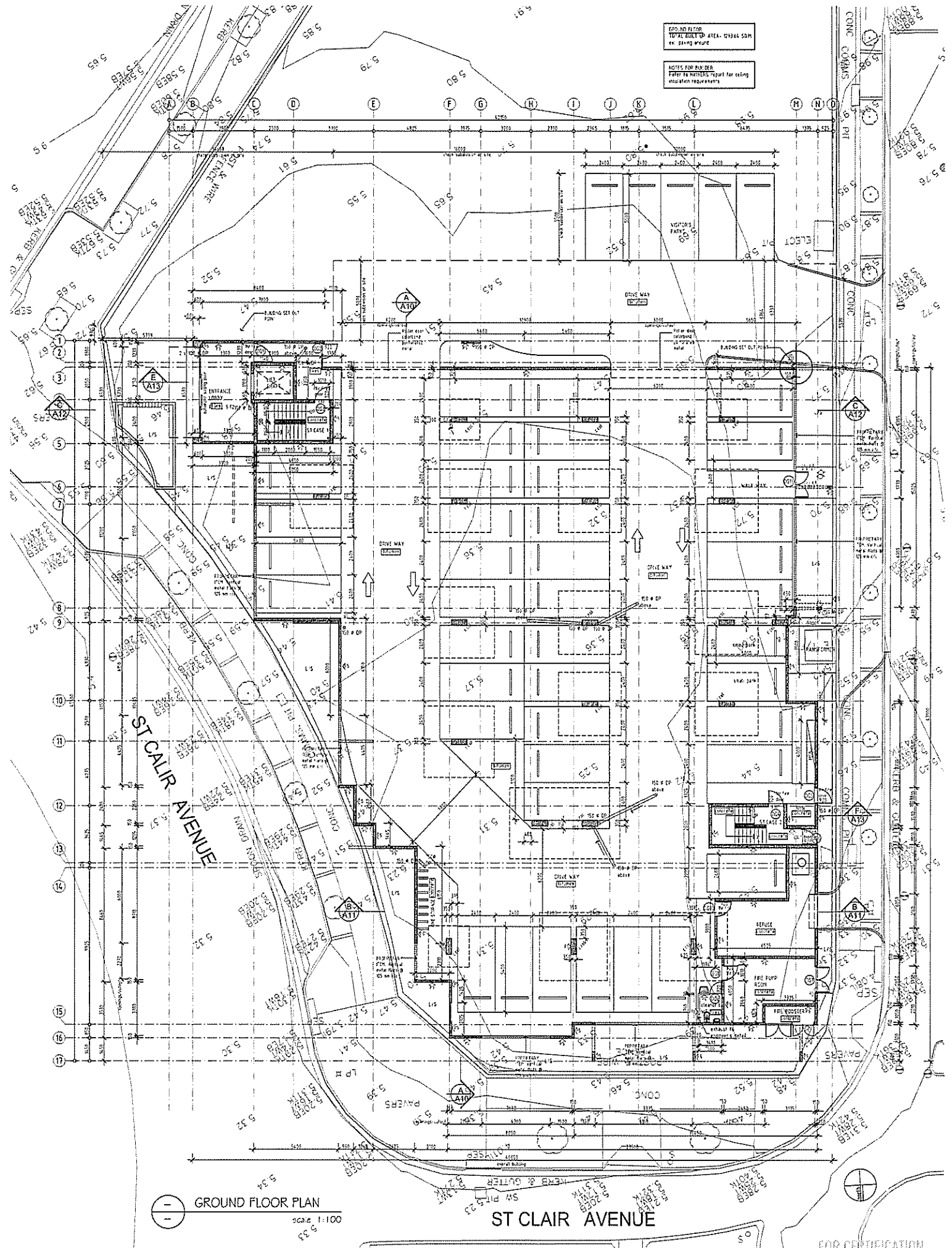
DATE: 10/1/18
SHEET: 1 OF 1

DESIGNED BY: ANTHONY DONATO ARCHITECTS
FOR THE CLIENT: BOUTTE GROUP

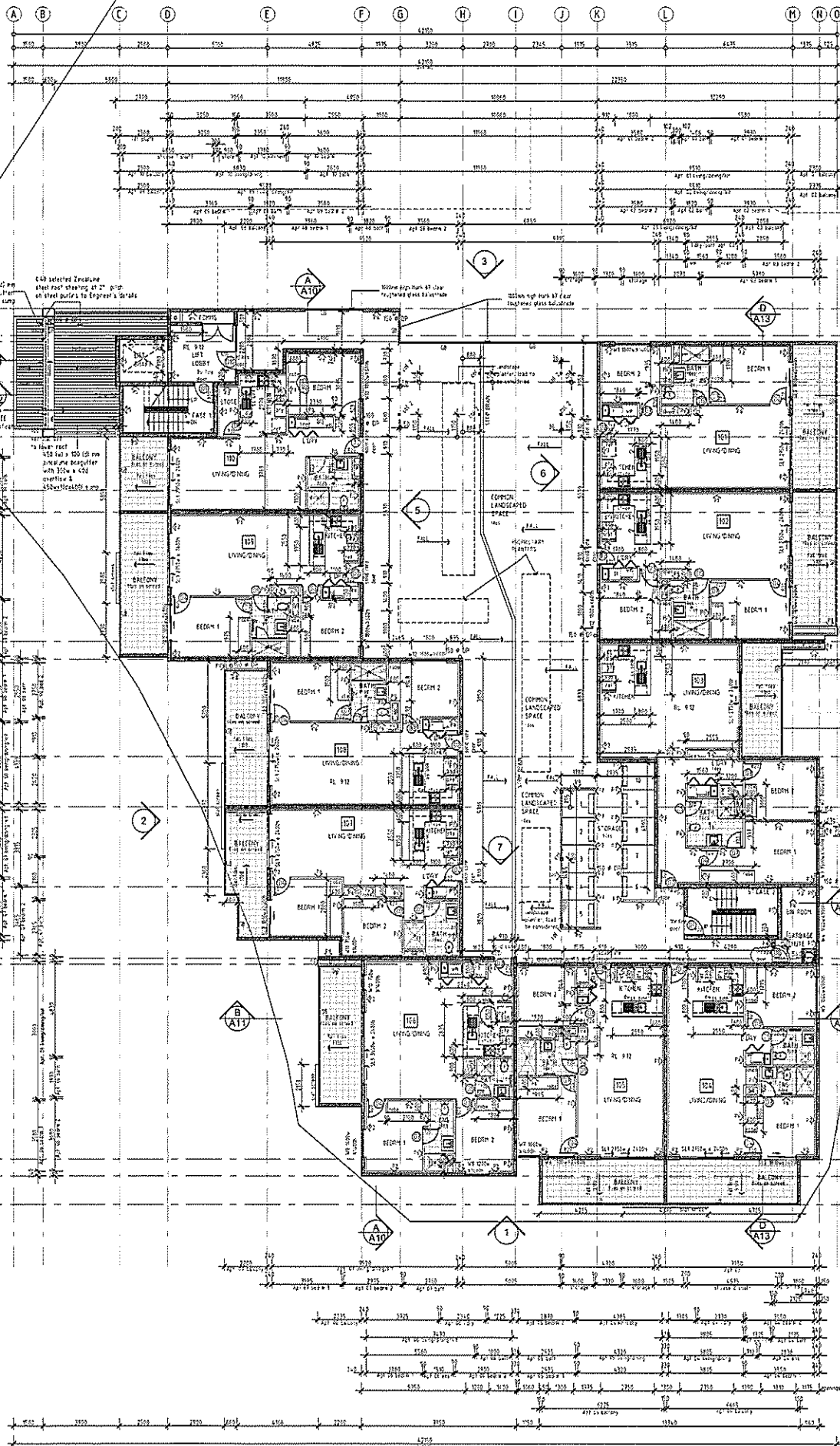
DATE: 10/1/18

SHEET: 1 OF 1

ANTHONY DONATO ARCHITECTS
1000 PHELPS STREET, SUITE 100, ST. CLAIR, IL 61880
TEL: 618.333.3333 FAX: 618.333.3334
WWW.ANTHONYDONATOARCHITECTS.COM
FOR CERTIFICATION
DATE: 10/1/18 SHEET: 1 OF 1



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR
TOTAL BUILT UP AREA: 131,479 SQM

APARTMENT AREAS SQM

APT. NO.	FLOOR	BALCONY
101	15	17.42
102	15	16.90
103	15	12.23
104	15	16.84
105	15	16.83
106	15	16.47
107	15	13.42
108	15	16.48
109	15	16.43
110	15	16.43

NOTES FOR BUILDER
1. REFER TO "NOTES" SHEET FOR ceiling insulation requirements

- NOTES**
1. All wardrobes (closet) wide ranging rail should 300mm wide and 150mm high.
 2. All well doors to have dry down ceiling 240mm all.
 3. All entrance doors to the apartments to be solid core & self closing where indicated.
 4. All dimensions are to the face of wall and not to the face of the slab or ground level and not to the face of the slab.
 5. Each apartment door to have provision of brace and handle up to 100mm x 100mm x 100mm.
 6. Each door to be provided with an end sign highlighting the word "EXIT" and associated floor level to the door.
 7. All internal doors are 2400mm high.
 8. External doors & entry doors to the apartments are 2400mm high.
 9. All internal partition walls are 150mm thick, 100mm studs.

FOR THE ARCHITECTURAL DEVELOPMENT FOR THE GROUP

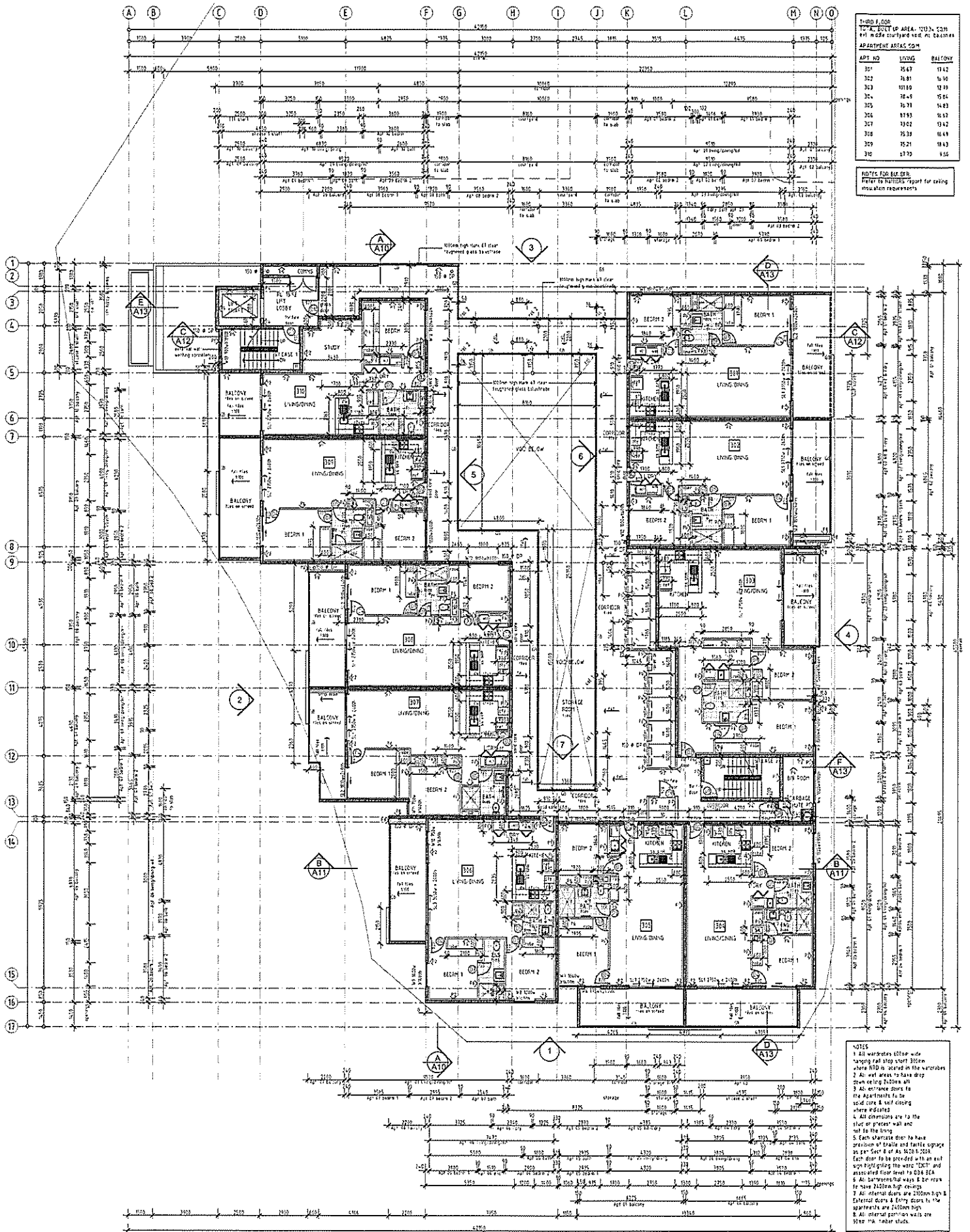
15TH FLOOR PLAN

DATE: 15/11/2017
BY: [Signature]
FOR: [Signature]

FOR CERTIFICATION

ANTHONY DONATO ARCHITECTS

15TH FLOOR PLAN
15TH FLOOR PLAN
15TH FLOOR PLAN



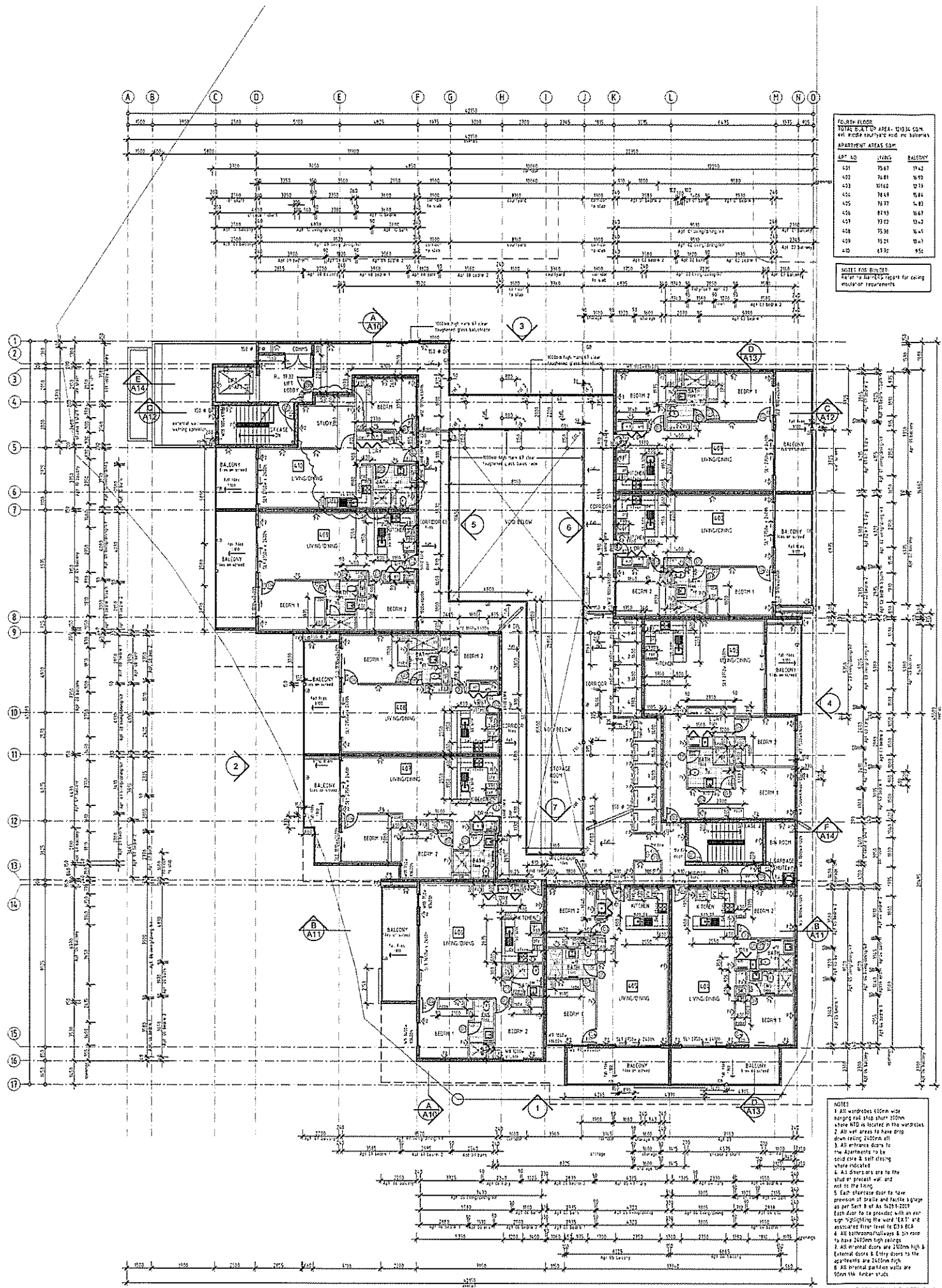
FOR CERTIFICATION

PROPOSED APARTMENT DEVELOPMENT FOR
 EUCOTE GROUP
 AT MCLEOD STREET ST. CLAIR SA

THIRD FLOOR PLAN

ARCHITECT
 A. DONATO
 10/10/2024
 10/10/2024
 10/10/2024

ANTHONY DONATO ARCHITECTS
 Suite 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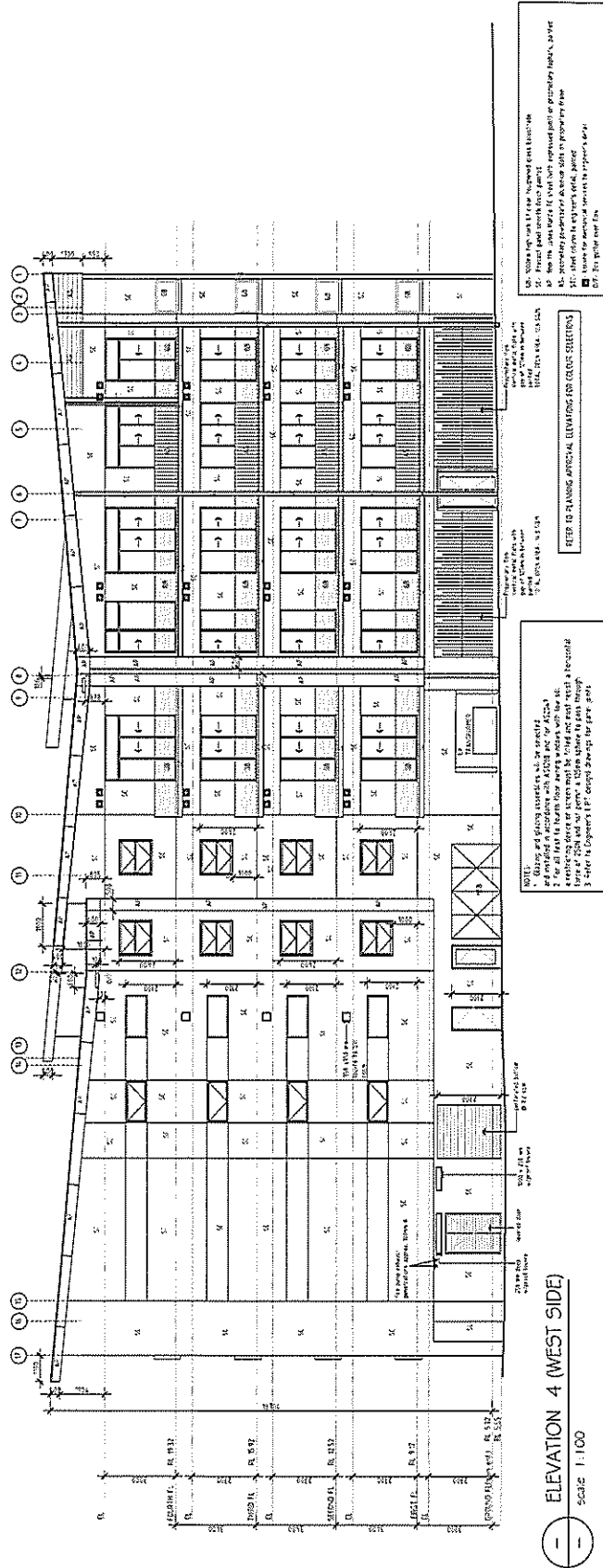
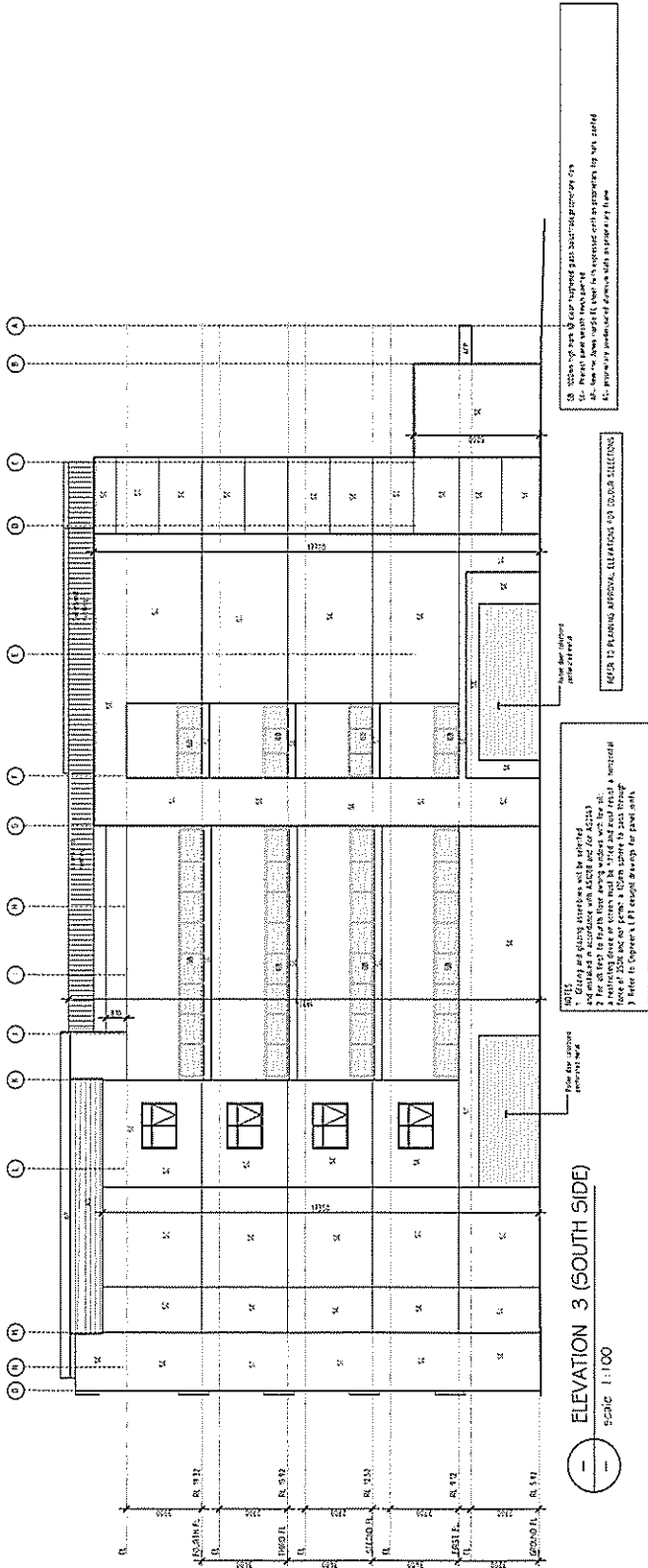
10.0th FLOOR
TOTAL E.A.T. OF AREA: 12034 SQM
EXT. AREA: 10072 SQM (incl. balconies)

APARTMENT AREAS SQM

APT. NO.	LIVING	BEDROOM
401	75.67	17.42
402	74.81	16.70
403	76.10	17.19
404	76.49	16.61
405	75.77	16.83
406	81.93	16.43
407	77.03	17.42
408	75.36	16.45
409	75.24	16.45
410	67.70	15.52

NOTES FOR BUILDER:
REFER TO ARCHITECTS REPORT FOR CEILING
REQUIREMENTS

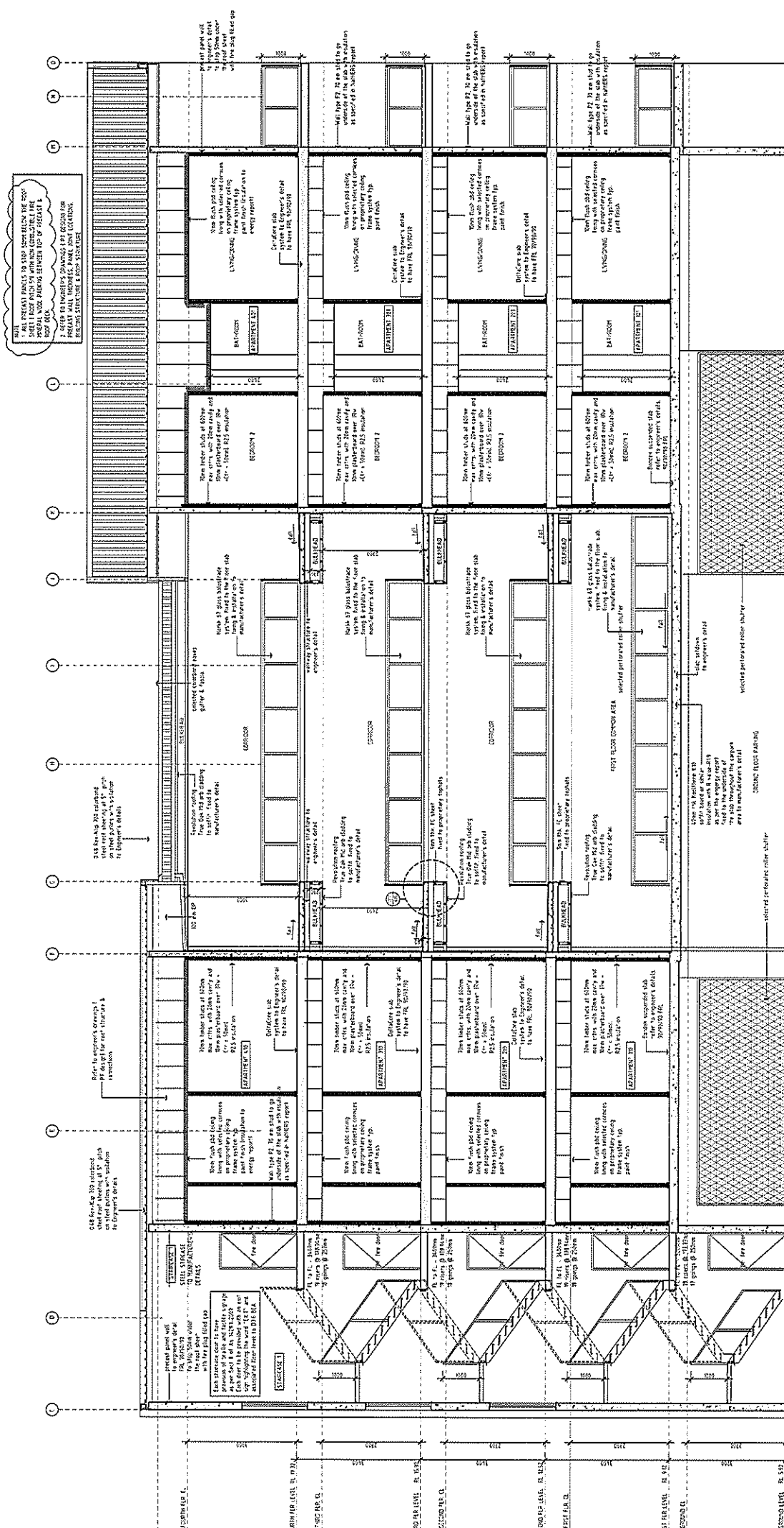
- NOTES:
1. All windows, 650mm wide hanging rod stop short 150mm where window is located in the vertical.
 2. All wall doors to have drop down ceiling 2400mm all.
 3. All entrance doors to the Apartments to be solid core & self closing where indicated.
 4. All doors are to the shut or present 'off' and not to the 'on'.
 5. Each entrance door to have provision of handle and tactile signage as per Part 8 of AS 14293-2019.
 6. Each door to be provided with an exit sign highlighting the word 'EXIT' and associated fire level (e.g. 101, 102).
 7. All internal doors are 2100mm high & external doors & entry doors to the apartments are 2400mm high.
 8. All internal partition walls are 100mm thick masonry.



FOR CERTIFICATION

ANTHONY DONATO ARCHITECTS
10000 100th Ave. S. Suite 100
Bloomington, MN 55425
612.895.1000 | 612.895.1001 | www.anthonymdonato.com

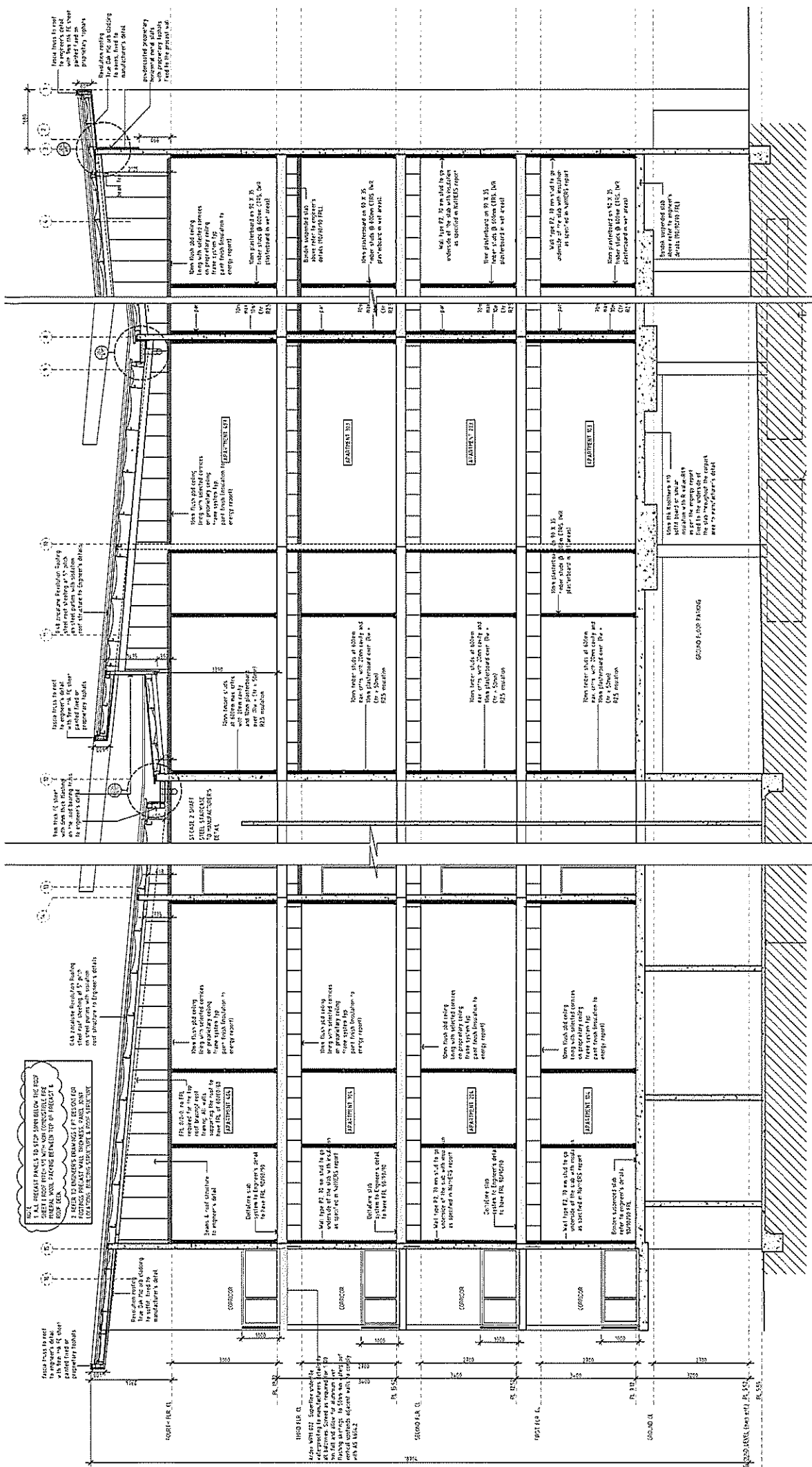
PROJECT:	40' PINEWOOD STREET, ST. PAUL, MN
DATE:	10/15/2014
DESIGNER:	ANTHONY DONATO ARCHITECTS
CLIENT:	ST. PAUL CITY
PROJECT NO.:	10000
PROJECT NAME:	40' PINEWOOD STREET, ST. PAUL, MN
PROJECT ADDRESS:	40' PINEWOOD STREET, ST. PAUL, MN
PROJECT TYPE:	RENOVATION
PROJECT STATUS:	IN PROGRESS
PROJECT PHASE:	ARCHITECTURAL
PROJECT DESCRIPTION:	RENOVATION OF 40' PINEWOOD STREET, ST. PAUL, MN
PROJECT LOCATION:	40' PINEWOOD STREET, ST. PAUL, MN
PROJECT CONTACT:	ANTHONY DONATO ARCHITECTS
PROJECT PHONE:	612.895.1000
PROJECT FAX:	612.895.1001
PROJECT EMAIL:	info@anthonymdonato.com
PROJECT WEBSITE:	www.anthonymdonato.com
PROJECT SOCIAL MEDIA:	ANTHONY DONATO ARCHITECTS
PROJECT ADDRESS:	10000 100th Ave. S. Suite 100 Bloomington, MN 55425
PROJECT CITY:	Bloomington, MN
PROJECT STATE:	Minnesota
PROJECT ZIP:	55425
PROJECT COUNTRY:	USA



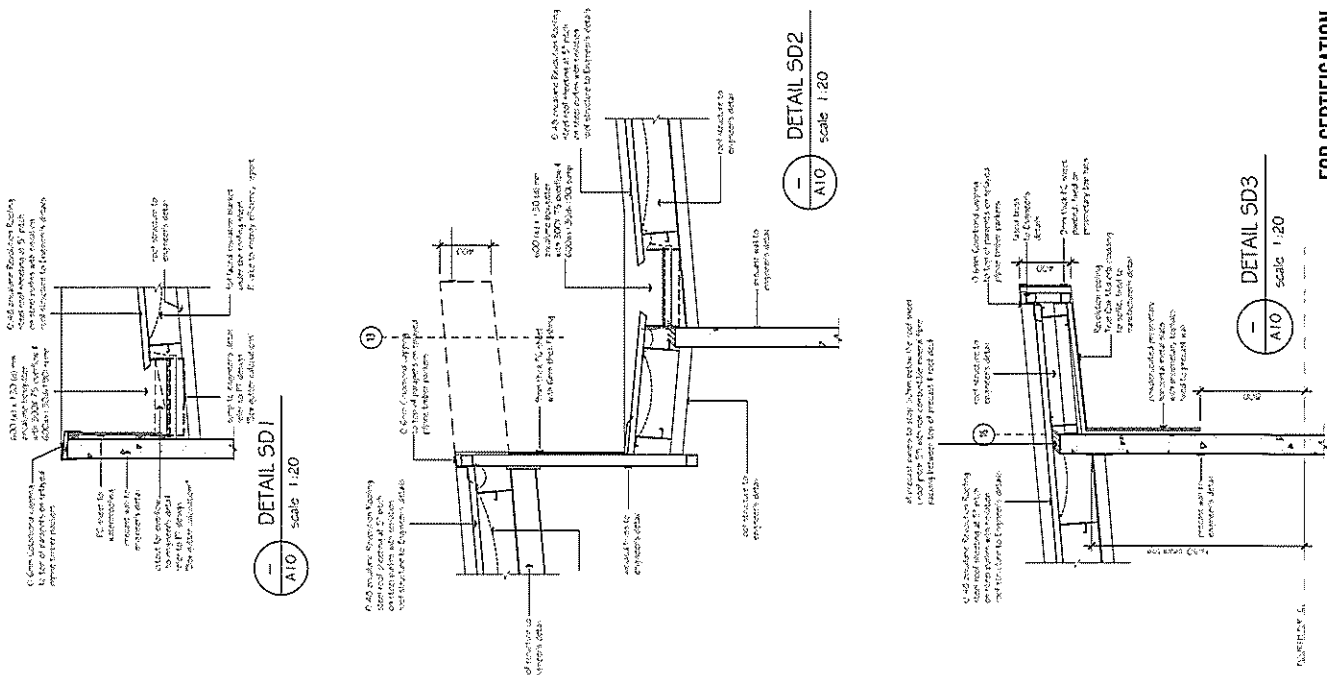
NOTES
1 ALL FORECAST PANELS TO STOP 5000 UNDER THE ROOF SHEET
WITH THE FLW BETWEEN PANEL & ROOF SHEET
2 REFER TO PT DESIGN FOR EXACT ROOF STRUCTURE & CONNECTIONS

FOR CERTIFICATION

[illegible]



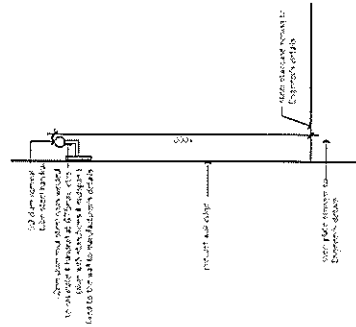
SECTION DD
Scale 1:50



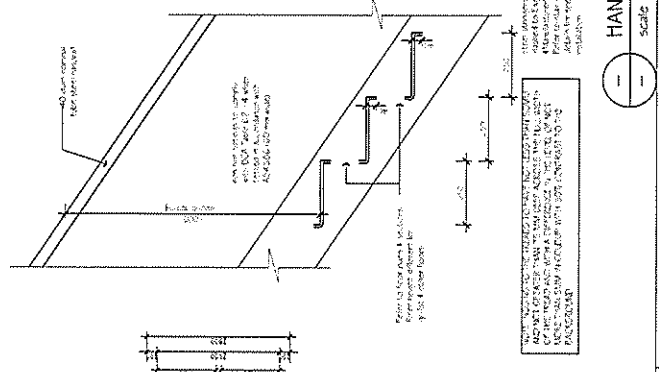
FOR CERTIFICATION

<p>PROPOSED APARTMENT DEVELOPMENT FOR THE EYE GROUP AT PULBOD STREET, ST. LOUIS, MO</p>	<p>SECTION EE & FF</p>	<p>DATE: 10/1/2023 DRAWN BY: J. H. HARRIS CHECKED BY: J. H. HARRIS</p>
<p>PROJECT NO. 2023-001</p>	<p>DATE: 10/1/2023</p>	<p>SCALE: 1/8" = 1'-0"</p>

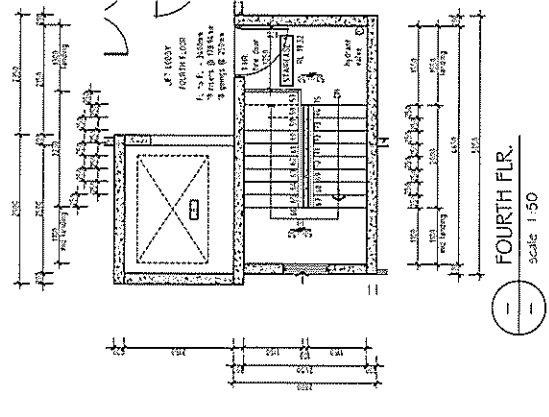
<p>DATE: 10/1/2023 DRAWN BY: J. H. HARRIS CHECKED BY: J. H. HARRIS</p>
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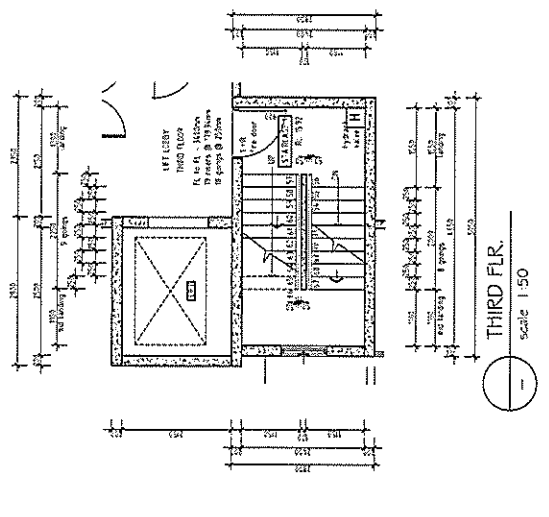
SECTION THROUGH STAIRCASE 1
scale 1:50



HANDRAIL DETAIL
scale 1:10



FOURTH FLR.
scale 1:50



THIRD FLR.
scale 1:50

STAIRCASE | I

Lit & Starcase 1 shift to have FRU
of 90/90/90

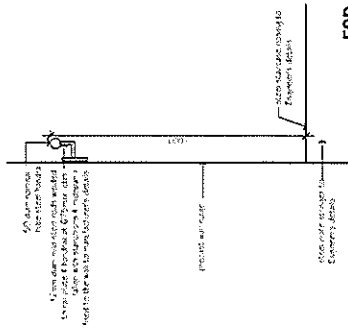
FOR CERTIFICATION

 ANTHONY DONATO ARCHITECTS 1000 55th Street, Suite 1000 New York, NY 10022 Tel: 212 691 6337 Fax: 212 691 6344 www.anthonydonato.com	1000 55th Street, Suite 1000 New York, NY 10022 Tel: 212 691 6337 Fax: 212 691 6344 www.anthonydonato.com
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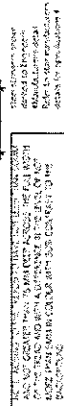
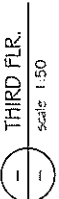
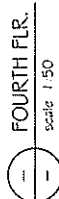
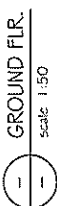
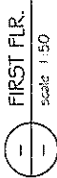
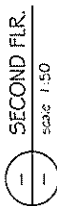
姓名: 王明
 学号: 123456789
 日期: 2023-10-27
 地点: 教室

STAPCASE : DUTER

AT PALLOO STREET, SILLAR SA
SPECIALISED APARTMENT DEVELOPMENT FOR
HOLDTEL GROUP



SECTION THROUGH STAIRCASE I
scale 1:50



HANDRAIL DETAIL
Scale 1:10

STAIRCASE 2

Staircase 1 shift to have FRL of 90/90/30

FOR CERTIFICATION

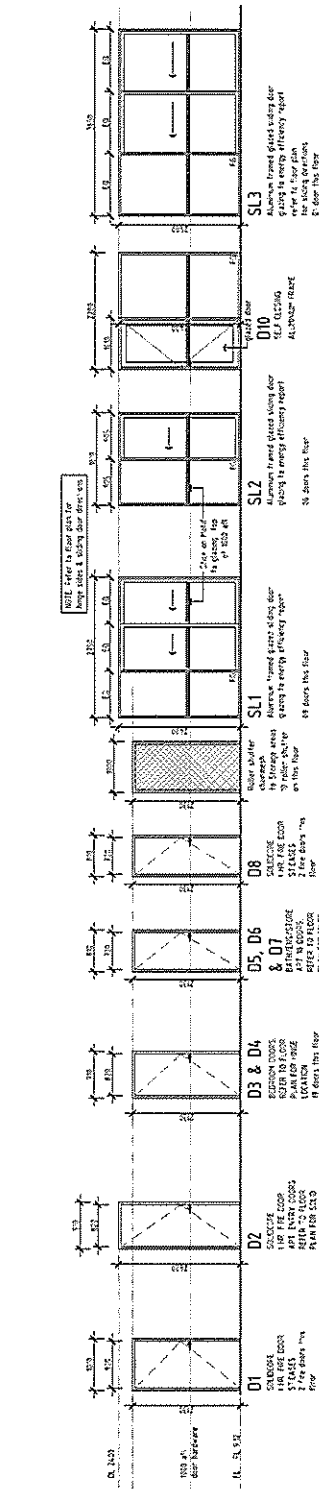
ANTHONY DONATO ARCHITECTS

Suite 4-4 Parkside Mall | West Twp., NJ 07077
Tel: 908-408-1120 • Fax: 908-408-1121 • www.anthonymdonato.com

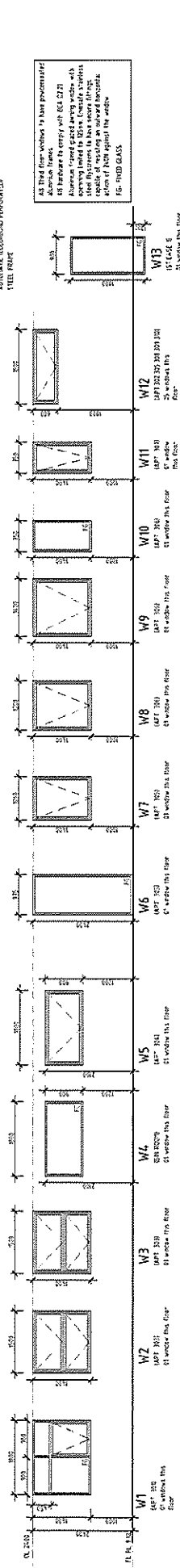
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DATE: 04/11/2011

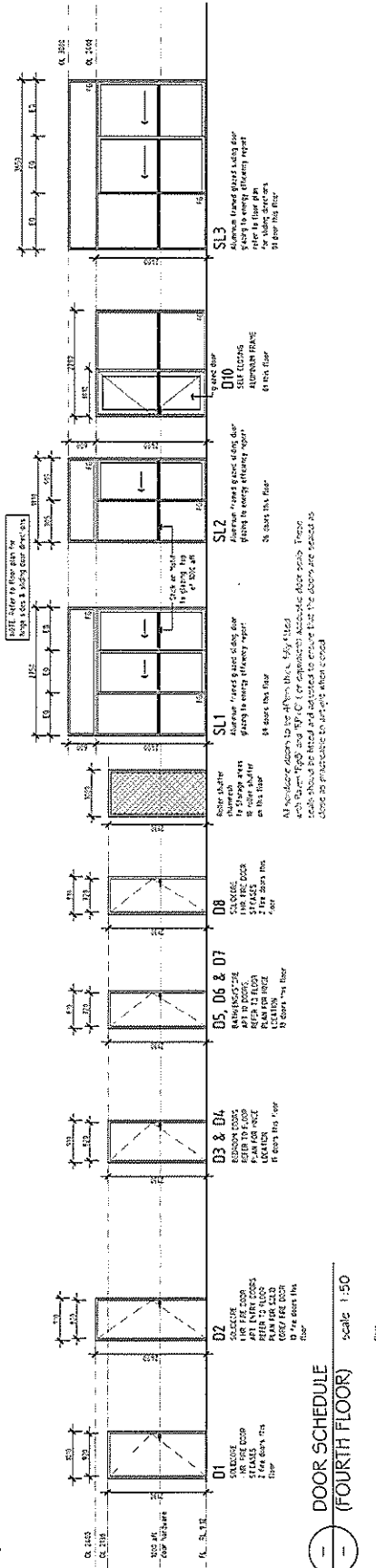
1750
PROPOSED APARTMENT DEVELOPMENT FOR
PARKVIEW COOP
A? MAGGIE STREET STAIRS



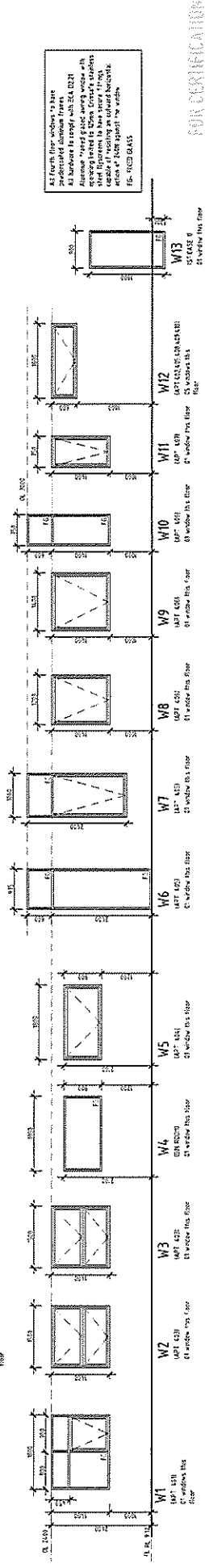
DOOR SCHEDULE
(THIRD FLOOR) scale 1:50



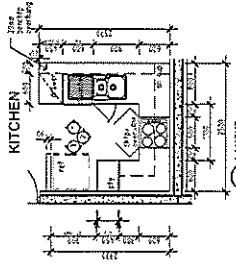
WINDOW SCHEDULE
(THIRD FLOOR) scale 1:50



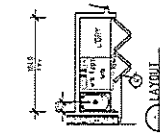
DOOR SCHEDULE
(FOURTH FLOOR)



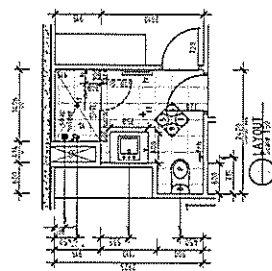
WINDOW SCHEDULE
(FOURTH FLOOR) 5-1-50



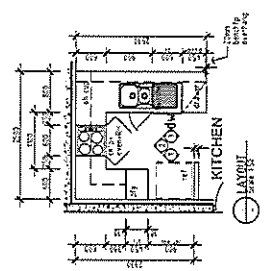
KITCHEN (APT. 101, 201, 301, 401)
Scale 1:50



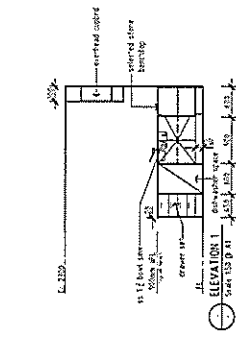
L'DRY (APT. 101, 201, 301, 401)
Scale 1:50



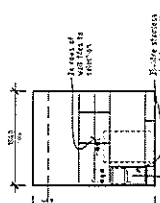
BATH (APT. 101, 201, 301, 401)
Scale 1:50



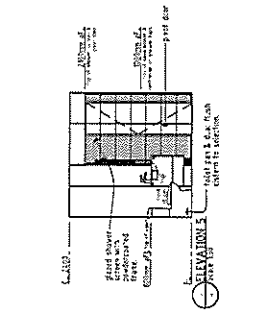
KITCHEN (APT. 102, 202, 302, 402)
Scale 1:50



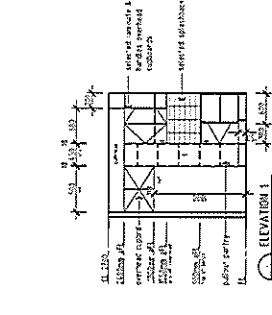
ELEVATION 1 (APT. 101, 201, 301, 401)
Scale 1:50



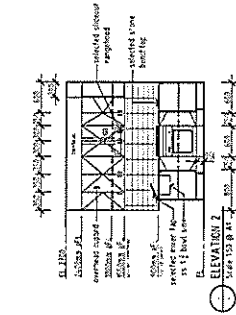
ELEVATION 2 (APT. 101, 201, 301, 401)
Scale 1:50



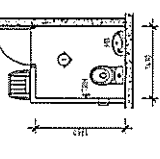
ELEVATION 3 (APT. 101, 201, 301, 401)
Scale 1:50



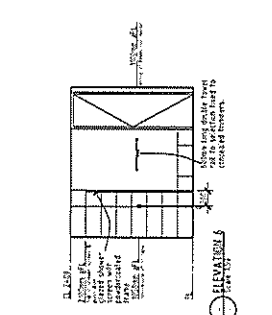
ELEVATION 4 (APT. 101, 201, 301, 401)
Scale 1:50



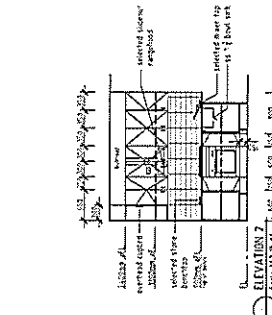
ELEVATION 5 (APT. 101, 201, 301, 401)
Scale 1:50



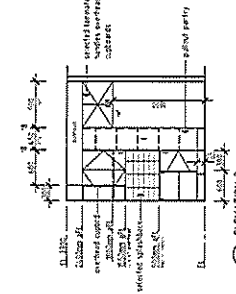
ELEVATION 6 (APT. 101, 201, 301, 401)
Scale 1:50



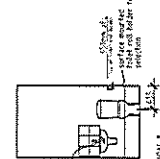
ELEVATION 7 (APT. 101, 201, 301, 401)
Scale 1:50



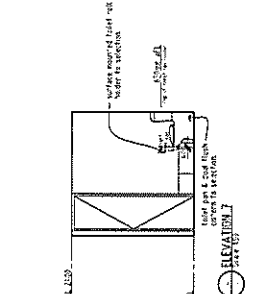
ELEVATION 8 (APT. 101, 201, 301, 401)
Scale 1:50



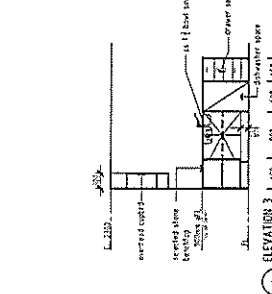
ELEVATION 9 (APT. 101, 201, 301, 401)
Scale 1:50



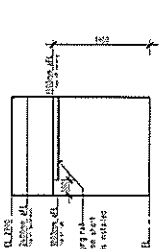
ELEVATION 10 (APT. 101, 201, 301, 401)
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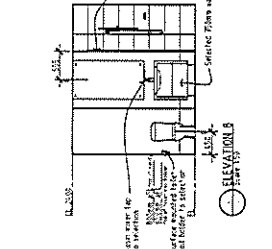
ELEVATION 11 (APT. 101, 201, 301, 401)
Scale 1:50



ELEVATION 12 (APT. 101, 201, 301, 401)
Scale 1:50



TYPICAL WARDROBE ELEVATION WITH N/D
Scale 1:50



ELEVATION 13 (APT. 101, 201, 301, 401)
Scale 1:50



ELEVATION 14 (APT. 101, 201, 301, 401)
Scale 1:50

FOR CERTIFICATION

<p>PROPOSED APARTMENT EQUIPMENT F20 SHEET 11 (CONT.) 401 RELEASE SHEET 11</p>	<p>APARTMENT SHEET 11</p>	<p>APARTMENT SHEET 11</p>	<p>APARTMENT SHEET 11</p>	<p>APARTMENT SHEET 11</p>	<p>APARTMENT SHEET 11</p>	<p>APARTMENT SHEET 11</p>	<p>APARTMENT SHEET 11</p>	<p>APARTMENT SHEET 11</p>	<p>APARTMENT SHEET 11</p>
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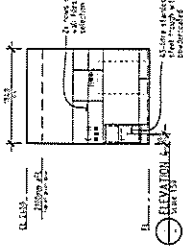
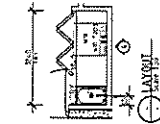
FOR CERTIFICATION

FOR CERTIFICATION

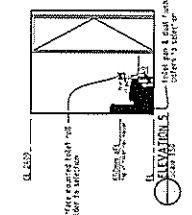
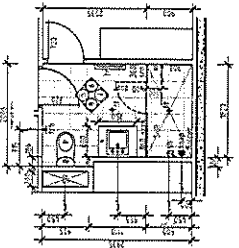
FOR CERTIFICATION

FOR CERTIFICATION

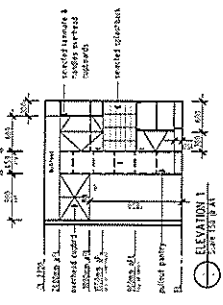
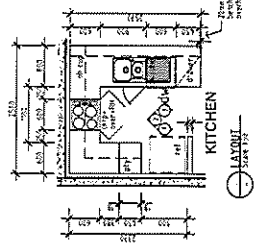
FOR CERTIFICATION



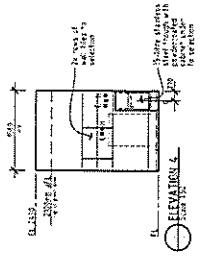
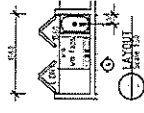
L'IDRY (APT. 102, 202, 302, 402)
scale 1:50



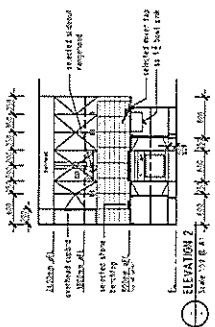
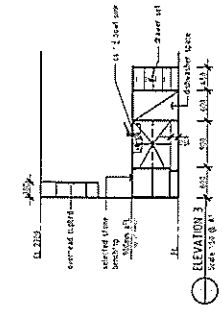
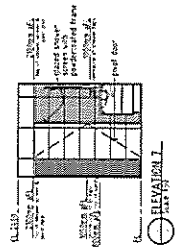
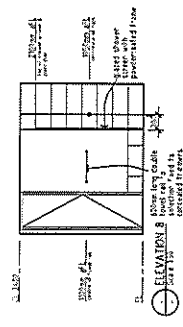
BATH (APT. 102, 202, 302, 402)
scale 1:50

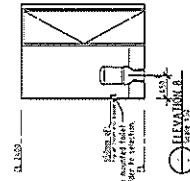
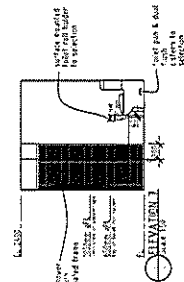
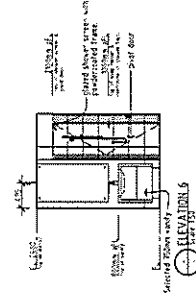
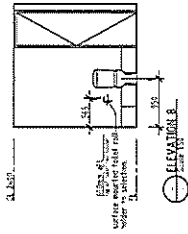
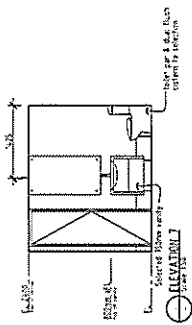
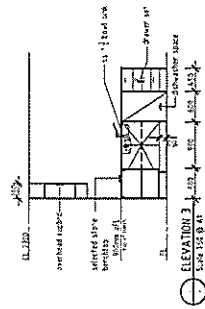
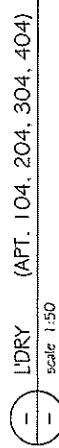
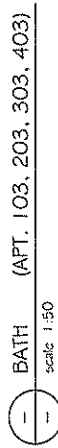


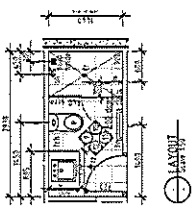
KITCHEN (APT. 103, 203, 303, 403)
scale 1:50



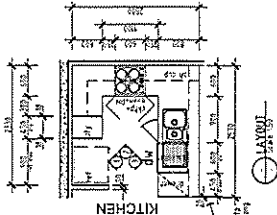
L'IDRY (APT. 103, 203, 303, 403)
scale 1:50



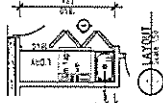




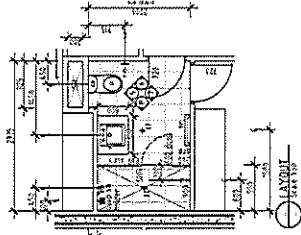
— ENSUITE (APT. 104, 204, 304, 404) —
Scale 1:50



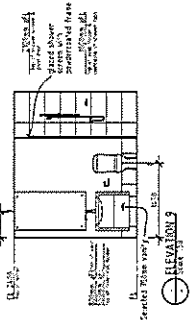
— KITCHEN (APT. 105, 205, 305, 405) —
Scale 1:50



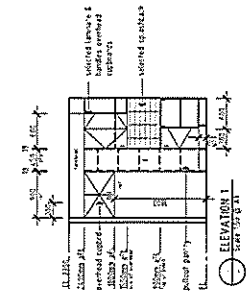
— LDRY (APT. 105, 205, 305, 405) —
Scale 1:50



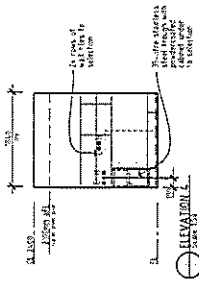
— BATH (APT. 105, 205, 305, 405) —
Scale 1:50



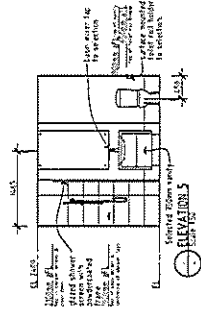
— ENSUITE (APT. 104, 204, 304, 404) —
Scale 1:50



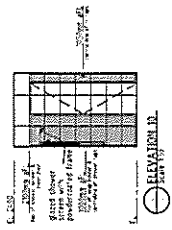
— KITCHEN (APT. 105, 205, 305, 405) —
Scale 1:50



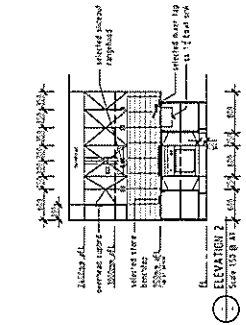
— LDRY (APT. 105, 205, 305, 405) —
Scale 1:50



— BATH (APT. 105, 205, 305, 405) —
Scale 1:50



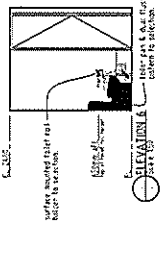
— ENSUITE (APT. 104, 204, 304, 404) —
Scale 1:50



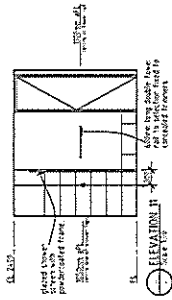
— KITCHEN (APT. 105, 205, 305, 405) —
Scale 1:50



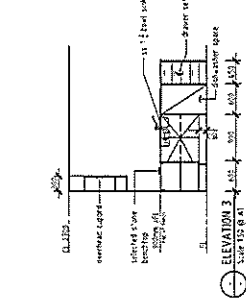
— LDRY (APT. 105, 205, 305, 405) —
Scale 1:50



— BATH (APT. 105, 205, 305, 405) —
Scale 1:50



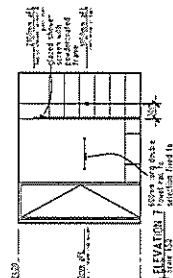
— ENSUITE (APT. 104, 204, 304, 404) —
Scale 1:50



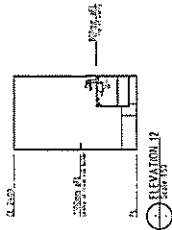
— KITCHEN (APT. 105, 205, 305, 405) —
Scale 1:50



— LDRY (APT. 105, 205, 305, 405) —
Scale 1:50



— BATH (APT. 105, 205, 305, 405) —
Scale 1:50



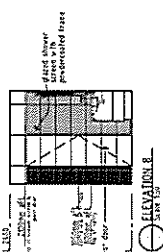
— ENSUITE (APT. 104, 204, 304, 404) —
Scale 1:50



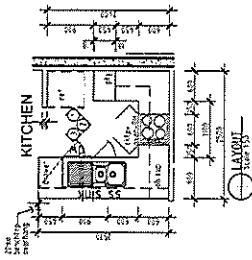
— KITCHEN (APT. 105, 205, 305, 405) —
Scale 1:50



— LDRY (APT. 105, 205, 305, 405) —
Scale 1:50

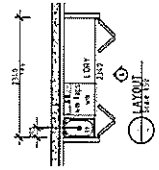


— BATH (APT. 105, 205, 305, 405) —
Scale 1:50



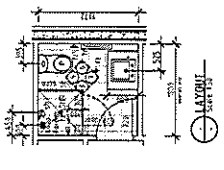
KITCHEN (APT. 106, 206, 306, 406)

Scale 1/32" = 1'-0"



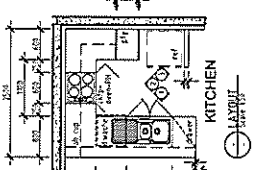
LDRY (APT. 106, 206, 306, 406)

Scale 1/32" = 1'-0"



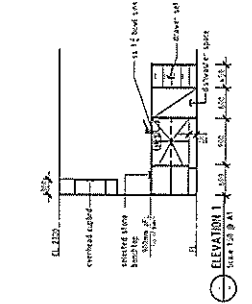
BATH (APT. 106, 206, 306, 406)

Scale 1/32" = 1'-0"



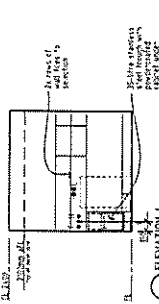
KITCHEN (APT. 107)

Scale 1/32" = 1'-0"



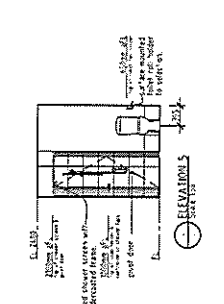
ELEVATION 1

Scale 1/32" = 1'-0"



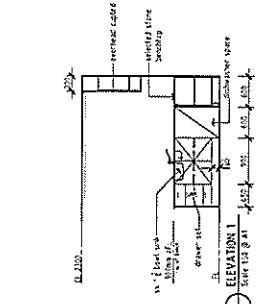
ELEVATION 2

Scale 1/32" = 1'-0"



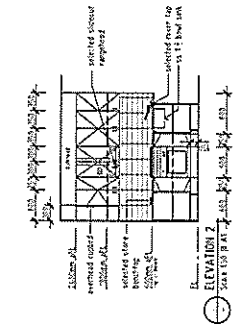
ELEVATION 3

Scale 1/32" = 1'-0"



ELEVATION 4

Scale 1/32" = 1'-0"



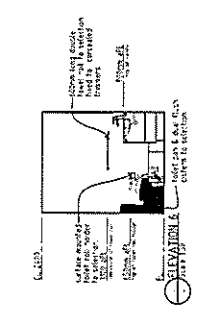
ELEVATION 5

Scale 1/32" = 1'-0"



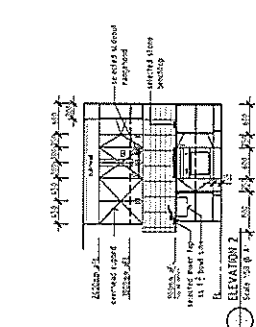
ELEVATION 6

Scale 1/32" = 1'-0"



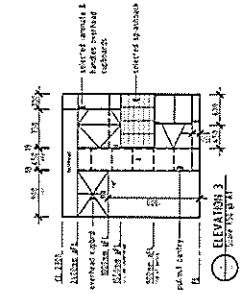
ELEVATION 7

Scale 1/32" = 1'-0"



ELEVATION 8

Scale 1/32" = 1'-0"



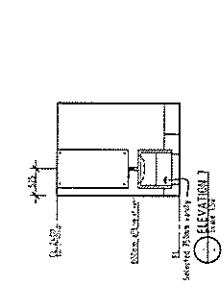
ELEVATION 9

Scale 1/32" = 1'-0"



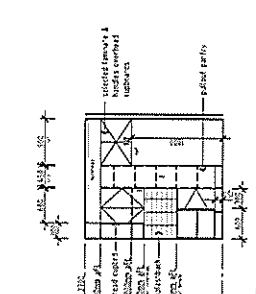
ELEVATION 10

Scale 1/32" = 1'-0"



ELEVATION 11

Scale 1/32" = 1'-0"

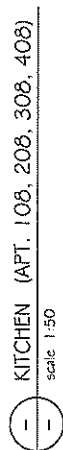
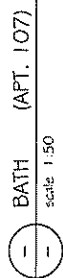
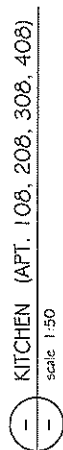
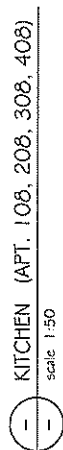
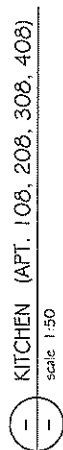
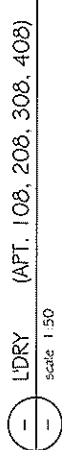
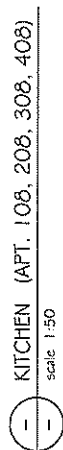
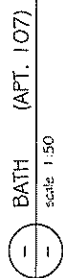


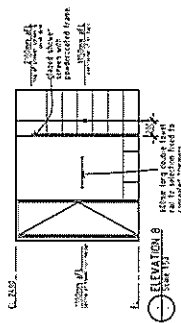
ELEVATION 12

Scale 1/32" = 1'-0"

FOR CERTIFICATION

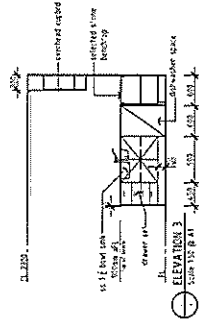
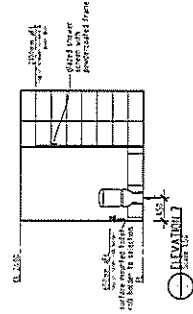
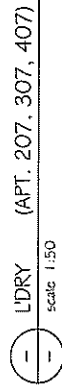
<p>ANTHONY DONATO ARCHITECTS</p> <p>1000 10TH AVENUE, SUITE 1000 NEW YORK, NY 10018-1000 TEL: 212 691 1000 WWW.ANTHONYDONATOARCHITECTS.COM</p>	<p>PROJECT NO. 1000 10TH AVENUE, SUITE 1000 NEW YORK, NY 10018-1000 TEL: 212 691 1000 WWW.ANTHONYDONATOARCHITECTS.COM</p>	<p>PROJECT NO. 1000 10TH AVENUE, SUITE 1000 NEW YORK, NY 10018-1000 TEL: 212 691 1000 WWW.ANTHONYDONATOARCHITECTS.COM</p>	<p>PROJECT NO. 1000 10TH AVENUE, SUITE 1000 NEW YORK, NY 10018-1000 TEL: 212 691 1000 WWW.ANTHONYDONATOARCHITECTS.COM</p>	<p>PROJECT NO. 1000 10TH AVENUE, SUITE 1000 NEW YORK, NY 10018-1000 TEL: 212 691 1000 WWW.ANTHONYDONATOARCHITECTS.COM</p>	<p>PROJECT NO. 1000 10TH AVENUE, SUITE 1000 NEW YORK, NY 10018-1000 TEL: 212 691 1000 WWW.ANTHONYDONATOARCHITECTS.COM</p>
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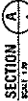
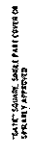


Floor plan of the kitchen area. The kitchen is 11.50m wide and 10.50m deep. It includes a sink, stove, and refrigerator. A north arrow is shown.

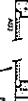
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[illegible]

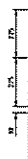
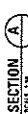
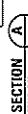
— BATH (APT. 207, 307, 407)
— scale 1:50



	ADDITION	DECREASE
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POSTAL	PRECAST
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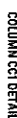


SUFFICIENT SLAB & RAND BLANKS COMPLETELY - 44 MIN

0 2500 5000 10000

SCALE 1:100 @A1

EN	COMMON (FOR MAX. CTS.	© THE GALT MAIL, 2002 S.A. & B.V.
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INDICATES STAIN SET AREA SETTING

- * INDICATES HOW TO TEMPORARILY PROTECT FOR EXCAVATION DURING CONSTRUCTION
- ** INDICATES 2 ROADS OF TEMPORARY PROTECT FOR EXCAVATION DURING CONSTRUCTION
- *** INDICATES 3 ROADS OF TEMPORARY PROTECT FOR EXCAVATION DURING CONSTRUCTION

DEMOTES 2006 + 2004 LONG CRACK CONTROL ROTS TIED TO U/S OF TAILBOAT

PRELIMINARY

Design

97 Bethesda Pkwy, Lb3 11111-8930, Bethesda, MD 20814
1103 and 4200 21 pascagrove@earthlink.net

Designed by	Chen	25
Approved by	Chen	Aug 17
STRUCTURAL	Sheet # of	

**PROPOSED APARTMENT
DEVELOPMENT AT
McCLOUD ST,
ST. CLAIR SA**

BUILDTec GROUP

**FIRST FLOOR
LAYOUT PLAN**

19495-S04

Phone: 1703-524-1169

1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

0 2500 5000 10000

SCALE 1:100 @A1

LEGEND:

DECK DOCKS AND JACOBS DECKS 18" X 24" IN PANEL, VERT #6 @ 18"
TYPING SLAB, 5/12 FLOOR, TOP, CONCRETE #12


← DOCKETS 24" X 48" PER. THE SLAB ON REINFORCES
R57 1/8" BOLL, 5/12 FLOOR TOP, #12 CONCRETE

POCULIS ROOM W/4 AREA, STEELWORK AND TYPING SLAB

DECKETS 18" X 24" LONG (BLACK) CONTROL ROOMS TIE 1
W/4 OF FLOOR

PRELIMINARY

DATE	DESIGN FOR MANUFACTURE	DATE	1
REVISION	DESIGN FOR PRODUCTION PURPOSES	DATE	2



© 1993 by P&H, Inc. All Rights Reserved. Drawing No. A-1000
 17100101-01 2002. All Rights Reserved. All Rights Reserved.

Customer SW	Drawn	JS
Approved	Check	ADD IT
REVISIONS	Drawn By	

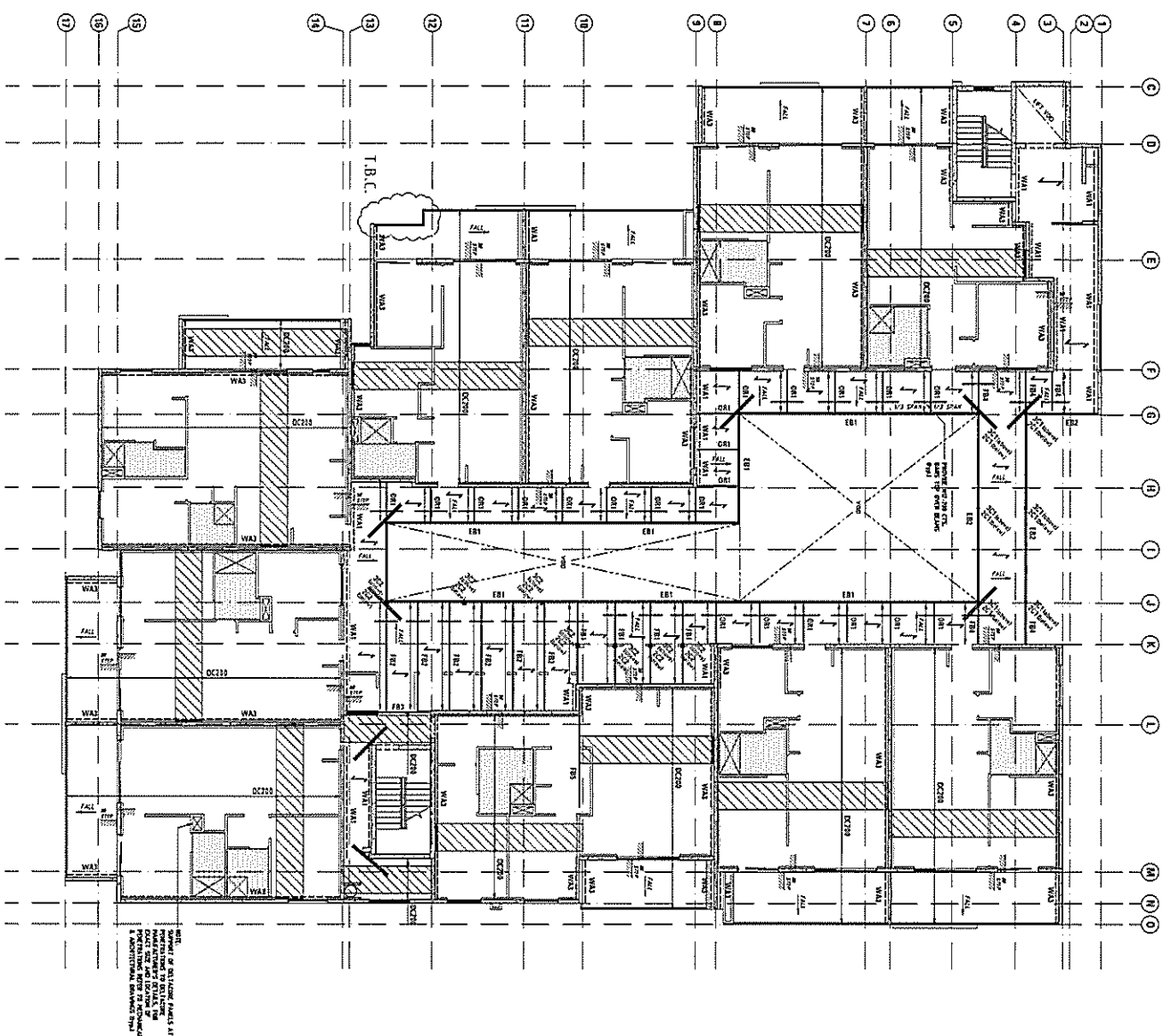
Product

PROPOSED APARTMENT DEVELOPMENT AT McCLLOUD ST. ST. CLAIR SA

Client	BUILDTEC GROUP	IN
Customer Title		Circle
SECOND FLOOR LAYOUT PLAN		1:100
Drawing Number	19435-005	B

DATE: 1993-05-24 DRAWN: JLM/3577 CHECK: WJL/3577 © Copyright

MEMBER SCHEDULE			REMARKS
MEMBER	SECTION		
COLUMNS			
251	_____	_____	NOTE TO PREPARE SCHEDULE IN DRAWING: 100% 50%
252	_____	_____	NOTE TO PREPARE SCHEDULE IN DRAWING: 100% 50%
253	100% 100% 50%	_____	IN THE ASK AND 100% 100% 100% 100%
254	100% 100% 50%	_____	IN THE ASK AND 100% 100% 100% 100%
FLOOR BEAMS			
251 - 100	_____	_____	NOTE TO PREPARE SCHEDULE IN DRAWING: 100% 50%
251 - 102	_____	_____	NOTE TO PREPARE SCHEDULE IN DRAWING: 100% 50%
251	_____	_____	NOTE TO PREPARE SCHEDULE IN DRAWING: 100% 50%
251	_____	_____	NOTE TO PREPARE SCHEDULE IN DRAWING: 100% 50%
254	_____	_____	NOTE TO PREPARE SCHEDULE IN DRAWING: 100% 50%
_____	_____	_____	_____
_____	_____	_____	_____



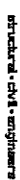
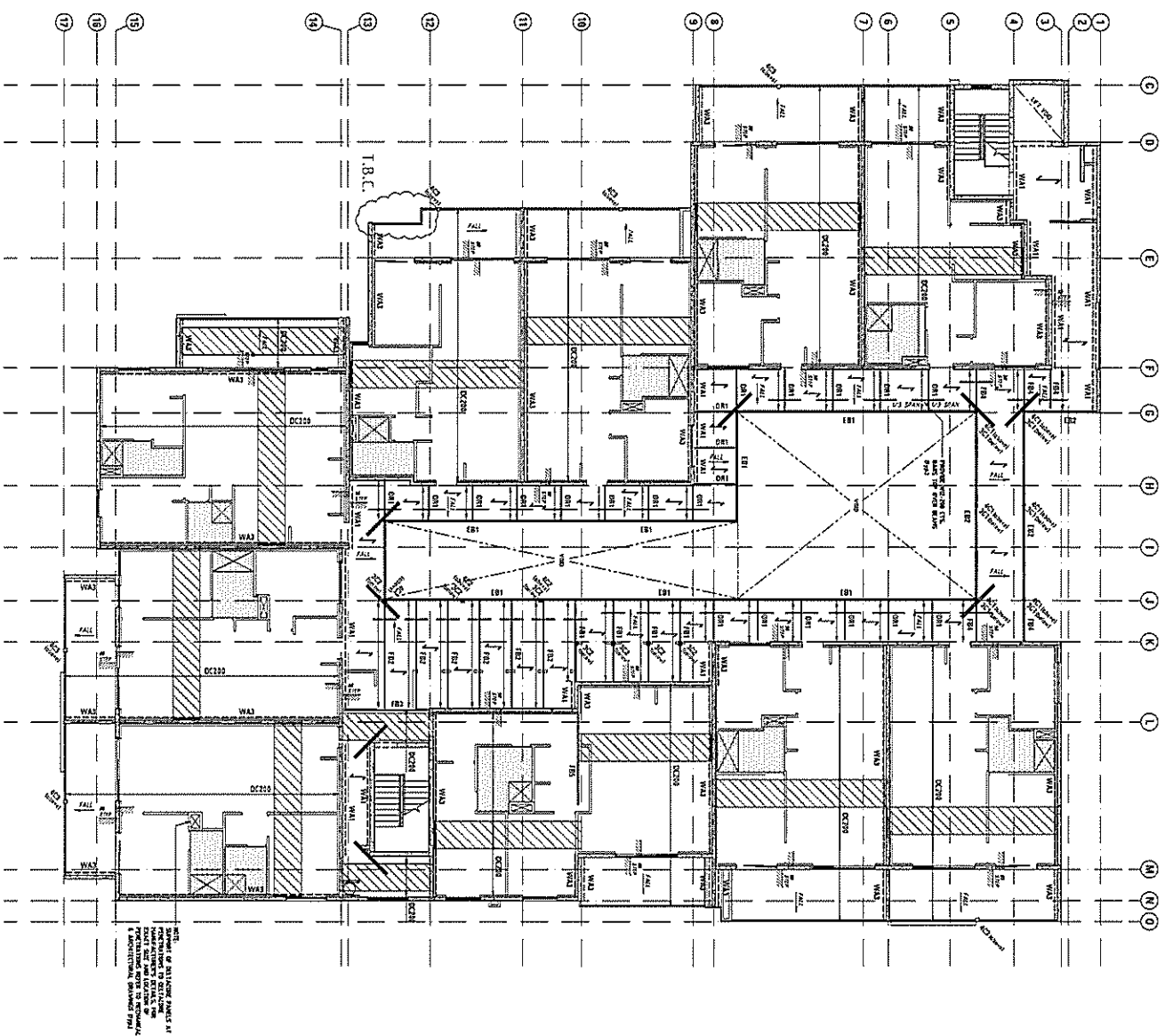
THIRD FLOOR LAYOUT PLAN
SCALE 1:100

[illegible]

NOTE:
FLOOR PANEL MUST BE ATTACHED TO COORDINATE WITH
PENETRATION SET-OUT DURING SHOP DRAWING AND
ALLOW FOR SADDLE BRACKET SUPPORTS WHERE
REQUIRED.

PRELIMINARY

[illegible]


[illegible]

FOURTH FLOOR LAYOUT PLAN
SCALE 1:100

[illegible]

NOTE:
FLOOR PANEL MAY BE ATTACHED TO COORDINATE WITH
PENETRATION SET-OUT DURING SHEET DRIFTING. A
ALLOW FOR SLOTTED BRACKET SUPPORTS WHERE
REQUIRED.

PRELIMINARY

		EXCERPT FOR INFORMATION 12.5.17 12.5.17 EXCERPT FOR INFORMATION	
Title		B	
Revision		A	
Date		Date	

27 Kingsway, 4th FL, 15-17 Broad Street, Adelaide SA 5000
 1800 8410 8200 | <http://designstudio.com.au>

Proposed Apartment
 Development at
 McCloud St
 St. Clair SA

Client
 BUILDTEC GROUP

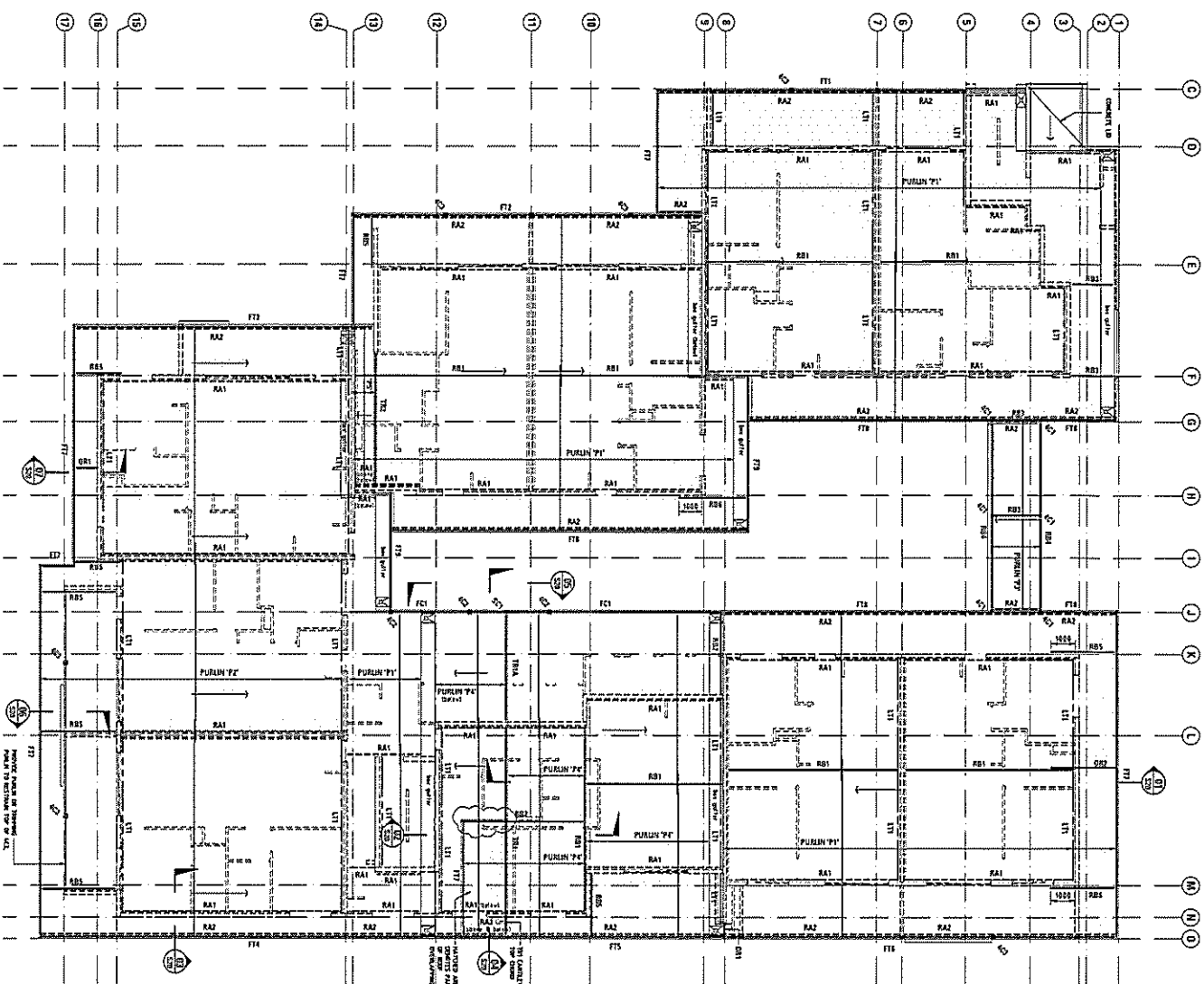
Contract Title
 FOURTH FLOOR
 LAYOUT PLAN

Drawing Number
 19495-S07

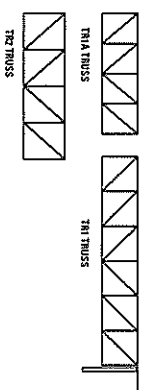
Scale
 1:500

Date
 B

(A)



ROOF LAYOUT PLAN
SCALE 1:100

[illegible]

TR1, TR1A & TR2 TRUSSES

TRUSS LEGEND:

TOP CHORD	Ø719x13 S165
BLN. CHORD	Ø719x13 S165
VERTICALS	Ø719x13 S165
WEBS	Ø189x15 S165

NOTE:
ALL MEMBERS TO BE FULLY WELDED

FT1 - FT9 FASCIA TRUSSES

TRUSS LEGEND:

TOP CHORD	96-2916 EA
OTR CHORD	96-2916 EA
VERTICALS	96-2916 EA
WEBS	96-2916 EA


NOTE:

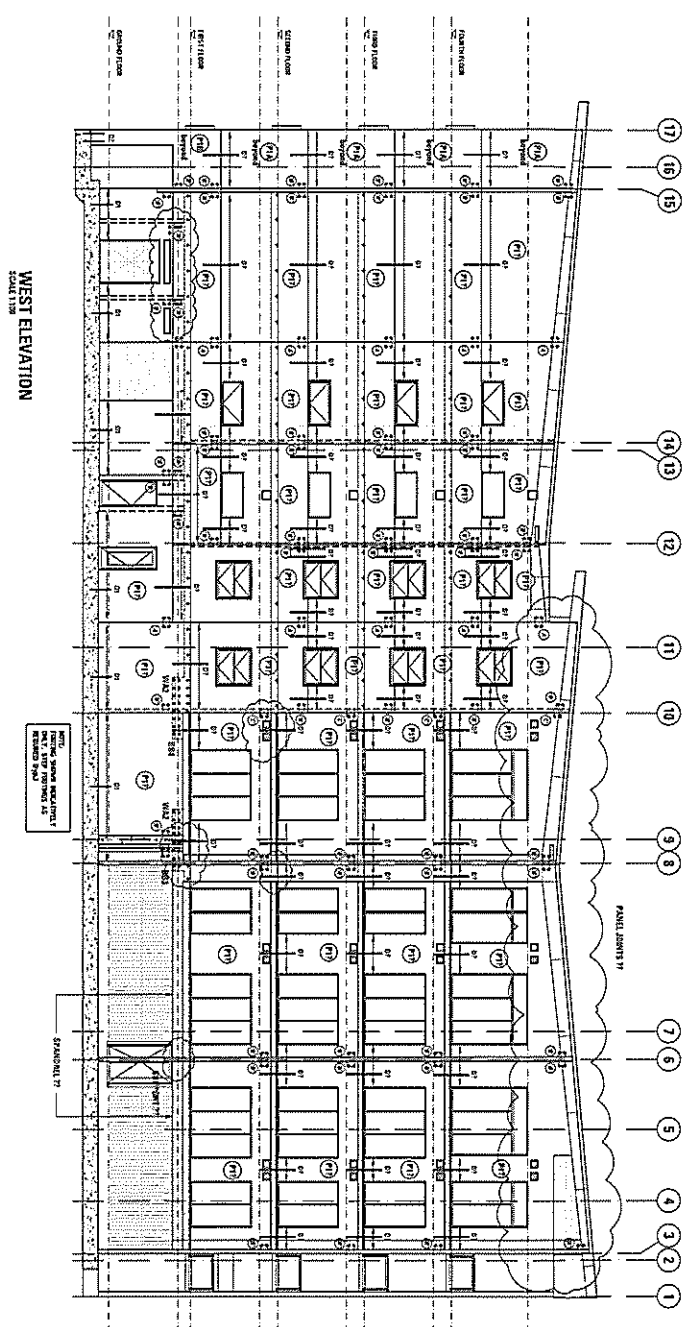
1. ALL MEMBERS TO BE FULLY PENETROD

2. VAPORS IN ROOF AND SHE DEQ TO TAPER

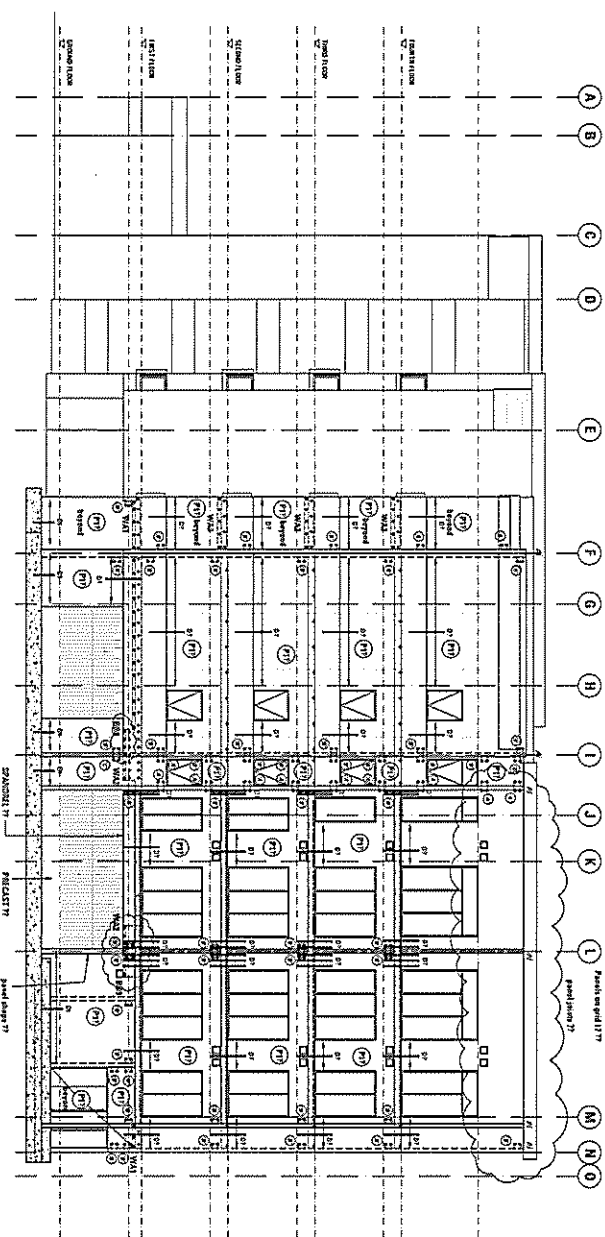


PRELIMINARY

	1.6.16.17 2.2.16.17 3.2.16.17 4.2.16.17 5.2.16.17 6.2.16.17 7.2.16.17 8.2.16.17 9.2.16.17 10.2.16.17 11.2.16.17 12.2.16.17 13.2.16.17 14.2.16.17 15.2.16.17 16.2.16.17 17.2.16.17 18.2.16.17 19.2.16.17 20.2.16.17 21.2.16.17 22.2.16.17 23.2.16.17 24.2.16.17 25.2.16.17 26.2.16.17 27.2.16.17 28.2.16.17 29.2.16.17 30.2.16.17 31.2.16.17 32.2.16.17 33.2.16.17 34.2.16.17 35.2.16.17 36.2.16.17 37.2.16.17 38.2.16.17 39.2.16.17 40.2.16.17 41.2.16.17 42.2.16.17 43.2.16.17 44.2.16.17 45.2.16.17 46.2.16.17 47.2.16.17 48.2.16.17 49.2.16.17 50.2.16.17 51.2.16.17 52.2.16.17 53.2.16.17 54.2.16.17 55.2.16.17 56.2.16.17 57.2.16.17 58.2.16.17 59.2.16.17 60.2.16.17 61.2.16.17 62.2.16.17 63.2.16.17 64.2.16.17 65.2.16.17 66.2.16.17 67.2.16.17 68.2.16.17 69.2.16.17 70.2.16.17 71.2.16.17 72.2.16.17 73.2.16.17 74.2.16.17 75.2.16.17 76.2.16.17 77.2.16.17 78.2.16.17 79.2.16.17 80.2.16.17 81.2.16.17 82.2.16.17 83.2.16.17 84.2.16.17 85.2.16.17 86.2.16.17 87.2.16.17 88.2.16.17 89.2.16.17 90.2.16.17 91.2.16.17 92.2.16.17 93.2.16.17 94.2.16.17 95.2.16.17 96.2.16.17 97.2.16.17 98.2.16.17 99.2.16.17 100.2.16.17 101.2.16.17 102.2.16.17 103.2.16.17 104.2.16.17 105.2.16.17 106.2.16.17 107.2.16.17 108.2.16.17 109.2.16.17 110.2.16.17 111.2.16.17 112.2.16.17 113.2.16.17 114.2.16.17 115.2.16.17 116.2.16.17 117.2.16.17 118.2.16.17 119.2.16.17 120.2.16.17 121.2.16.17 122.2.16.17 123.2.16.17 124.2.16.17 125.2.16.17 126.2.16.17 127.2.16.17 128.2.16.17 129.2.16.17 130.2.16.17 131.2.16.17 132.2.16.17 133.2.16.17 134.2.16.17 135.2.16.17 136.2.16.17 137.2.16.17 138.2.16.17 139.2.16.17 140.2.16.17 141.2.16.17 142.2.16.17 143.2.16.17 144.2.16.17 145.2.16.17 146.2.16.17 147.2.16.17 148.2.16.17 149.2.16.17 150.2.16.17 151.2.16.17 152.2.16.17 153.2.16.17 154.2.16.17 155.2.16.17 156.2.16.17 157.2.16.17 158.2.16.17 159.2.16.17 160.2.16.17 161.2.16.17 162.2.16.17 163.2.16.17 164.2.16.17 165.2.16.17 166.2.16.17 167.2.16.17 168.2.16.17 169.2.16.17 170.2.16.17 171.2.16.17 172.2.16.17 173.2.16.17 174.2.16.17 175.2.16.17 176.2.16.17 177.2.16.17 178.2.16.17 179.2.16.17 180.2.16.17 181.2.16.17 182.2.16.17 183.2.16.17 184.2.16.17 185.2.16.17 186.2.16.17 187.2.16.17 188.2.16.17 189.2.16.17 190.2.16.17 191.2.16.17 192.2.16.17 193.2.16.17 194.2.16.17 195.2.16.17 196.2.16.17 197.2.16.17 198.2.16.17 199.2.16.17 200.2.16.17 201.2.16.17 202.2.16.17 203.2.16.17 204.2.16.17 205.2.16.17 206.2.16.17 207.2.16.17 208.2.16.17 209.2.16.17 210.2.16.17 211.2.16.17 212.2.16.17 213.2.16.17 214.2.16.17 215.2.16.17 216.2.16.17 217.2.16.17 218.2.16.17 219.2.16.17 220.2.16.17 221.2.16.17 222.2.16.17 223.2.16.17 224.2.16.17 225.2.16.17 226.2.16.17 227.2.16.17 228.2.16.17 229.2.16.17 230.2.16.17 231.2.16.17 232.2.16.17 233.2.16.17 234.2.16.17 235.2.16.17 236.2.16.17 237.2.16.17 238.2.16.17 239.2.16.17 240.2.16.17 241.2.16.17 242.2.16.17 243.2.16.17 244.2.16.17 245.2.16.17 246.2.16.17 247.2.16.17 248.2.16.17 249.2.16.17 250.2.16.17 251.2.16.17 252.2.16.17 253.2.16.17 254.2.16.17 255.2.16.17 256.2.16.17 257.2.16.17 258.2.16.17 259.2.16.17
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WEST ELEVATION
SCALE 1/8\"/>

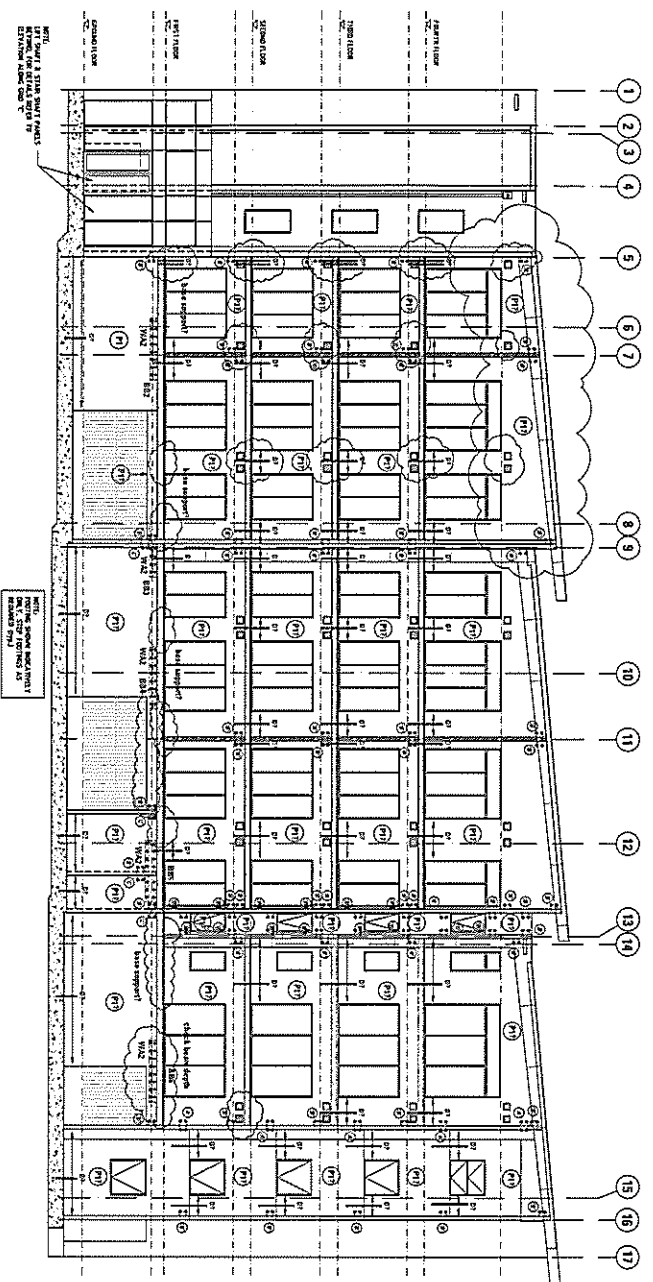


NORTH ELEVATION
SCALE 1/8\"/>

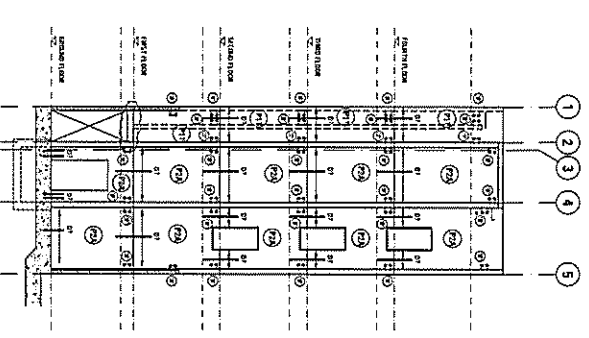


PRELIMINARY

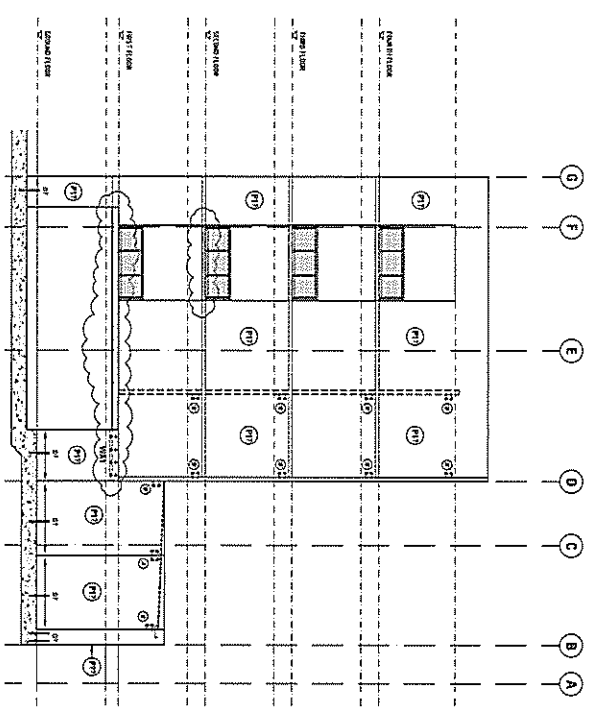
Design 2700 West 11th St. Suite 100 Minneapolis, MN 55408 (612) 338-1111		PROJECT NO. 19495-S09 SHEET 1 PRECAST ELEVATIONS
PROJECT PROPOSED APARTMENT DEVELOPMENT AT McCLLOUD ST. ST. CLAIR SA	CLIENT BUILDTEC GROUP	DATE 11/15/2017
DRAWN BY DESIGNED BY CHECKED BY APPROVED BY	SCALE 1/8" = 1'-0"	SHEET NO. 1110



EAST ELEVATION
SCALE 1/8"



ELEVATION ON PRECAST PANELS ALONG GRID 'C'
SCALE 1/8"



SOUTH ELEVATION ALONG GRID 1
SCALE 1/8"



PRELIMINARY

Design

11900 1st St. Suite 100
11900 1st St. Suite 100
11900 1st St. Suite 100

Project: **PROPOSED APARTMENT DEVELOPMENT AT McCLOUD ST. ST. CLAIR SA**

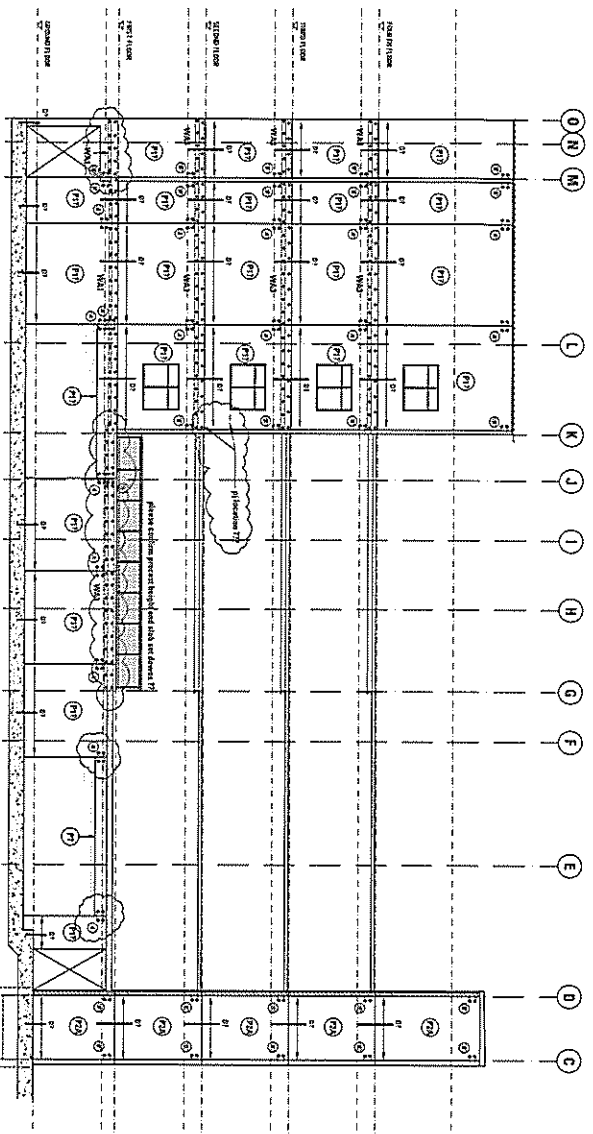
Client: **BUILDTEC GROUP**

Architect: **PRECAST ELEVATIONS SHEET 2**

Scale: **1/8"**

Sheet: **A**

DATE	DESCRIPTION	BY	CHKD
11/11/2021	DESIGN	11/11/2021	11/11/2021
11/11/2021	REVISION	11/11/2021	11/11/2021

[illegible][illegible]

0 2500 5000 10000

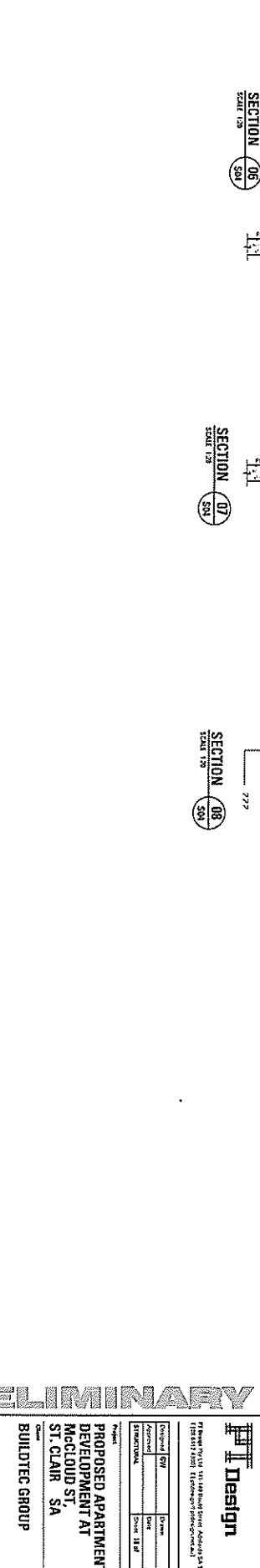
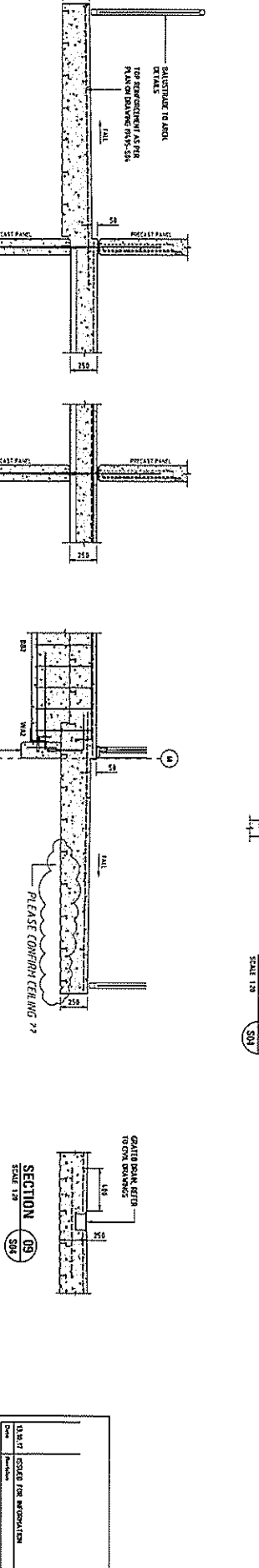
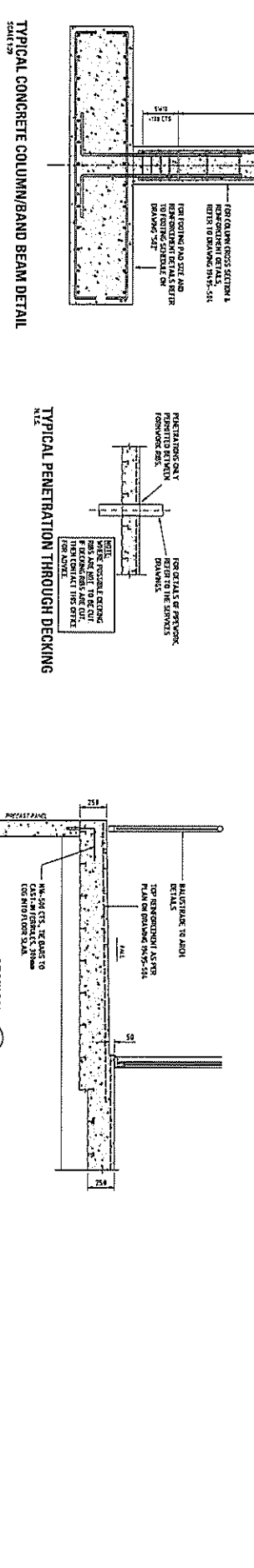
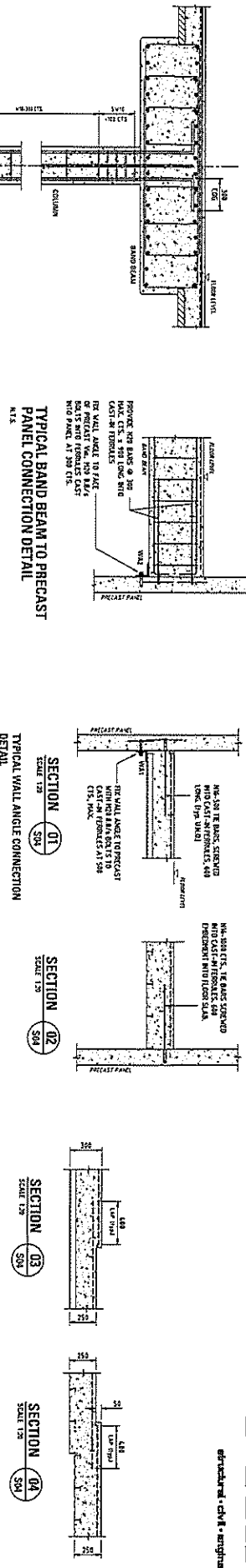
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Designated	CY	Drawn	JS
Agreement		Date	OCT 17
Administrative		Sheet 11 of	

PRECAST ELEVATIONS

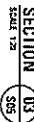
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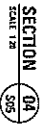


PRELIMINARY

Design architectural · civil · engineering	
PROJECT PROPOSED APARTMENT DEVELOPMENT AT McCLLOUD ST. ST. CLAIR SA	CLIENT BUILDTEC GROUP 19495-518
DRAWING TITLE FIRST FLOOR DETAILS	SCALE 1/8" = 1'-0"
DRAWING NUMBER 19495-518	SHEET A



TYPICAL INTERNAL PRECAST PANEL SPJCE DETAIL



Date	Particulars
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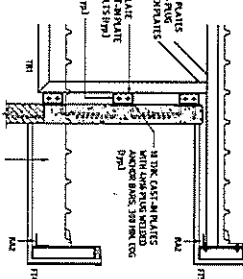
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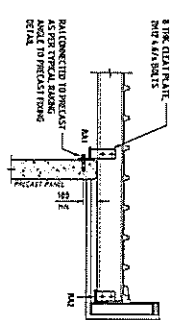
PRELIMINARY



503



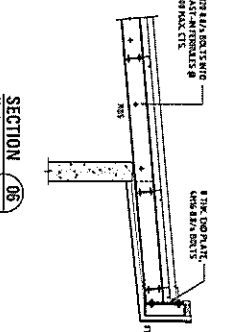
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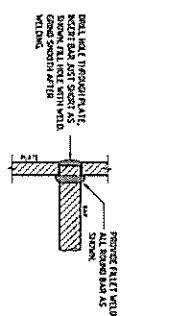
SEAL 134
S103



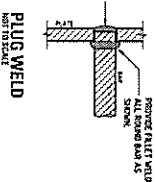
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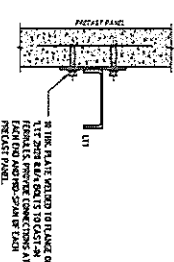
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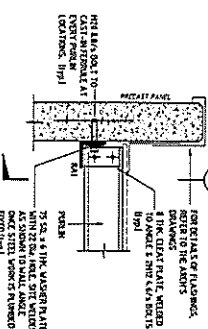
SECTION 07



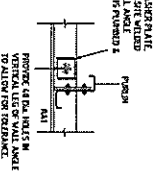
10. PRESENTATION OF THE CASE
M.F.S.



MLA



541 pages



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STRUCTURAL Steel 70 M

71 Pumping Hwy E100 1451-1452 Plover Creek Academy SA 55054
T324 3412 43001 E100pump@plovercreekacademy

ST. CLAIR SA

BUILDED EXOD

ROOF DETAILS

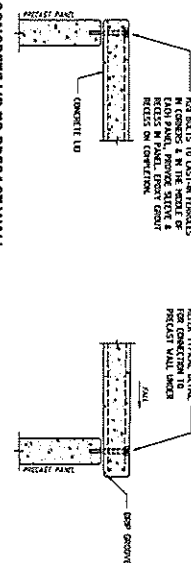
19495-520

Nome	1845-2017	1845-2017	1845-2017
Nome	1845-2017	1845-2017	1845-2017

PRELIMINARY

**TYPICAL CONCRETE LID TO PRECAST WALL
UNDER CONNECTION DETAIL**

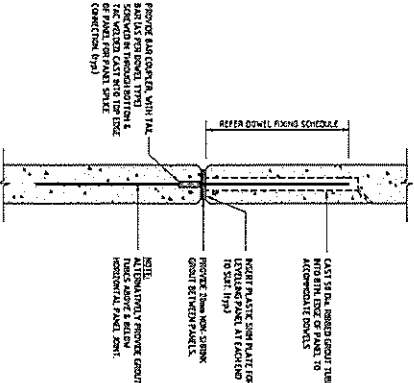
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SECTION 1/1



REBAR TYPICAL DETAIL
FOR CONNECTION TO
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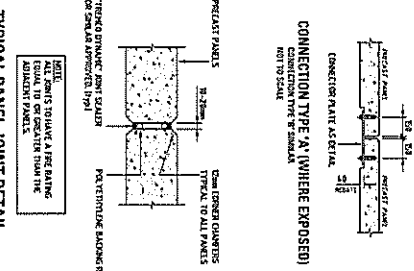
TYPICAL PRECAST PANEL SPICE DETAIL

SCALE 1/8"
NOTE FOR DOWEL TYPE REFER TO PANEL ELEVATIONS
& DOWEL FIXING SCHEDULE



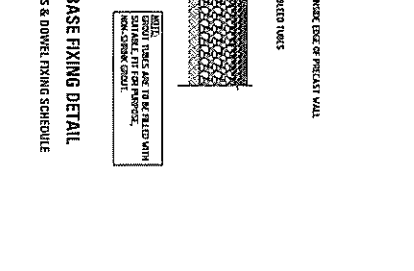
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**TYPICAL DOWEL TYPE REFER TO PANEL ELEVATIONS
& DOWEL FIXING SCHEDULE**



NOTE: REBAR TYPICAL DETAIL
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**TYPICAL DOWEL TYPE REFER TO PANEL ELEVATIONS
& DOWEL FIXING SCHEDULE**



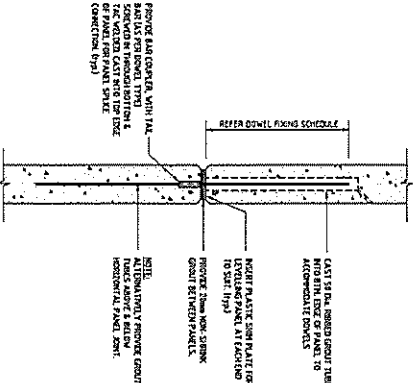
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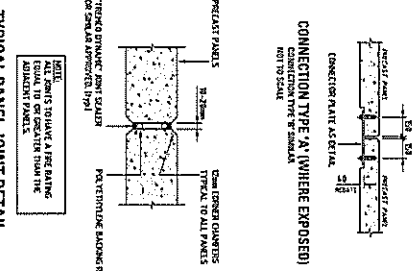
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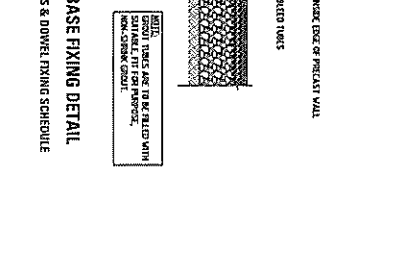
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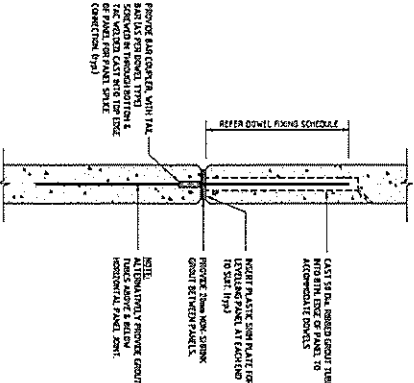
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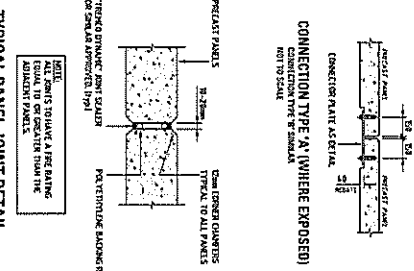
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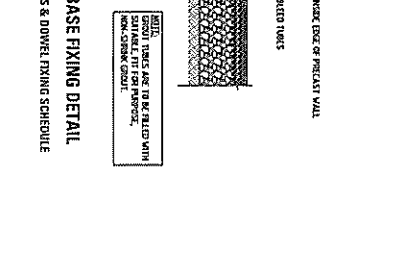
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**TYPICAL DOWEL TYPE REFER TO PANEL ELEVATIONS
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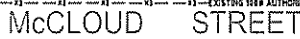


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**TYPICAL DOWEL TYPE REFER TO PANEL ELEVATIONS
& DOWEL FIXING SCHEDULE**



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POP APARTMENTS, McCLOUD STREET

PMMP

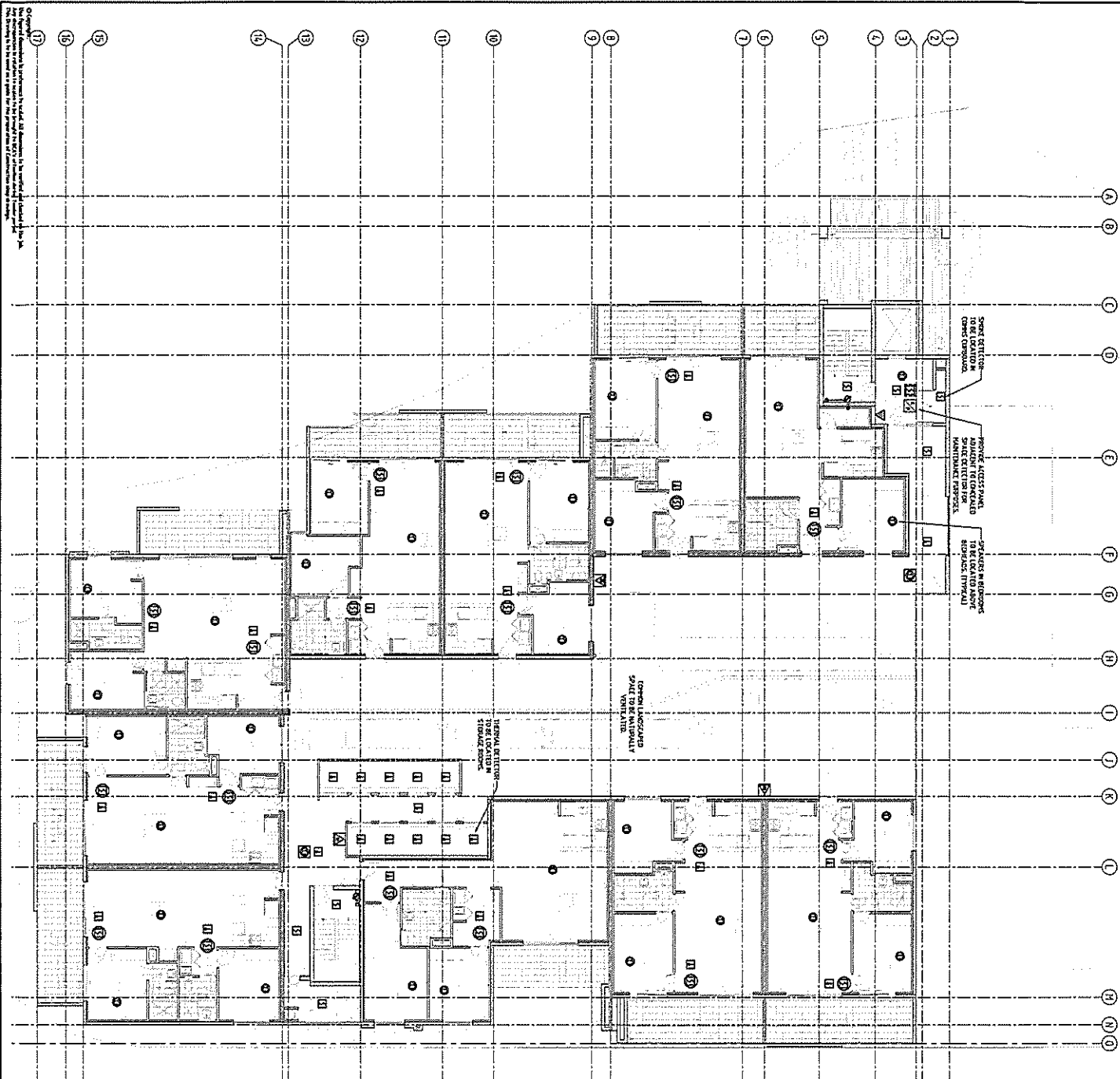
2390-F04

State 5139 Fullerton Road | Kent Town SA 5087
 L 08 8364 6608 | L 08 8364 5355 | www.adtechinc.com.au



BOC
engineers

Year	Construction Code	Value	Unit
2013	1000000000	1000000000	1000000000



FIRE PROTECTION SERVICES

CONSTRUCTION

2390-F02

A



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Accepted Manuscript

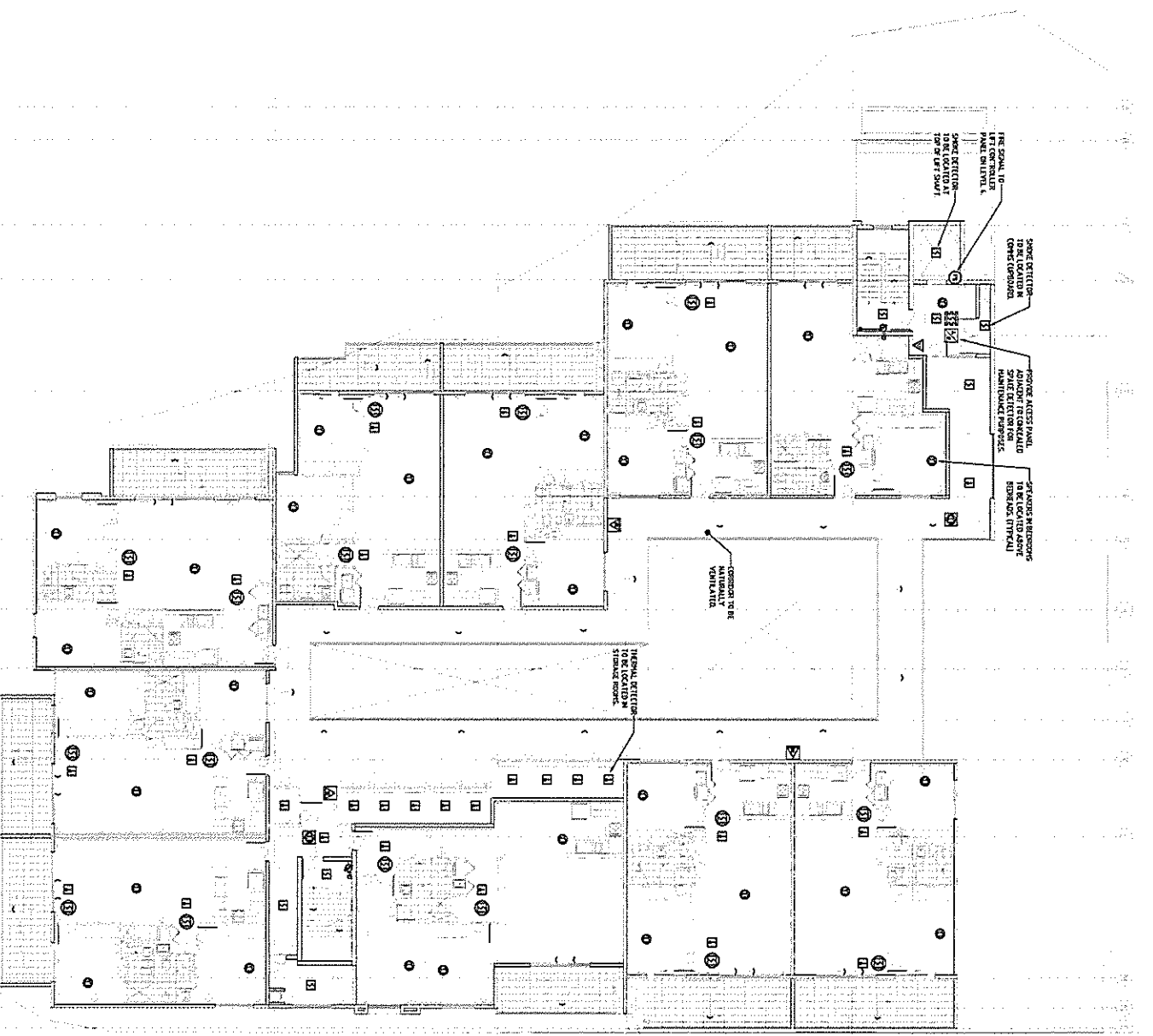
bca
engineers

33 Rundle Street
Kent Town, SA, 5071
or PO Box 2626
e. administration@bcakeengineers.com
p. 08 8132 1700

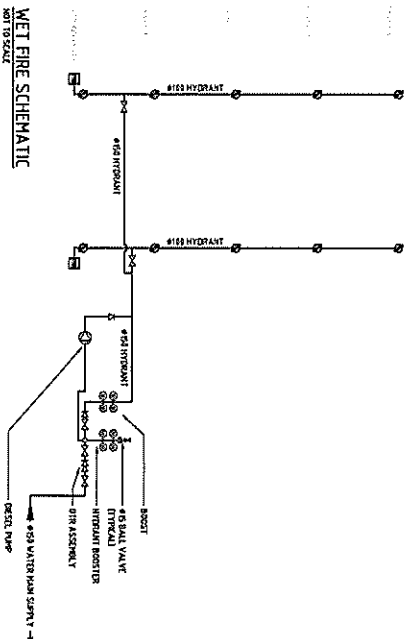
ANTHONY DONATO ARCHITECTS
Suite 639 Fullerton Road | Kent Town SA 5087
t. 08 8304 8008 | f. 08 8354 5355 | www.adarchitects.com.au

Year	Start	Construction Code	End
2010	2010	2010	2010

100mm AT FULL SIZE



WET FIRE SCHEMATIC



A 13.10 CONSTRUCTION CODE		1/2 144
1/2 144	1/2 144	1/2 144

bca
engineers

33 Rundle Street
Adelaide SA 5001
or PO Box 2620
e. administration@bcengineers.com
p. 08 8132 1700

ANTHONY DONATO ARCHITECTS

Unit 5/59 Robinson Road | Kent Town SA 5087
t. 08 8304 6038 | f. 08 8304 5555 | www.adonatoarchitects.com.au

FIRE PROTECTION SERVICES

POP APARTMENTS, MCCLLOUD STEET
ST CLAIR, ADELAIDE

CONSTRUCTION

SECOND TO FOURTH FLOORS - FIRE SERVICES ARRANGEMENT & WET FIRE SCHEMATIC

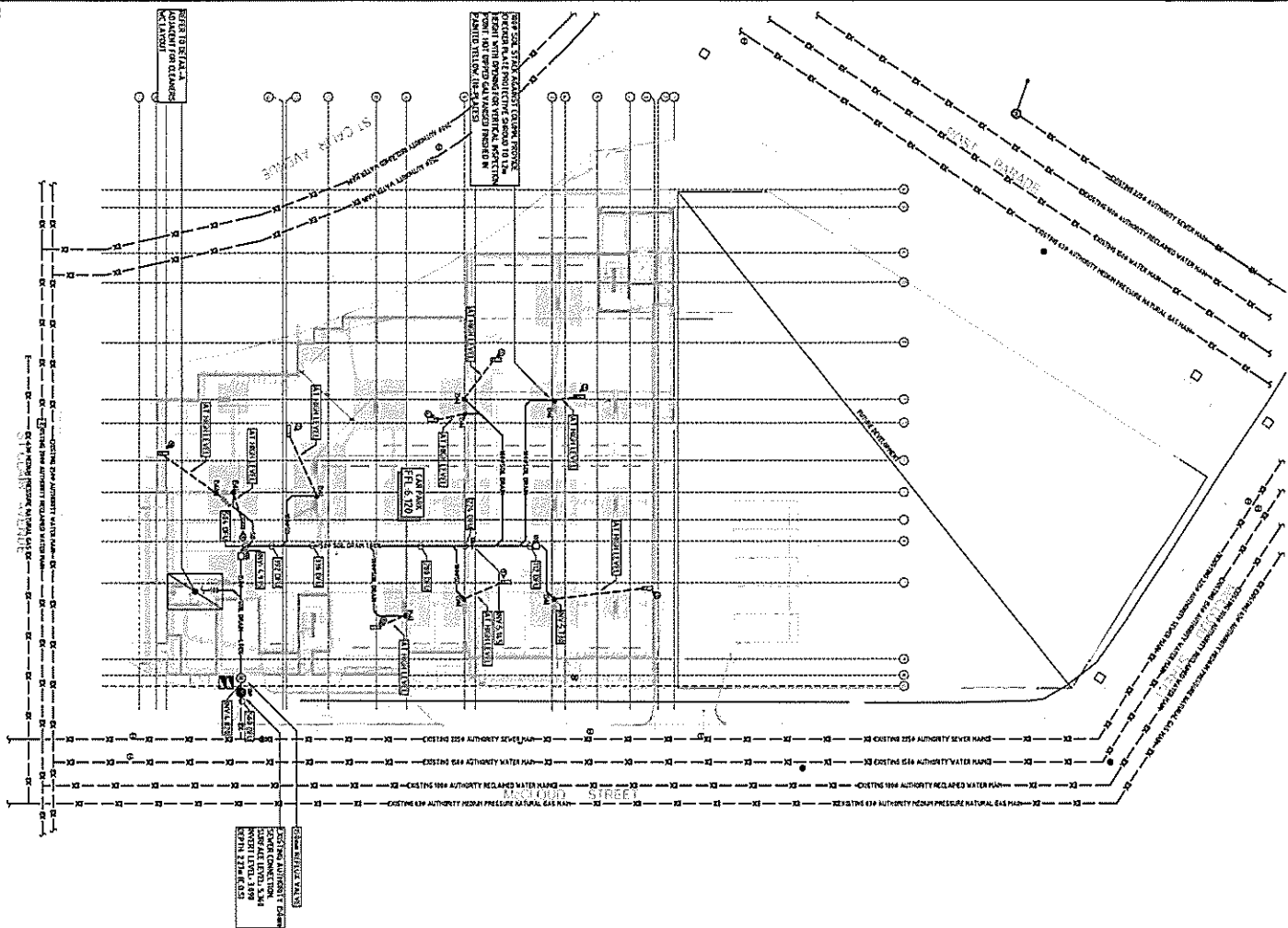
2390-F03

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1/2 144

1/2 144

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SCALE: 1204

2390-H01 SITE PLAN, GROUND FLOOR DRAINAGE ARRANGEMENT,
LOCATION PLAN, DRAWING INDEX & LEGEND OF SYMBOLS.

2330-H02	FIRST FLOOR DRAINAGE ARRANGEMENT
2330-H03	SECOND FLOOR DRAINAGE ARRANGEMENT
2330-H04	THIRD FLOOR DRAINAGE ARRANGEMENT
2330-H05	FOURTH FLOOR DRAINAGE ARRANGEMENT
2330-H06	ROOF LEVEL DRAINAGE ARRANGEMENT

2390-1107 GROUND FLOOR RETICULATION ARRANGEMENT

2393-008	FIRST FLOOR RETAIL/NOV ARRANGEMENT
2393-009	SECOND FLOOR RETAIL/NOV ARRANGEMENT
2393-010	THIRD FLOOR RETAIL/NOV ARRANGEMENT
2393-011	FOURTH FLOOR RETAIL/NOV ARRANGEMENT
2393-012	TYPICAL RETAIL/NOV DETAIL S
2393-013	TYPICAL RETAIL/NOV DETAIL S
2393-014	DETAIL S SCHEDULE LAYOUT DRAWINGS
2393-015	DOMESTIC HOT WATER & DOMESTIC COLD WATER RETAIL/NOV SCHEDULE

PLUMBING DRAINAGE LEGEND
(AS APPLICABLE)

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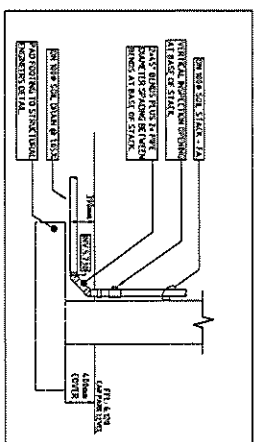
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Korat Town SA 5075

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SCALE: MTS



TYPICAL STACK DETAIL

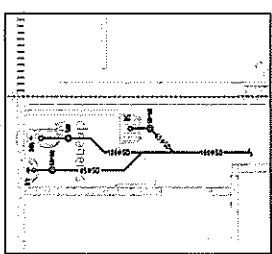
NOT TO SCALE

POP APARTMENTS, MCCLLOUD STREET

ST CLAIR, ADELAIDE

HYDRAULIC SERVICES

**SITE PLAN, GROUND FLOOR DRAINAGE ARRANGEMENT, LOCATION PLAN,
DRAWING INDEX & LEGEND OF SYMBOLS**



LOCATION PLAN

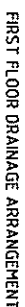
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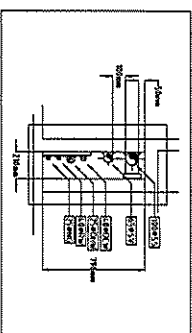
A	11.3.11	OPERATION CODE	OPER
Ref	Date	Assessment Programme	By

[illegible]

✓ ACORN GATEWAY MEDIA INC. 5100 100th AVE
FARM - /100 ACRES OF FARM AND 5100th DRIVE

1. ACCESS DATA WITHIN CERTAIN TIME SLICES ALLOW FOR ACCESS POINTS FOR WHICH THERE IS MORE THAN ONE TIME SLICE
2. TARGET VOLUMES AND/OR PARTS REQUIRED TO BE STOCKED TO SUPPORT THIS POINT
3. YOU HAVE A LIST OF ELEMENTS FOR WHICH TO CALCULATE THE TIME TO SUPPORT THIS POINT
4. TWO DOWNSIDE RISKS: CONCENTRATION OF THE VALUE OF STOCKS
5. CONCENTRATION OF STOCKS WITHIN INDUSTRY OR SAME SECTOR
6. ACCESS DATA AT QUARTERLY INCREASED DATA AVAILABILITY FROM COUNTRY TO COUNTRY

57025-129 01-25-25



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Test	Test Interval	Construction Issue	CAG	BA	Other
A	11.8 ft				

POP APARTMENTS, MC CLOUD STREET
ST CLAIR, ADELAIDE

HYDRAULIC SERVICES

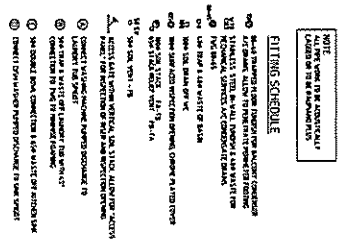
CONSTRUCTION

For more info:
2390-H02

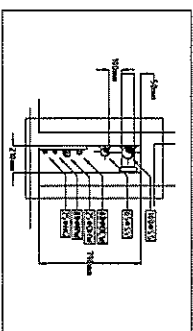
A

Scale (p. 11)
1:100

Drain	CMG
Asphalt	DAE



SCALE 179 PA 11



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Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100
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SCALE 1229

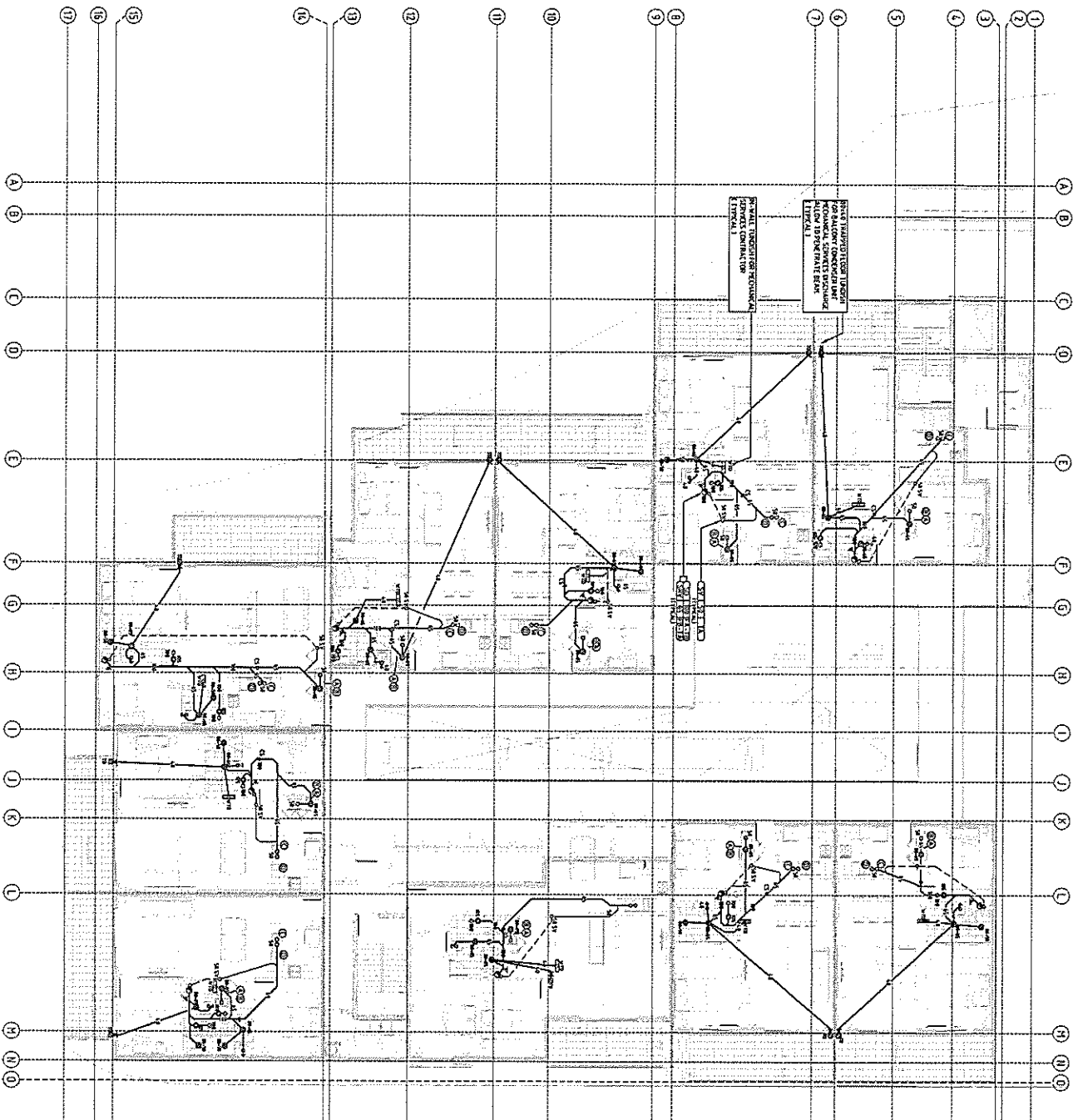
POP APARTMENTS, McCLOUD STEET
ST CLAIR, ADELAIDE

HYDRAULIC SERVICES

SECOND FLOOR DRAINAGE ARRANGEMENT

CONSTRUCTION

Drawn by	2390-H03	As shown	A	Scale @ 1:1	t100	Drawn	CMG
						Approved	DAE

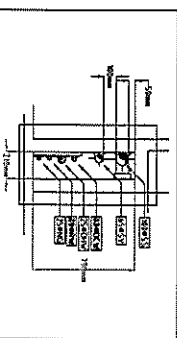


THIRD FLOOR DRAINAGE ARRANGEMENT
SCALE 1/80

NOTE:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS.

FITTING SCHEDULE

- 1. 1/2" GALV. STEEL STUDS FOR ALL FLOORING
- 2. 1/2" GALV. STEEL STUDS FOR ALL FLOORING
- 3. 1/2" GALV. STEEL STUDS FOR ALL FLOORING
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- 16. 1/2" GALV. STEEL STUDS FOR ALL FLOORING
- 17. 1/2" GALV. STEEL STUDS FOR ALL FLOORING



THIRD FLOOR DRAINAGE & RETICULATION STACK INTERNAL
ARRANGEMENT
SCALE 1/80

Rev	Description	By	Date
1	CONSTRUCTION SET	CWG	04/04/2017
2	Revised	CWG	04/04/2017

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t. 08 8354 6288 | f. 08 8354 5205 | www.adonatoarchitects.com.au

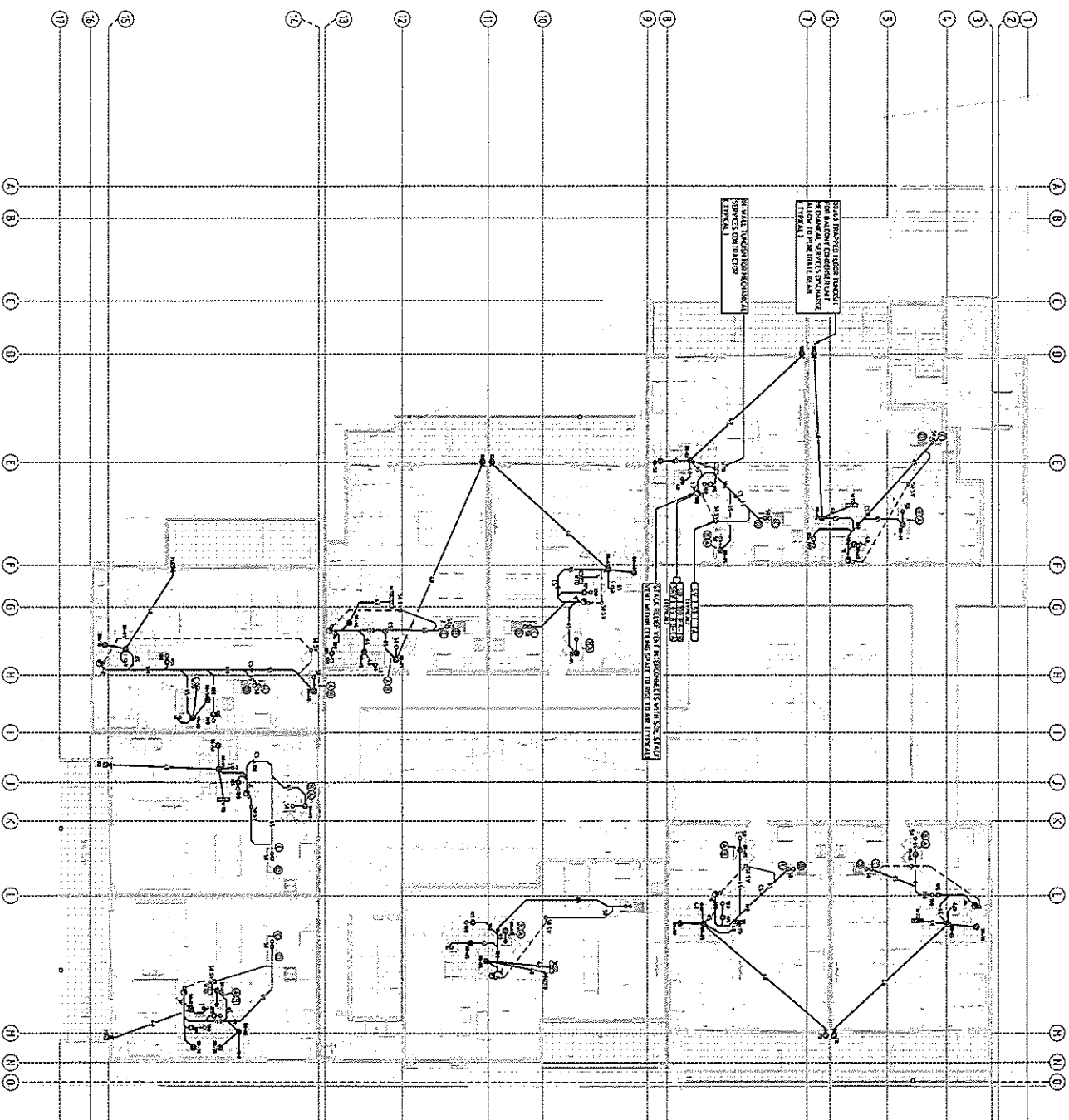
POP APARTMENTS, McCLLOUD STEET
ST CLAIR, ADELAIDE

HYDRAULIC SERVICES
THIRD FLOOR DRAINAGE ARRANGEMENT
CONSTRUCTION

Drawn By	Checked By	Scale	Date	Drawn By	Checked By
2390-H04	A	1/80		CWG	DAE

Checklist:
1. All work to be done in accordance with the Building Regulations.
2. All work to be done in accordance with the Building Regulations.

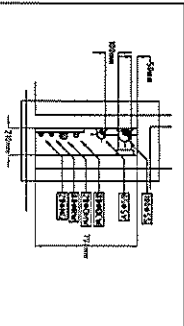
100mm AT FULL SIZE



FOURTH FLOOR DRAINAGE ARRANGEMENT

SCALE 1/8" = 1'-0"

- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KENT TOWN, ONTARIO, PLUMBING CODE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN PLUMBING CODE.
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 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN PLUMBING CODE.



FOURTH FLOOR DRAINAGE & RETICULATION STACK INTERNAL ARRANGEMENT

SCALE 1/8" = 1'-0"

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POP APARTMENTS, MC CLOUD STREET
ST CLAIR, ADELAIDE

HYDRAULIC SERVICES
FOURTH FLOOR DRAINAGE ARRANGEMENT

Drawn by	Reviewed	Scale	Date
2390-H05	A	1:100	CWG
			DAE

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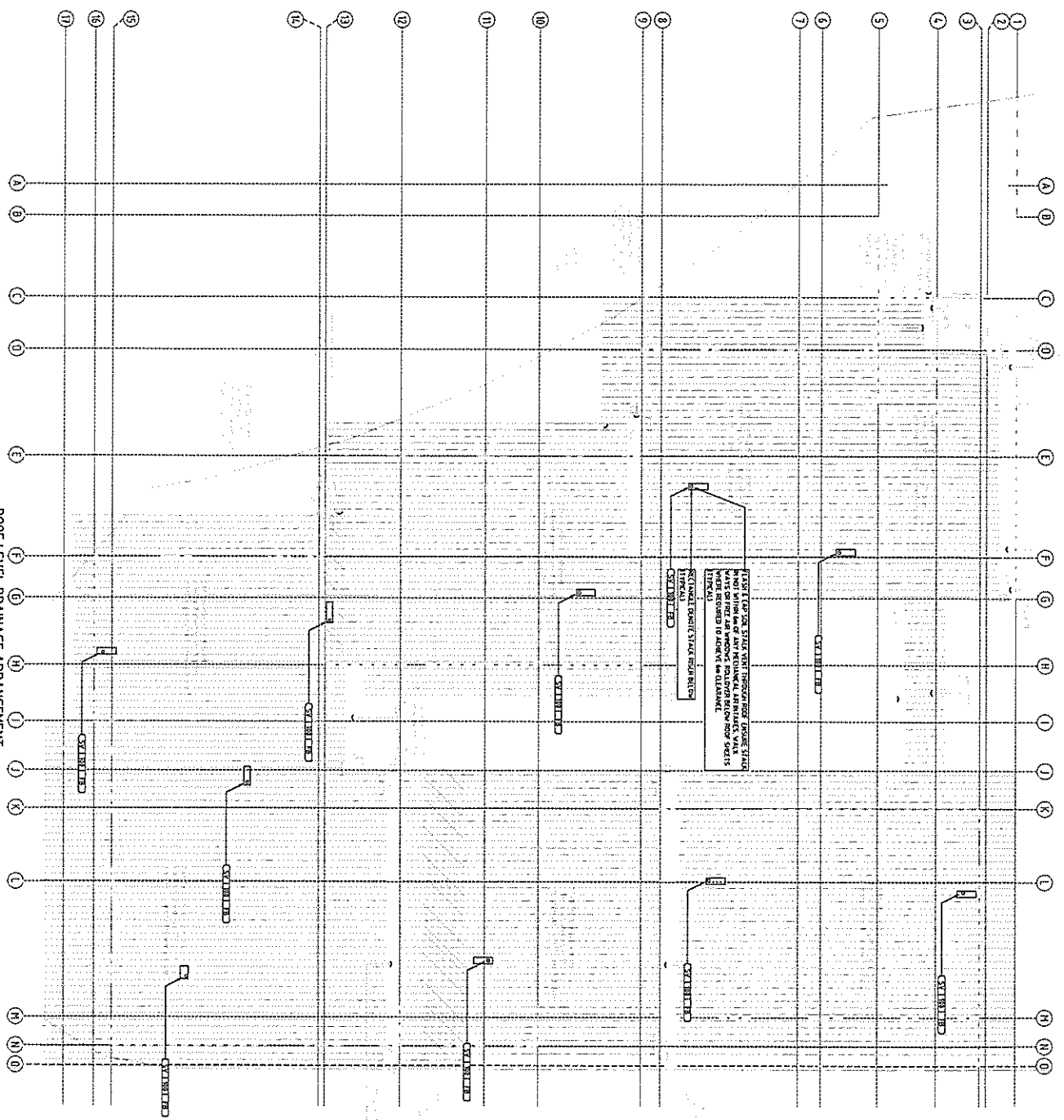
A 11 M D		CONSTRUCTION SCALE	DATE
Rev	Desc	Revised By/Date	Rev



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Kent Town, SA, 5071
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e. administration@bcaengineers.com
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ROOF LEVEL DRAINAGE ARRANGEMENT
SCALE 1:80



POP APARTMENTS, MCLOUD STREET
ST CLAIR, ADELAIDE

HYDRAULIC SERVICES
ROOF LEVEL DRAINAGE ARRANGEMENT

CONSTRUCTION

Drawn by: 2390-H06
Reviewed: A
Scale: 1:100
Date: CHG
Approved: DAE

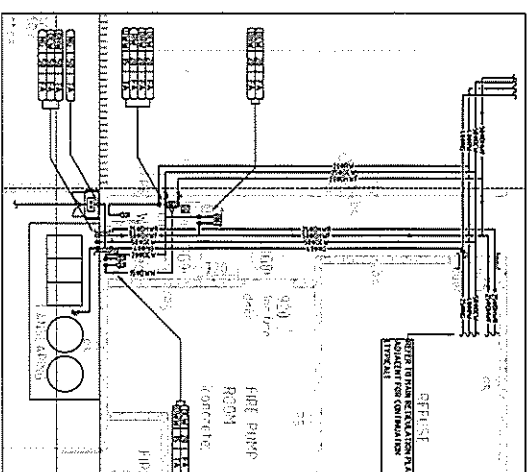
1. This drawing is prepared by bca engineers in accordance with the requirements of the relevant building codes of Australia and the relevant standards of the Australian Standards Association (AS/NZS).

Rev	Description	By	CHK	DATE
1	ISSUED FOR CONSTRUCTION	A	11/11/17	
2	REVISION			

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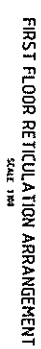
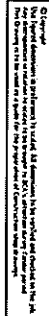
POP APARTMENTS, McLOUD STREET
ST CLAIR, ADELAIDE

HYDRAULIC SERVICES
GROUND FLOOR RETICULATION ARRANGEMENT
CONSTRUCTION

Drawing No. 2390-H07 Revision A Scale 1:100 Date CNG DME

RETICULATION ARRANGEMENT
SCALE 1:100

100mm AT FULL SIZE

POP APARTMENTS.
CT

 UNIVERSITY OF TORONTO

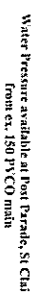


Figure 2 Available protein in Node 5, 1998 and on 2 July 1997, First Period, St. Clair

FOR MR. GORDON \$176(2)

LOW RATE 4.09C/YR

DATE: 10/10/2001

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THESE RESULTS RELATE TO THE FOLLOWING:

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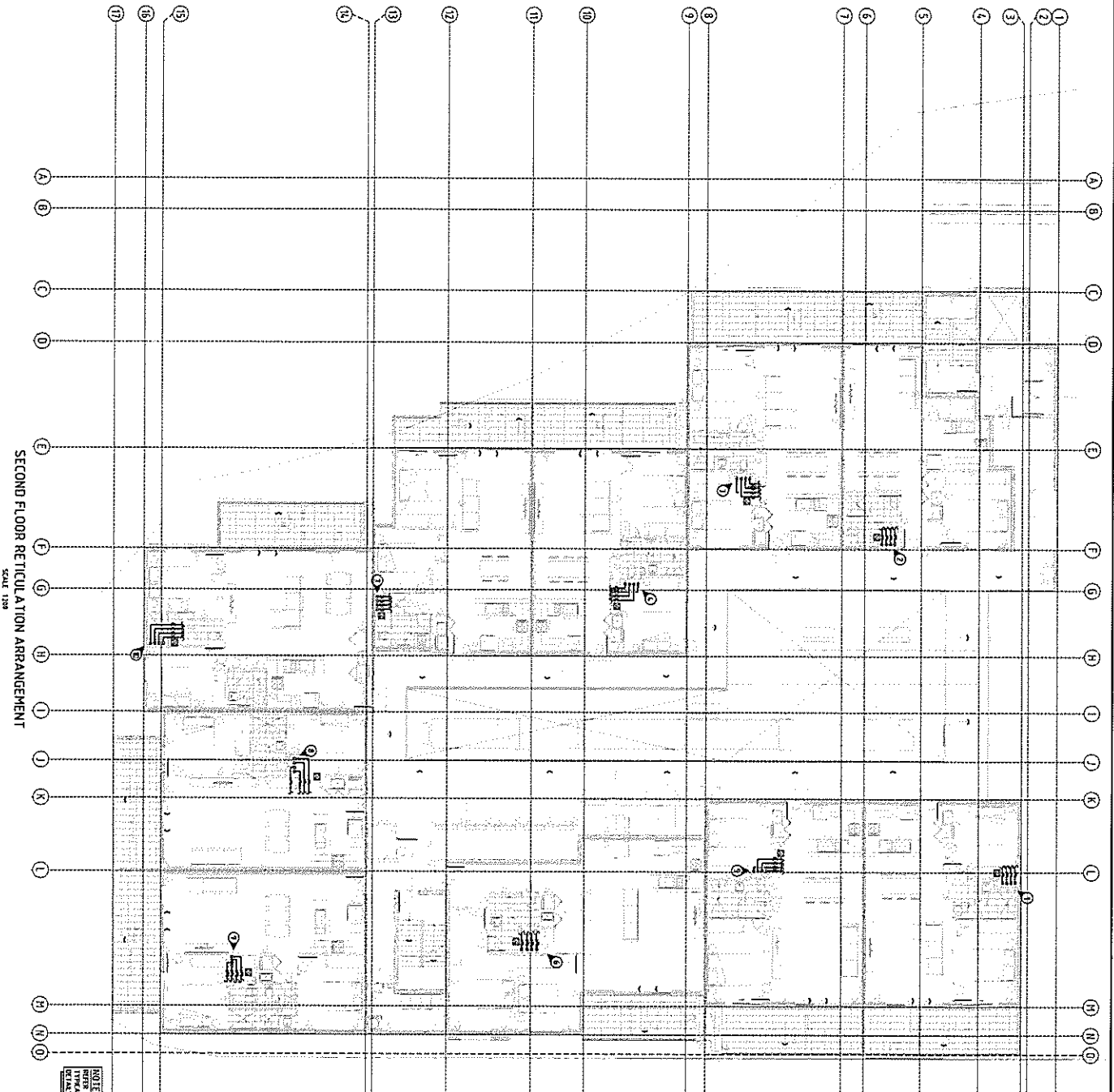
DAE



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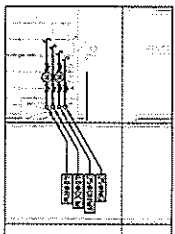
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Suite 3, 40 Fulkerson Road | Kent Town SA 5087
1. 08 8364 6808 | 1. 08 8364 5335 | www.adachiadent.com.au



SECOND FLOOR RETICULATION ARRANGEMENT
SCALE 1:250

NOTE:
REFER TO DRAWING 2390-H109
FOR DETAILS OF
APARTMENT PLUMBING RETICULATION



SECOND FLOOR - TYPICAL
RISER ARRANGEMENT DETAIL
SCALE NIS

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	
2	REVISION	

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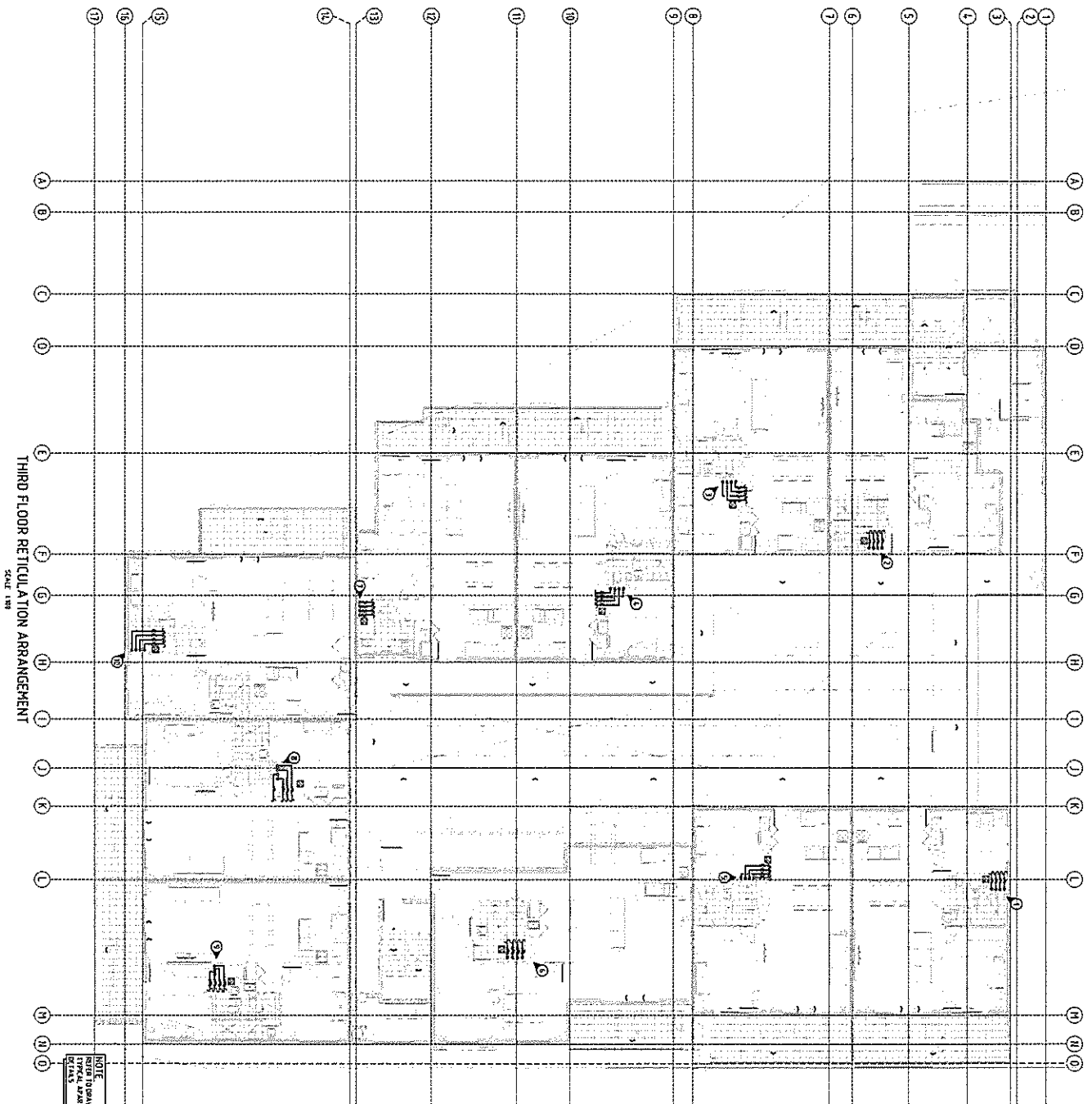
HYDRAULIC SERVICES

CONSTRUCTION

POP APARTMENTS, MCCLLOUD STREET
ST CLAIR, ADELAIDE

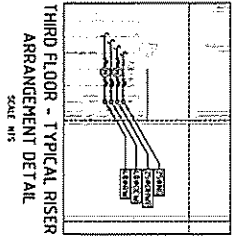
Drawing No.	Revision	Date	Drawn By	Checked By
2390-H09	A	1/2/20	DAE	DAE

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THIRD FLOOR RETICULATION ARRANGEMENT
SCALE 1:100

NOTE
REFER TO DRAWING 2390-H10 FOR
DETAILS OF RISES AND RISE
DETAILS OF RISES AND RISE



THIRD FLOOR - TYPICAL RISER
ARRANGEMENT DETAIL
SCALE 1:10

Rev	Description	Rev	Description
1	As Issued	1	As Issued

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Suite 505 Federation Road | West Torrens SA 5037
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POP APARTMENTS, MC CLOUD STREET
ST CLAIR, ADELAIDE

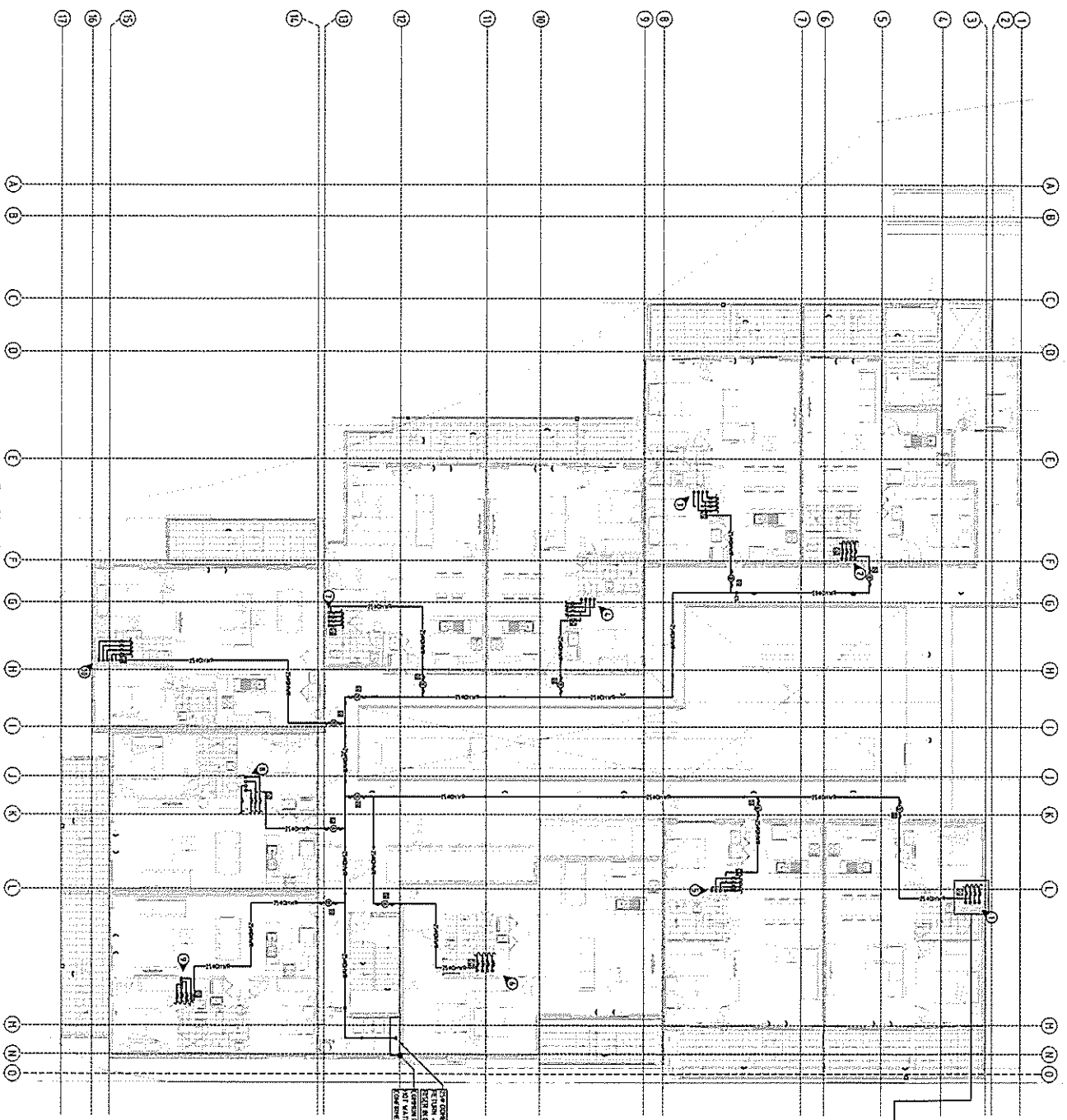
HYDRAULIC SERVICES
THIRD FLOOR RETICULATION ARRANGEMENT
CONSTRUCTION

Drawing No	Revision	Scale	Date	Drawn	Checked
2390-H10	A	1:100			

100mm AT FULL SIZE

FOURTH FLOOR RETICULATION ARRANGEMENT

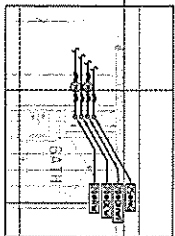
SCALE: 1/80



NOTE: DRAINING APARTMENT'S RETICULATION TYPICAL APARTMENT RISING RETICULATION DETAILS

FOURTH FLOOR - TYPICAL RISER ARRANGEMENT DETAIL

SCALE: 1/16



Rev	Description	Date
1	Issue for construction	10/10/2011

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E. admin@bcengineers.com.au
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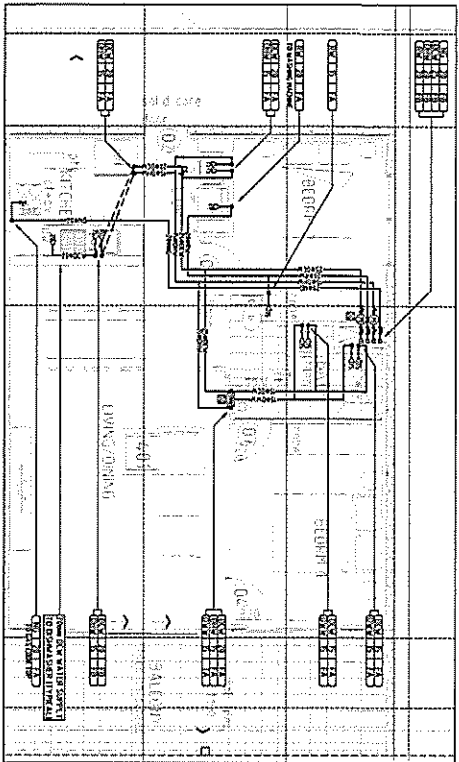
ANTHONY DONATO ARCHITECTS
Suite 209 Federation Road | Kent Town SA 5071
T. 08 8354 5505 | F. 08 8354 5505 | www.antonydonato.com.au

POP APARTMENTS, MCCLLOUD STREET
ST CLAIR, ADELAIDE

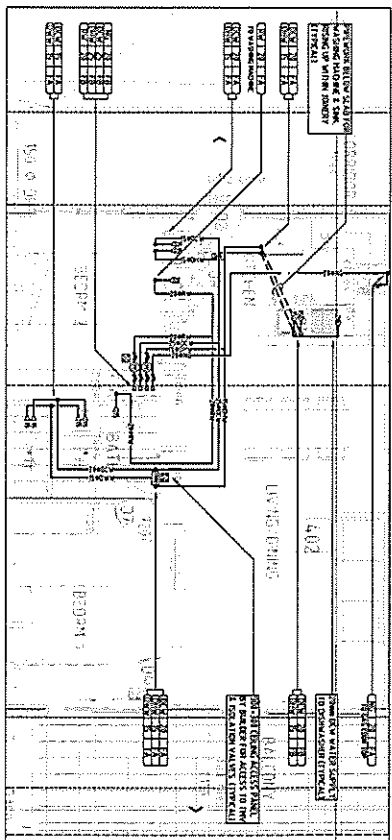
HYDRAULIC SERVICES
FOURTH FLOOR RETICULATION ARRANGEMENT

CONSTRUCTION

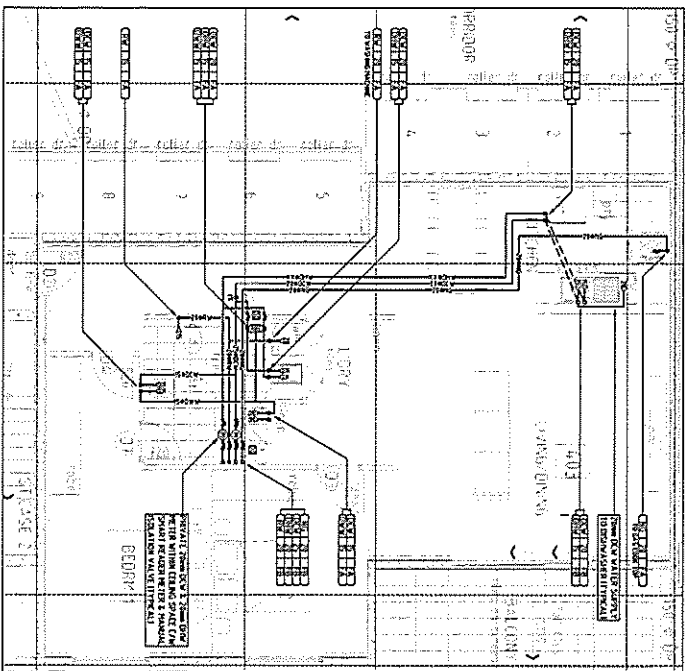
Drawn by	Checked by	Scale	Date
2390-H11	A	1/100	10/10/2011



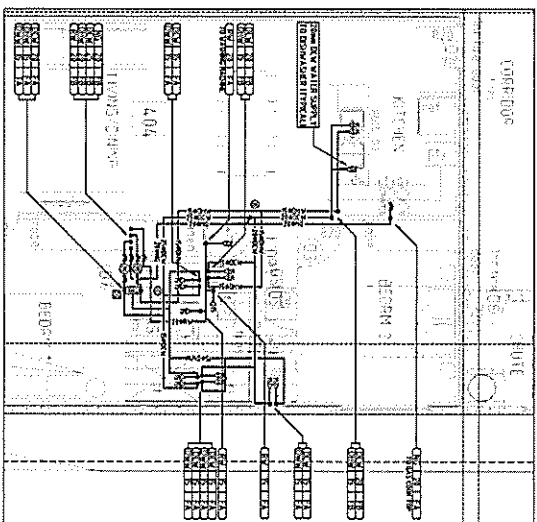
ROOM - 1: PLUMBING
RETICULATION ARRANGEMENT
SCALE 1/8"



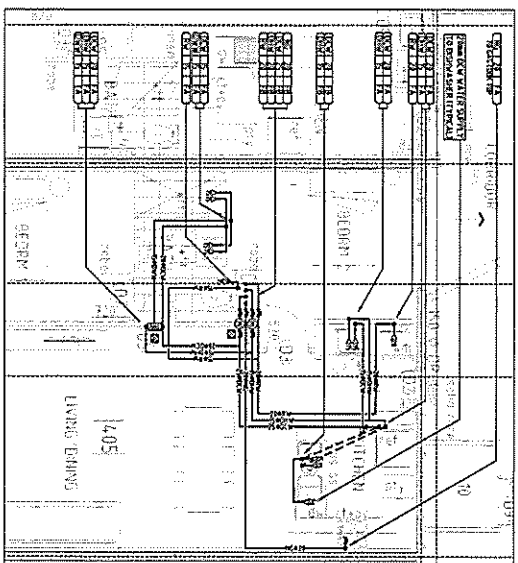
ROOM - 2: PLUMBING
RETICULATION ARRANGEMENT
SCALE 1/8"



ROOM - 3: PLUMBING
RETICULATION ARRANGEMENT
SCALE 1/8"



ROOM - 4: PLUMBING
RETICULATION ARRANGEMENT
SCALE 1/8"



ROOM - 5: PLUMBING
RETICULATION ARRANGEMENT
SCALE 1/8"

Rev	Description	Date	By	Appr
1	Issue for construction	10/10/2017	ANTHONY DONATO	ANTHONY DONATO

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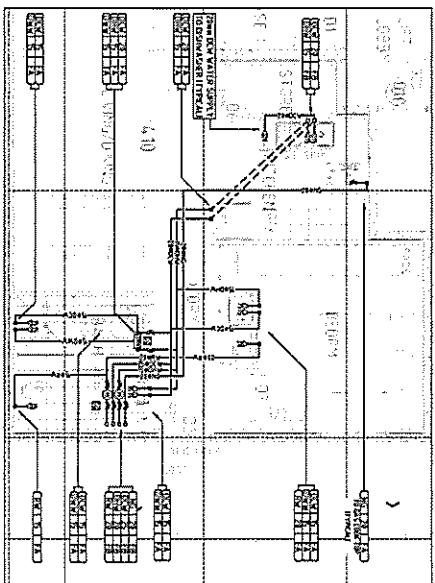
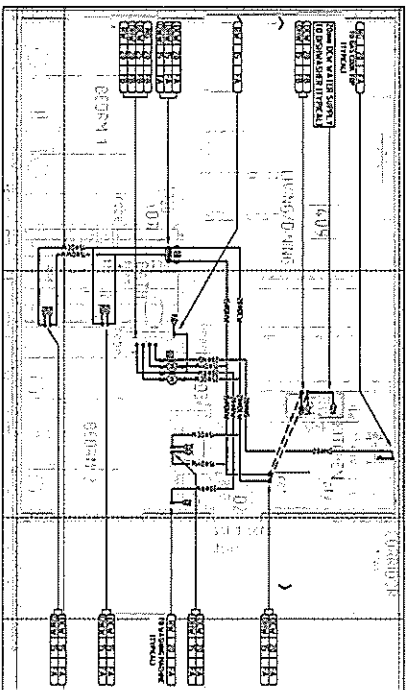
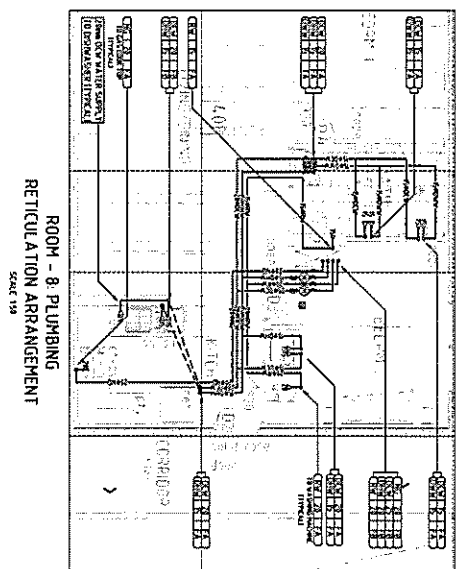
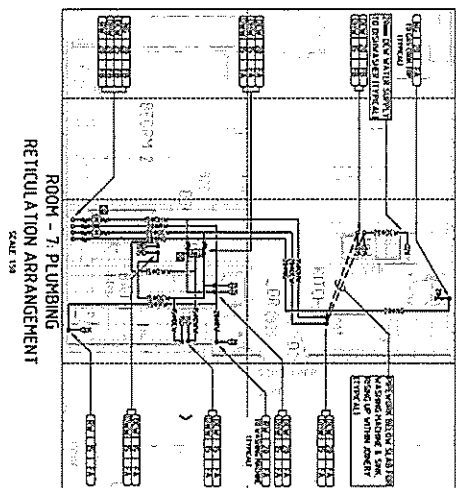
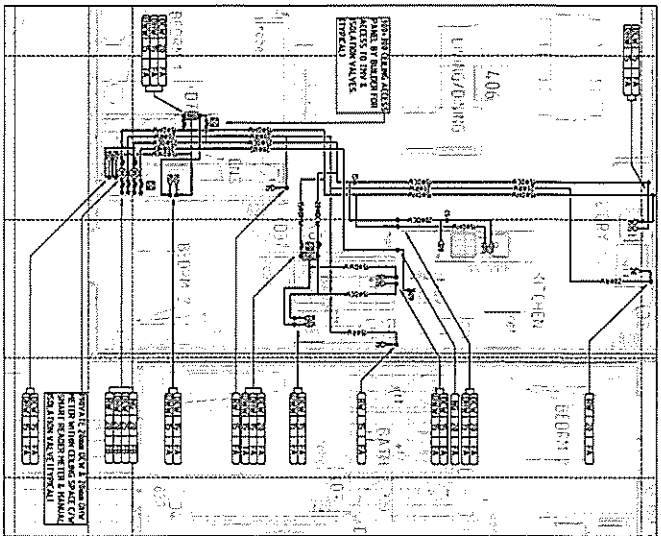
NOTE:
FOR SPECIFIC ROOM 1 DIMENSIONS, SEE
DRAWING 2/20-1/15
FOR SPECIFIC ROOM 1 DIMENSIONS, SEE
DRAWING 2/20-1/15
NOTE:
FOR SPECIFIC ROOM 1 DIMENSIONS, SEE
DRAWING 2/20-1/15
FOR SPECIFIC ROOM 1 DIMENSIONS, SEE
DRAWING 2/20-1/15

HYDRAULIC SERVICES
TYPICAL BEAM/JOIST RETICULATION DETAIL

CONSTRUCTION

POP APARTMENTS, McLOUD STREET
ST CLAIR, ADELAIDE

Drawing No.	Revision	Scale	Date	Drawn By	Checked By
2390-H12	A	1/8"	12/10	ANTHONY DONATO	ANTHONY DONATO



NOTE:
1. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE AS/NZS 3500 PLUMBING CODE.
2. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE AS/NZS 3500 PLUMBING CODE.
3. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE AS/NZS 3500 PLUMBING CODE.

POP APARTMENTS, McCLLOUD STEEL
ST CLAIR, ADELAIDE

HYDRAULIC SERVICES
TYPICAL BEAMOUT RETICULATION DETAIL
CONSTRUCTION

Drawing No. 2390-H13
Revision A
Scale 1/50
Date 12/01/2019
Drawn by CWG
Checked by DAE

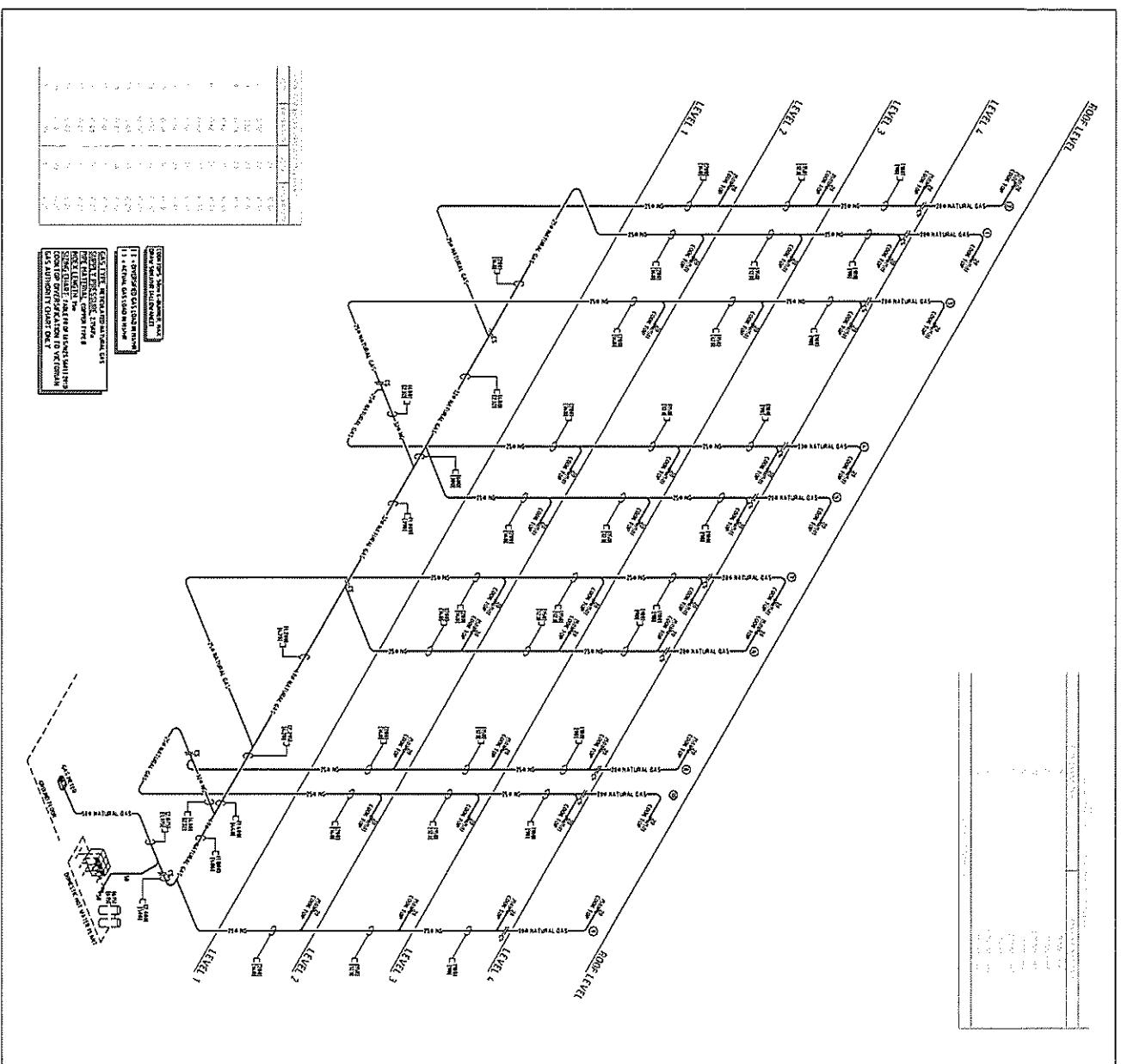
Rev	Desc	Rev	Desc
1	Initial Issue	1	Initial Issue
2	Revised	2	Revised

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Melbourne VIC 3001
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ANTHONY DONATO ARCHITECTS

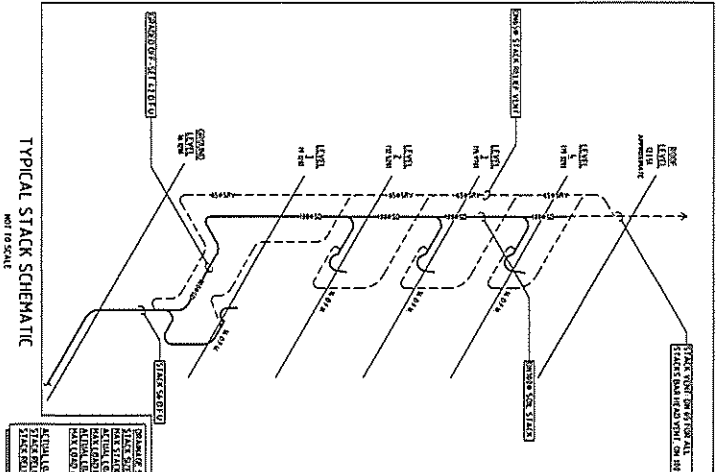
Suite 5/50 Falkenberg Road | West Town SA 5007
L: 08 8254 8288 | F: 08 8254 8285 | www.andydonato.com.au



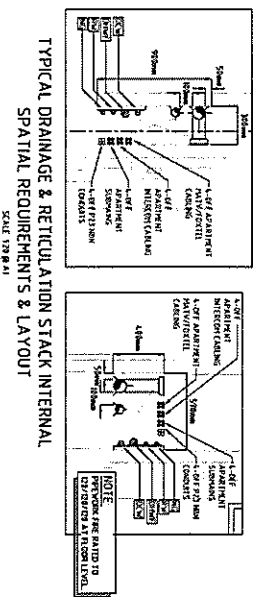
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3	1.0	1.0	1.0	1.0	1.0	1.0
4	1.0	1.0	1.0	1.0	1.0	1.0
5	1.0	1.0	1.0	1.0	1.0	1.0
6	1.0	1.0	1.0	1.0	1.0	1.0

NOTES:
 1. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS SUPPLY CODE.
 2. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS SUPPLY CODE.
 3. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS SUPPLY CODE.

NATURAL GAS RETICULATION SCHEMATIC
 NOT TO SCALE



NOTES:
 1. ALL STACKS SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS SUPPLY CODE.
 2. ALL STACKS SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS SUPPLY CODE.
 3. ALL STACKS SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS SUPPLY CODE.



TYPICAL DRAINAGE & RETICULATION STACK INTERNAL
 SPATIAL REQUIREMENTS & LAYOUT
 SCALE 1/20 @ A1

Rev	Desc	Rev	Desc
1	1.118 F	1	1.118 F
2	1.118 F	2	1.118 F
3	1.118 F	3	1.118 F
4	1.118 F	4	1.118 F
5	1.118 F	5	1.118 F
6	1.118 F	6	1.118 F
7	1.118 F	7	1.118 F
8	1.118 F	8	1.118 F
9	1.118 F	9	1.118 F
10	1.118 F	10	1.118 F

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 t: 08 8504 6500 | f: 08 8504 5255 | www.anthonychitects.com.au

HYDRAULIC SERVICES
 DETAILS AND SCHEMATIC LAYOUT DRAWINGS

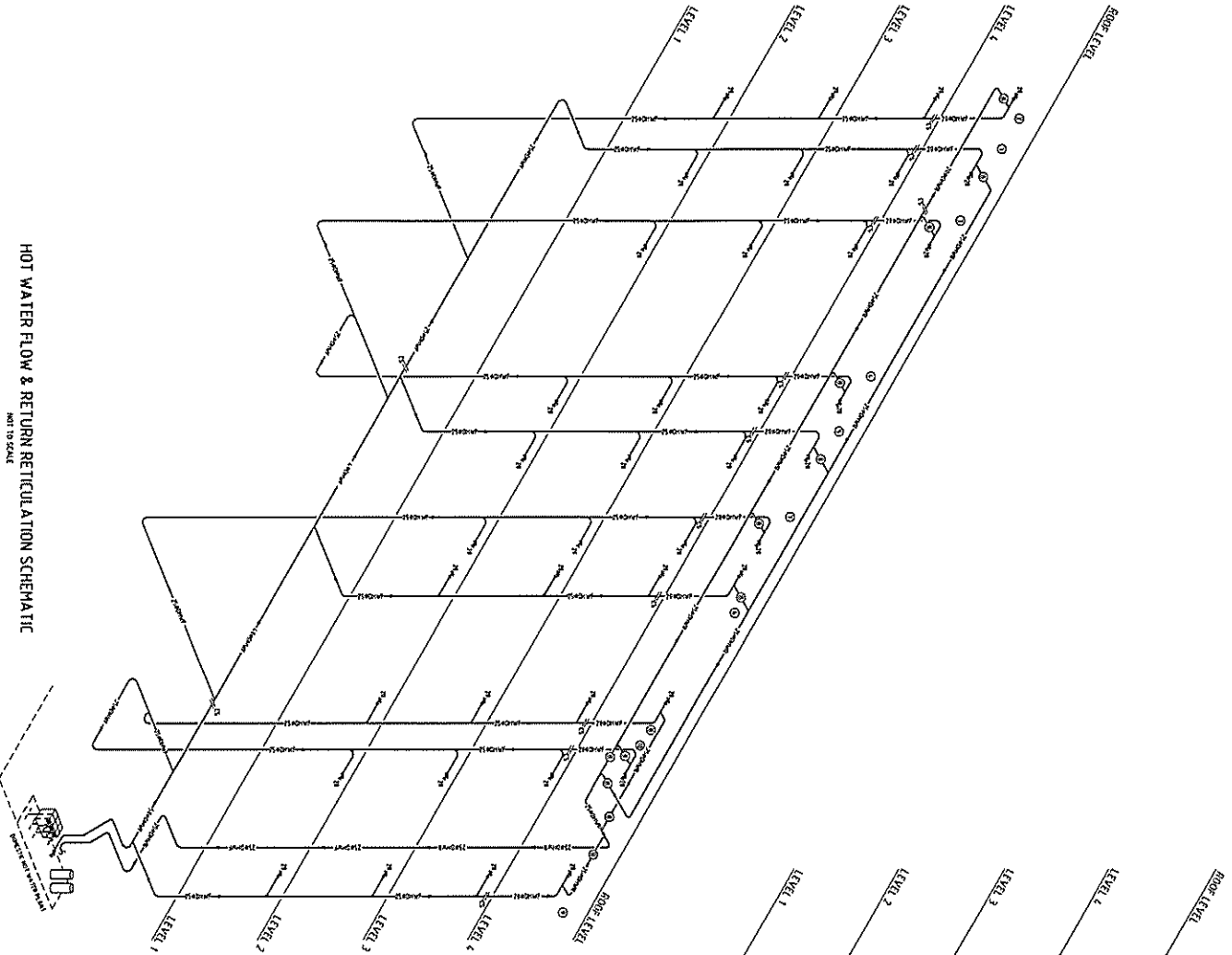
POP APARTMENTS, McCLLOUD STREET
 ST CLAIR, ADELAIDE

Drawing No.	Revision	Scale	Drawn By	Checked By
2390-H16	A	1/20	↑	↑

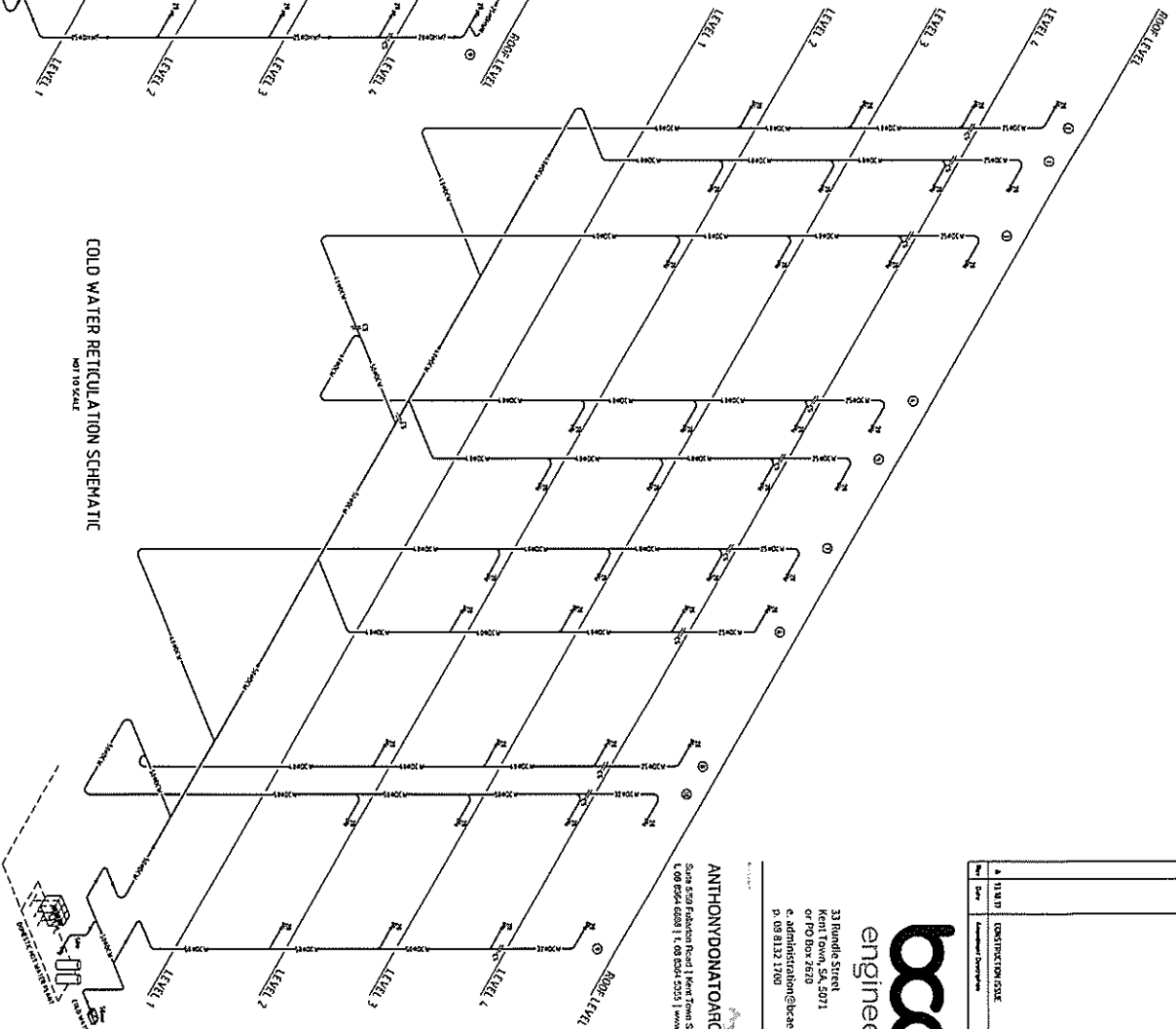
100mm AT FULL SIZE

Client: POP Apartments, McCloud Street
Drawing No: 2390-H15
Revision: A
Date: 11/11/15
Drawn by: NIS
Checked by: DAE

HOT WATER FLOW & RETURN RETICULATION SCHEMATIC



COLD WATER RETICULATION SCHEMATIC



POP APARTMENTS, MC CLOUD STREET
ST CLAIR, ADELAIDE

HYDRAULIC SERVICES
DOMESTIC HOT WATER FLOW & RETURN & DOMESTIC COLD WATER RETICULATION SCHEMATIC

Drawing No: 2390-H15
Revision: A
Date: 11/11/15
Drawn by: NIS
Checked by: DAE

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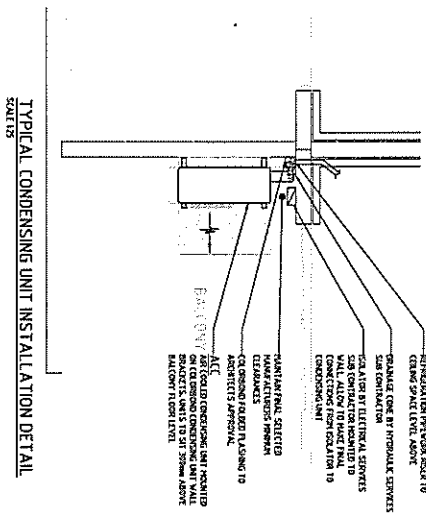
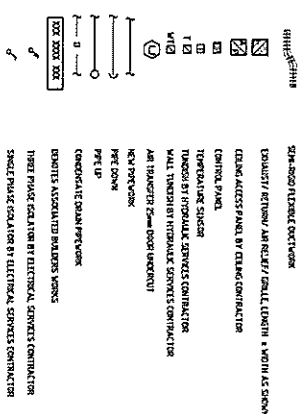
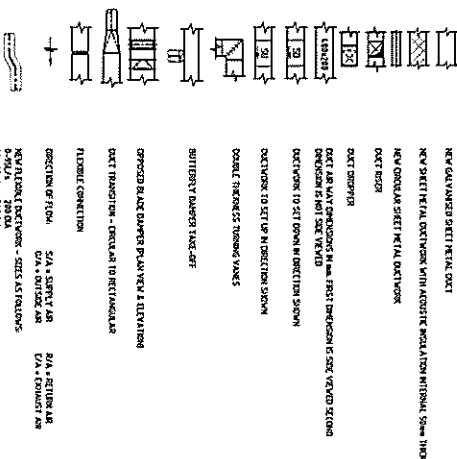
ANTHONY DONATO ARCHITECTS
Suite 505 Faberian Road | West Town SA 5067
t: 08 8364 6268 f: 08 8364 5555 | www.anthonysdonato.com.au

CONSTRUCTION		DATE	
Rev	Desc	By	Chk
1	Issue for construction		

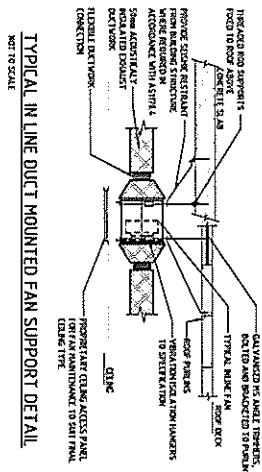
2350-M01 DRAWING INDEX, SITE PLAN & LEGEND OF SYMBOLS

- | | |
|-----------|---|
| 2390 -H02 | GROUND FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT |
| 2390 -H03 | FIRST FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT |
| 2390 -H04 | SECOND FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT |
| 2390 -H05 | THIRD FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT |
| 2390 -H06 | FOURTH FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT |
| 2390 -H07 | SECTIONS |

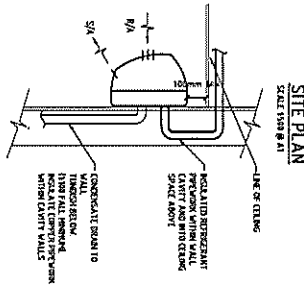
LEGEND OF SYMBOLS

[illegible]

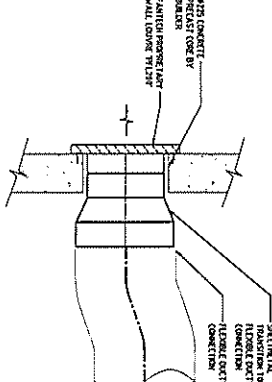
TYPICAL CONDENSING UNIT INSTALLATION DETAIL
SCALE 1/2"



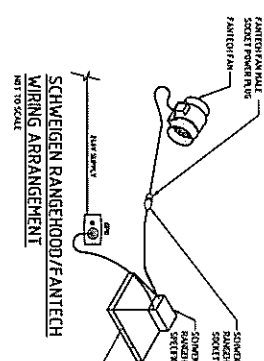
TYPICAL IN LINE DUCT MOUNTED FAN SUPPORT DETAIL.



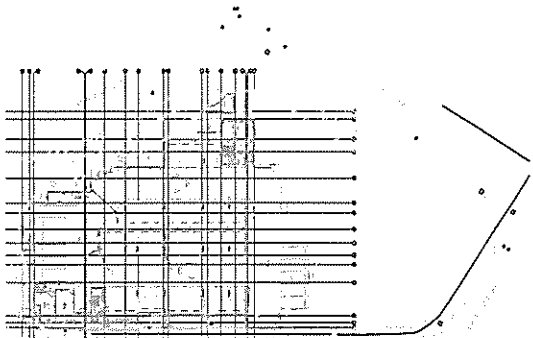
**TYPICAL WALL MOUNTED INDOOR UNIT
INSTALLATION DETAIL**
NOT TO SCALE



TYPICAL WALL LOUVRE DETAIL
NOT TO SCALE



SCHWEIGEN RANGEHOOD/FANTECH
WIRING ARRANGEMENT
NOT TO SCALE



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 Studio 5/509 Fulshear Road | Kerrville, TX 78007
 T. 081 836-6888 | F. 081 836-5335 | www.donatoarchitects.com

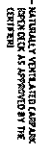
POP APARTMENTS, MC CLOUD STREET
ST CLAIR, ADELAIDE

MECHANICAL SERVICES
DRAWING INDEX, SITE PLAN & LEGEND OF SYMBOLS

CONSTRUCTION

Drawing No.	Revision	Scale & Alt	Date
2390-M01	A	AS SHOWN	098
			Approved
			DRK

Only 100,000 copies of the book were printed, and it was sold for a long time at a price of 100,000 yen. The book was a great success, and it was a great honor for the author to have his work published in such a large number of copies.



EPPF-G

M-42E DUCT MOUNTED EXHAUST FAN
C/A - 350A/C

FULL WIDTH 725 HIGH WEATHERPROOF
EXHAUST AIR DUCTWAY C/A VISION FIELD
ASBESTHOSIS HEAD

LOWEST RISE FLOOR HEIGHT DOORS

M-42E DUCT MOUNTED EXHAUST AIR FAN
C/A - 350A/C

180X725 WEATHERPROOF EXHAUST AIR
DUCTWAY C/A VISION FIELD

POP APARTMENTS, McCLOUD STEET
ST CLAIR, ADELAIDE

2390-M02

1:100

2 :

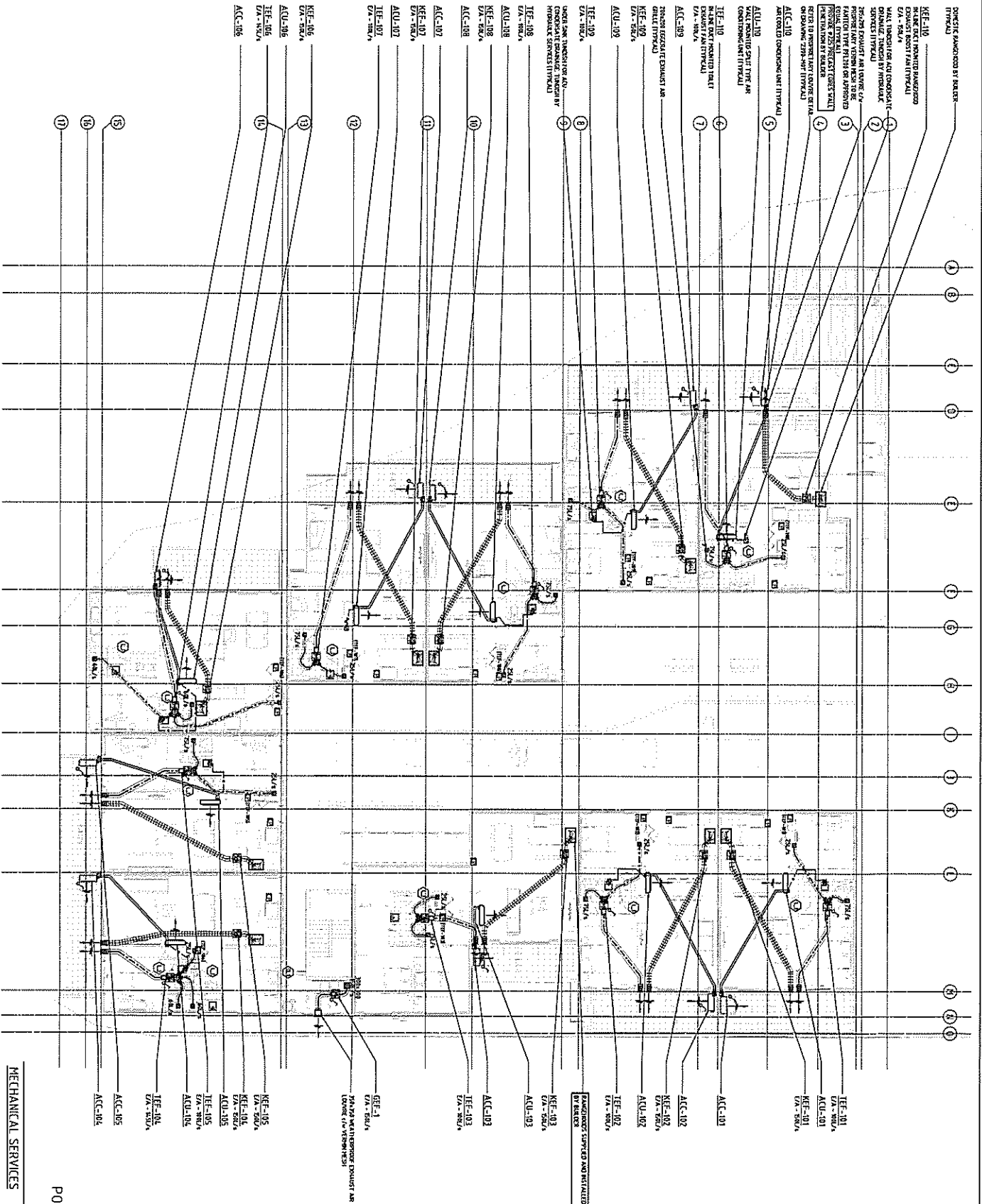
ANTHONY DONATO ARCHITECTS
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4	11M FT	CRASH/INTENTIONAL	2008
Age	Sex	Assessment Description	Age

Notes:
1. This drawing is a preliminary design and is subject to change without notice.
2. The client is responsible for providing all necessary information and data for the design.
3. The design is based on the information provided and is not a guarantee of performance.
4. The design is for general guidance only and is not a substitute for a detailed design.
5. The design is for general guidance only and is not a substitute for a detailed design.



POP APARTMENTS, McCLLOUD STREET
ST CLAIR, ADELAIDE

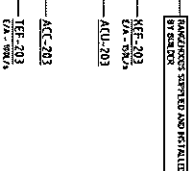
MECHANICAL SERVICES			
FIRST FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT			
Drawing No.	Revision	Scale	Status
2390-M03	A	1:100	DRG
			APPROVED

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ITEM	DESCRIPTION	QTY	UNIT
1	MECHANICAL SERVICES	1	DRG



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Q	Dr	CR	CONSTITUTIONAL	Dr	CR	AMOUNT
			Insurance Premium			

POP APARTMENTS, McCLOUD STEET
ST CLAIR, ADELAIDE

MECHANICAL SERVICES

SECOND FLOOR - AIR CONDITIONING & VENTILATION ARRANGEMENT

Drawing No.	Revision	Scale & U.I.	Drawn
2390-M04	A	1:100	DNB
			Approved DNK

PROJECT MANAGED BY BUILDERS
TYPE: R4

KEF-310
N/A: LINE DUCT TYPICAL
D/A - 100%
BALANCE TYPICAL

TEF-310
N/A: LINE DUCT TYPICAL
D/A - 100%
BALANCE TYPICAL

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D/A - 100%
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TEF-310
N/A: LINE DUCT TYPICAL
D/A - 100%
BALANCE TYPICAL

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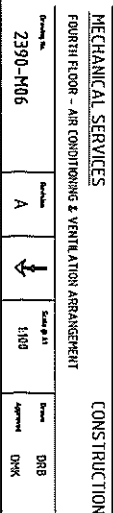
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POP APARTMENTS, MC CLOUD STREET
ST CLAIR, ADELAIDE

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p.038132170

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1. 08 8354 6088 | 1. 08 8354 5355 | www.sourcefects.com1. 08 8354 6088 | 1. 08 8354 5355 | www.sourcefects.com

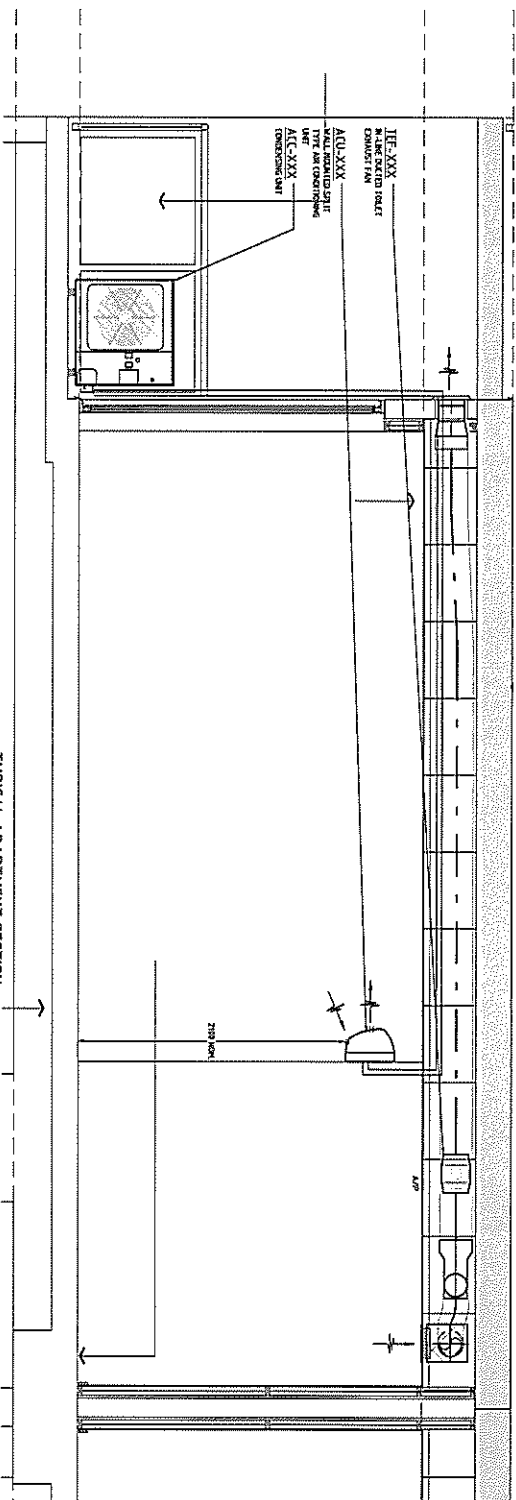
Rev	Date	Description	By	CHK
1		START CONSTRUCTION		

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Kent Town, SA, 5071
or PO Box 2650
e. administration@bcengineers.com
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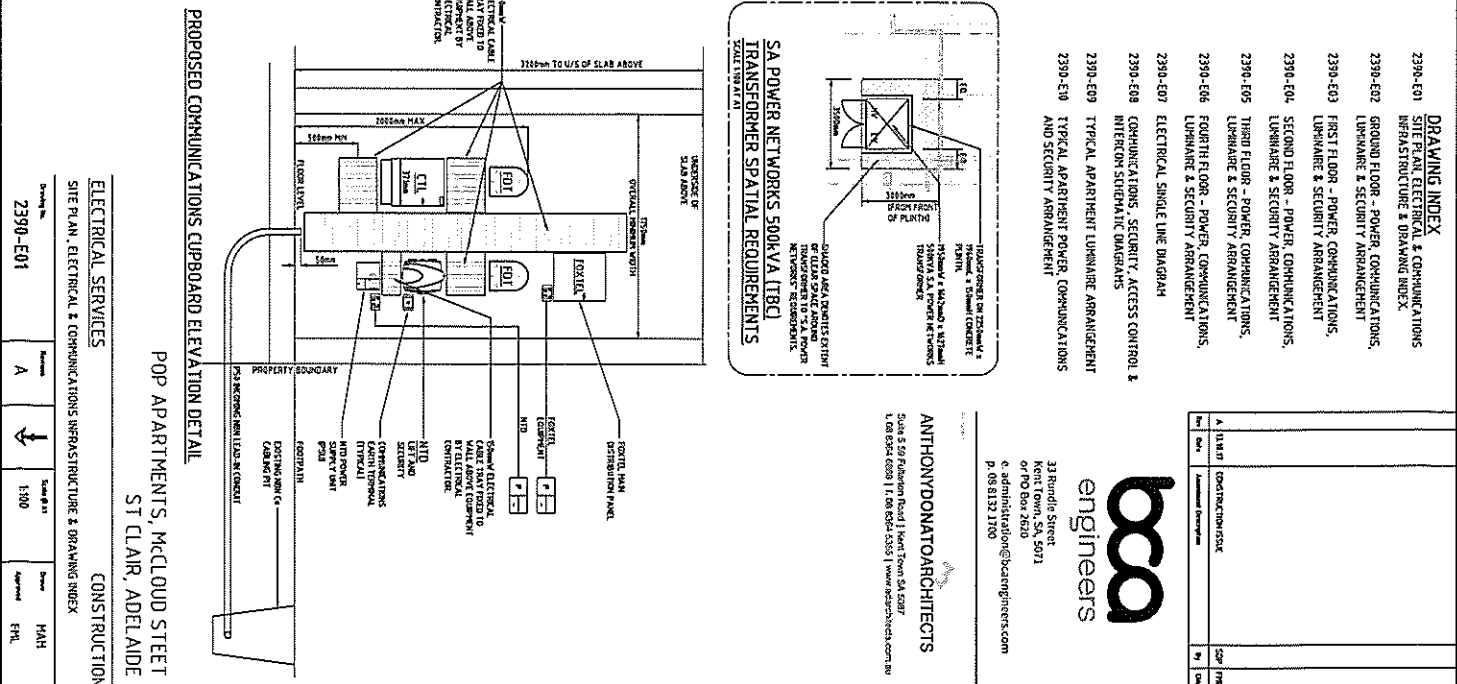
TYPICAL APARTMENT SECTION
SCALE 1/20


POP APARTMENTS, MCLOUD STREET
ST CLAIR, ADELAIDE

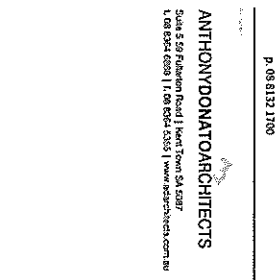
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MECHANICAL SERVICES		CONSTRUCTION	
ROOF PLAN - AIR CONDITIONING & VENTILATION ARRANGEMENT			
Drawing No.	Revision	Total # of	Date
2390-M07	A	1/20	DNB DPK

2390-E01	A		1:300	PIAF	Approved
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- | | |
|---|--|
|  | EDUCATION
B.S. in Mechanical Engineering
University of California, Berkeley
1998 |
| WORK EXPERIENCE
Mechanical Engineer
Lockheed Martin
1998 - Present | SKILLS
SolidWorks
AutoCAD
MATLAB
Python |

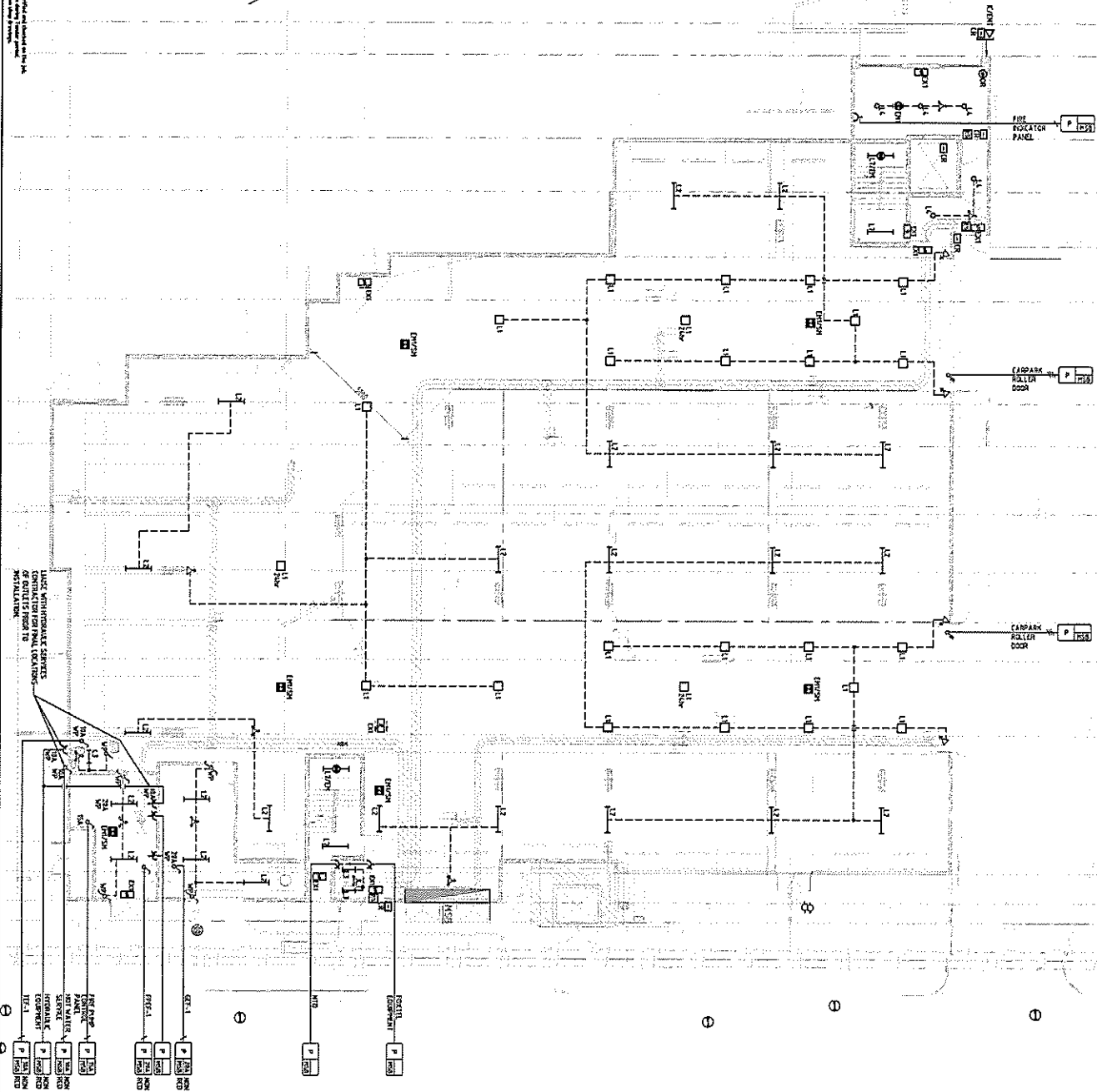


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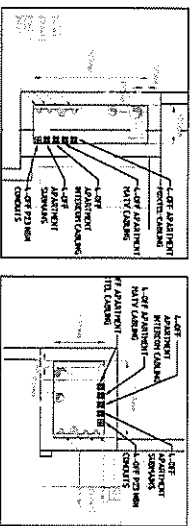
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Kent Town, SA, 5071
or PO Box 2620
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p. 088132 1700

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LARGE WITH HYDRAULIC SERVICES
CONTRACTOR FOR PAUL (LOCATIONS
OF OUTLETS PRIOR TO
INSTALLATION.



TYPICAL HYDRAULIC & ELECTRICAL RISER INTERNAL SPATIAL REQUIREMENTS & LAYOUT



PDP APARTMENTS, McLOUD STREET
ST CLAIR, ADELAIDE

ELECTRICAL SERVICES		CONSTRUCTION	
GROUND FLOOR - POWER, COMMUNICATIONS, LIGHTING & SECURITY ARRANGEMENT			
Drawing No.	Revision	Scale of Plot	Drawn By
2300-E02	A	1:100	PHL

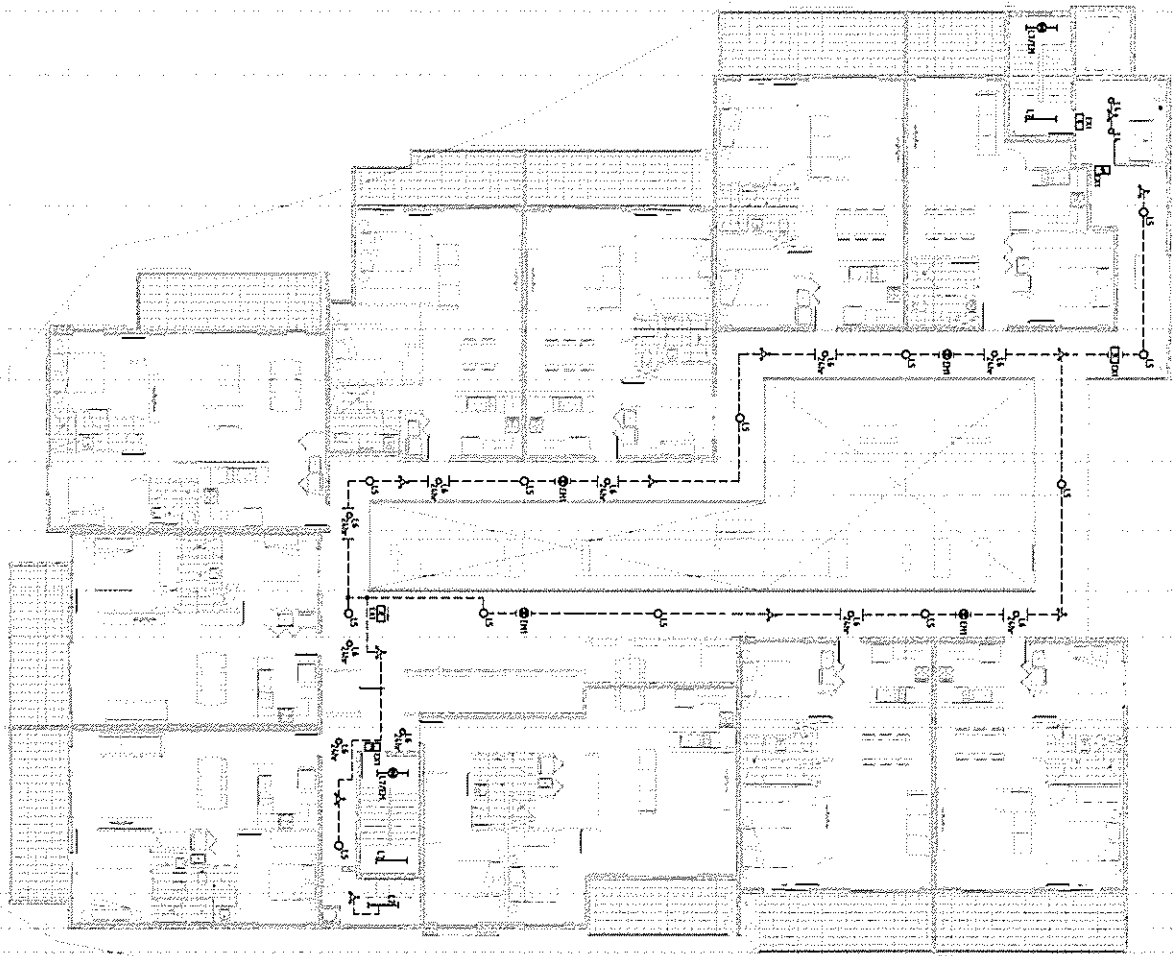
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POP APARTMENTS, MCCLLOUD STREET
ST CLAIR, ADELAIDE

ELECTRICAL SERVICES

SECOND FLOOR - POWER, COMMUNICATIONS, LIGHTING & SECURITY ARRANGEMENT

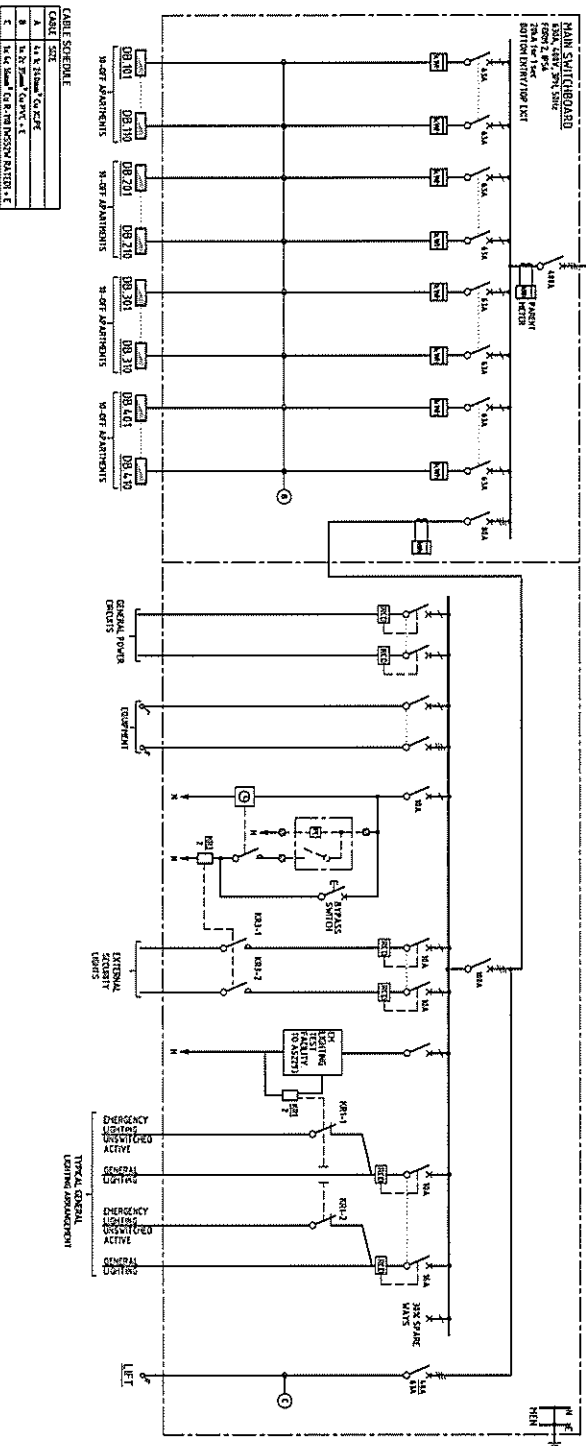
Drawing No.	Revised	Date of Rev.	By	Appr'd
2390-ED4	A	18/03	SOP	FHL

1:1000	1:1000	1:1000	1:1000	1:1000
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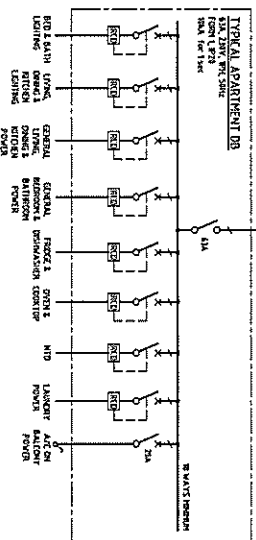
ANTHONY DONATO ARCHITECTS
Suite 5/57, Bunde Street | Kent Town SA 5071
t. 08 8244 6200 | f. 08 8244 5505 | www.antonydonato.com.au

EXISTING 500kVA
TBEI PADMOUNTED
TRANSFORMER BY
S.A. POWER
NETWORKS (SAPN)



ELECTRICAL SINGLE LINE DIAGRAM

TYPICAL APARTMENT LOAD CENTRE SINGLE LINE DIAGRAM



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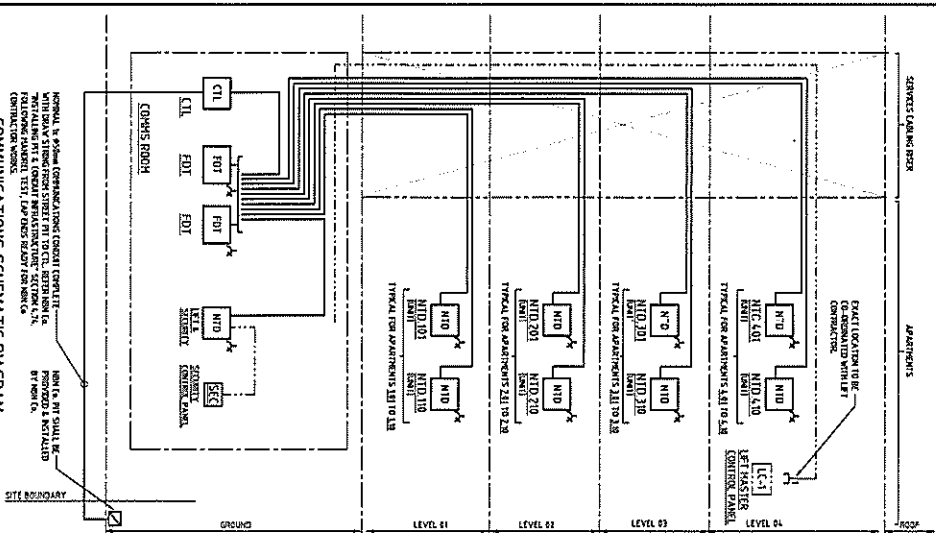
Rev	Date	Revised Description	By	DA
A	13/01/17	CONSTRUCTION/ELC		

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POP APARTMENTS, McCLLOUD STREET
ST CLAIR, ADELAIDE

ELECTRICAL SERVICES			
ELECTRICAL SINGLE LINE DIAGRAM			
Drawing No.	Revision	Scale & D.T.	Drawn / SOP
2390-E07	A	N/A	Approved PHL



COMMUNICATIONS SCHEMATIC DIAGRAM



1. ATTENDED TO UNOCCUPIED SOCIAL STRENGTHENING SERVICE PROVIDER. ALL DISTRIBUTION REQUIREMENTS & EQUIPMENT IN COMPLIANCE PROVIDED FOR APPROVAL PRIOR TO SERVICE 1 INSTALL.
2. CONTRACTOR SHALL SUBMIT A RETAINED FOR CONSTRUCTION BIDDING DIAGRAM FOR REVIEW AND APPROVAL PRIOR TO ORDER OF MATERIALS OR INSTALLATION ON SITE.
3. ASSESS DIAGRAM SHALL BE BASED UPON INTENT OF THIS SOCIOMATRIC AND UPON OUTCOMES OF SOCIAL STRENGTHENING SERVICE.
4. TO ACCOMPLISH ALL POWER SERVICE REQUIREMENTS FOR ALL TIME PASSAGE (EQUIPMENT PRIOR TO FIRST PAY WORKING INSTALLATION).

ELECTRICAL SERVICES

COMMUNICATIONS, SECURITY, ACCESS CONTROL & INTERCOM SCHEMATIC DIAGRAMS

POP APARTMENTS, MCCLLOUD STEETT
ST CLAIR, ADELAIDE



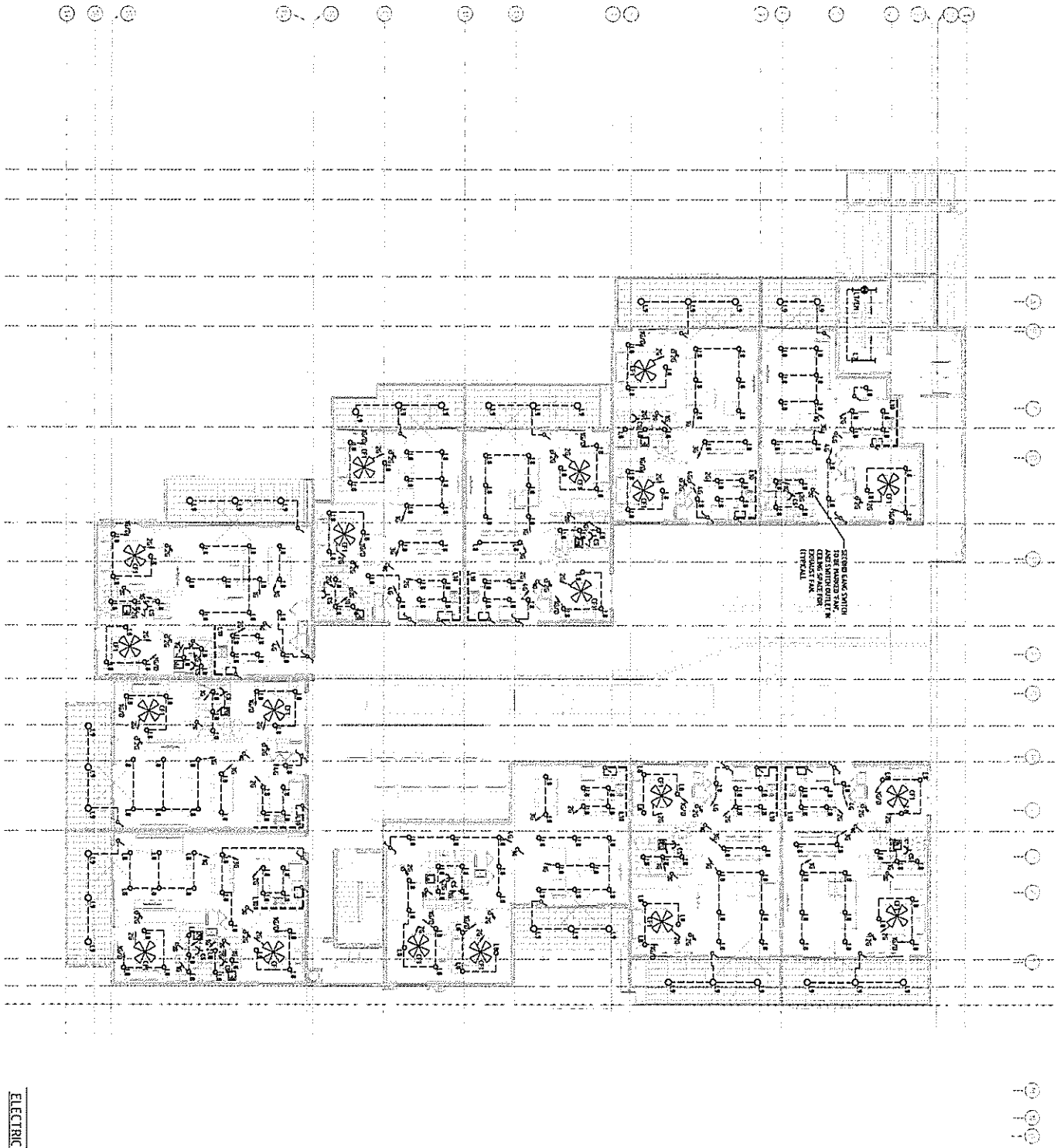
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Shown AT FULL SIZE



A 11/11/17		CONSTRUCTION CODE	SDP P/N
Rev	1	Issued	10



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POP APARTMENTS, MCCLLOUD STREET
 ST CLAIR, ADELAIDE

ELECTRICAL SERVICES

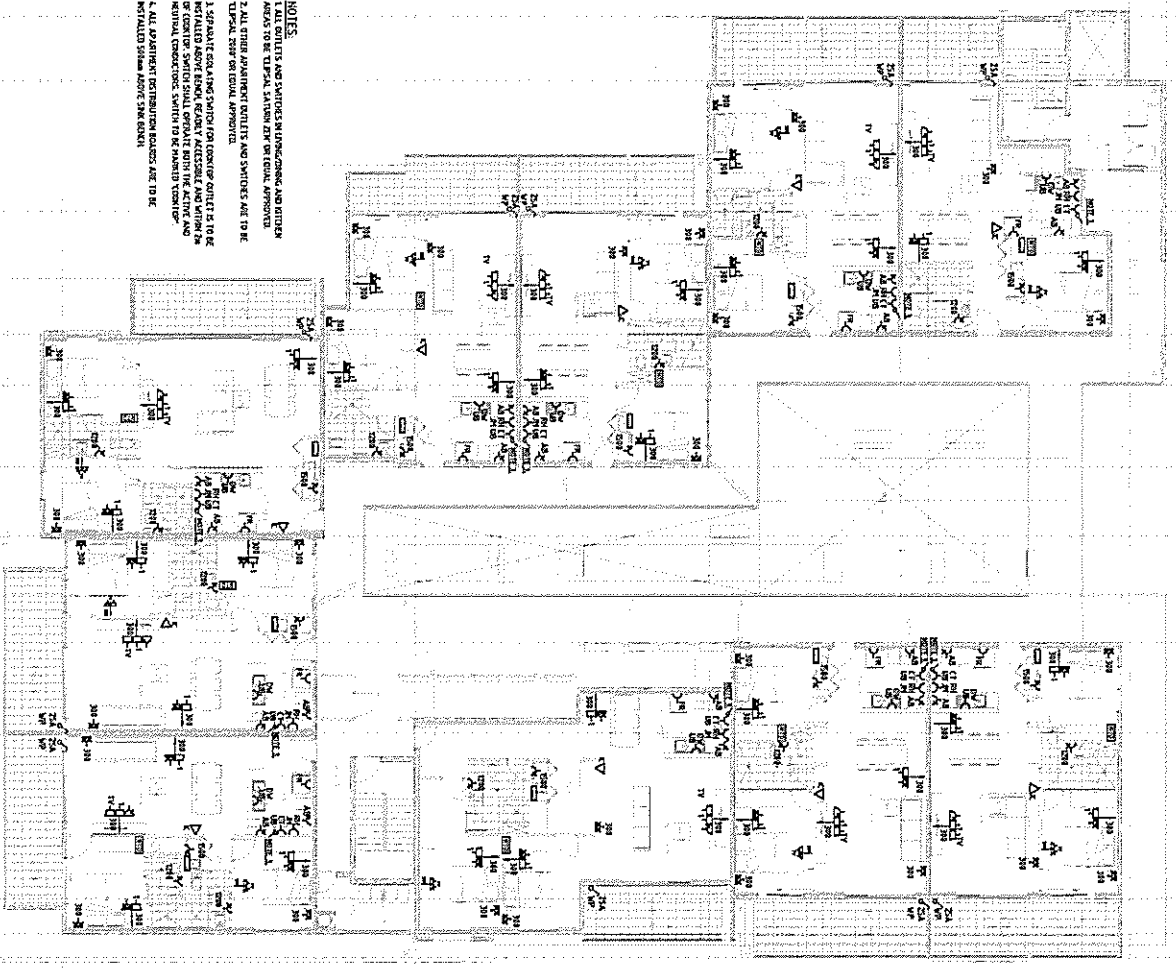
TYPICAL APARTMENT LUMINAIRE ARRANGEMENT

CONSTRUCTION

Drawing No.	Revision	Scale	Date	SDP P/N
2390-E09	A	1:100	11/11/17	FPL

1. All electrical services are to be installed in accordance with the relevant Australian Standards and the relevant local government requirements. The design is based on the assumption that the relevant local government requirements are met. The design is based on the assumption that the relevant local government requirements are met. The design is based on the assumption that the relevant local government requirements are met.

100mm AT FULL SIZE



- NOTES**
1. ALL ELECTRICAL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RELEVANT LOCAL GOVERNMENT REQUIREMENTS.
 2. ALL OTHER APARTMENT UTILITIES AND SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RELEVANT LOCAL GOVERNMENT REQUIREMENTS.
 3. SEPARATE CIRCUIT BREAKERS ARE TO BE PROVIDED FOR EACH APARTMENT UNIT. THE CIRCUIT BREAKERS ARE TO BE PROVIDED IN THE COMMON AREAS OF THE BUILDING.
 4. ALL APARTMENT UTILITIES AND SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RELEVANT LOCAL GOVERNMENT REQUIREMENTS.

POP APARTMENTS, MCLOUD STREET
ST CLAIR, ADELAIDE

ELECTRICAL SERVICES

TYPICAL APARTMENT POWER & COMMUNICATIONS ARRANGEMENT

CONSTRUCTION

Drawing No.	Revision	Scale	Date	Drawn By	Checked By
2390-ET0	A	1:100		SOP	FHL

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Rev	Description	Date	By	CHK
1	CONSTRUCTION ISSUE			

72 Woodville Road, Woodville
South Australia 5011
PO Box 1, Woodville SA 5011

T 08 8408 1111
F 08 8408 1122
charlessturt.sa.gov.au



27 October 2017

Build Tec Group
99 King William Street
KENT TOWN SA 5067

Dear Sir/Madam

Development Application No	252/0072/17
Applicant	Build Tec Group
Proposal	Five storey residential flat building comprising of 40 apartments with associated car parking and nine three storey and one two storey dwellings with associated car parking and landscaping - Staged Application (Stage1 - substructure to apartments, Stage 2 - 40 apartments and associated car parking with associated roadway, Stage 3 - nine three storey and one two storey town houses and car parking with associated roadway).
Address	Lot 6004 McCloud Street ST CLAIR SA 5011
Legal Description	Lot 6004 DP 91439 Vol 6113 Fol 404
Additional Properties	No related Properties
Additional Legal Descriptions	No related Land

I refer to your recent application and advise that Council has made a decision.

The Decision Notification Form outlining the decision and any conditions (where applicable) is attached. Please ensure you read all pages of the Decision Notification Form including the conditions of approval.

Please note you may also require other approvals and clearances under other relevant legislation before commencing the development. In particular you are also advised to contact [SA Power Networks](#) regarding the location of public and private electricity supply lines in relation to your proposal.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against this decision, or the imposition of conditions attaching to the authorisation, within **two months** after receipt of this notice (Section 86(4) of the Act).

Please note any appeal has to be lodged **with the Court and not with the Council**.

Council will not act as a representative for other parties before the Court and Council Officers can only provide preliminary advice regarding the Court's procedures. If you wish to pursue an appeal, you are strongly urged to take professional advice on the matter.

(Our Ref: 252/0072/17)



For assistance in lodging an appeal, it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide or phone the Court on (08) 8204 0300.

To assist us in our service delivery, please click on the following link or type the URL into your web browser to complete the Development Application Customer Feedback Survey – <https://www.surveymonkey.com/s/BKGJC9C>.

Should you require any clarification regarding this matter, please contact me on 8408 1359.

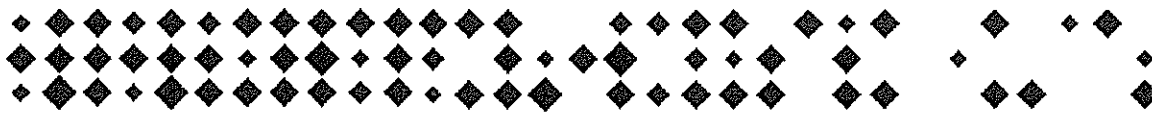
Yours faithfully

A handwritten signature in dark ink, appearing to read 'AZ', is written over a faint, light-colored circular stamp.

Anthony Zollo
Development Officer (Planning)

AZ:YD

Enclosure



Decision Notification Form

Development Application Number

252/0072/17

To: Build Tec Group
99 King William Street
KENT TOWN SA 5067

For Development Application

Dated: 20/12/2017

Registered: 10/01/2017

DAC Reference: N/A

Location of Proposed Development: Lot 6004 McCloud Street ST CLAIR SA 5011
Lot 6004 DP 91439 Vol 6113 Fol 404

Additional Properties: No related Properties
No related Land

Nature of Proposed Development: Five storey residential flat building comprising of 40 apartments with associated car parking and nine three storey and one two storey dwellings with associated car parking and landscaping - Staged Application (Stage1 - substructure to apartments, Stage 2 - 40 apartments and associated car parking with associated roadway, Stage 3 - nine three storey and one two storey town houses and car parking with associated roadway).

Building Classification: Class 1a, Class 2, Class 5 and Class 10a

In respect of this proposed development you are informed that:

Nature of Decision	Decision	Number of Conditions	Decision Date
Development Plan Consent	Granted	10	13/06/2017
Land Division			
Building Rules Consent granted by Vic Barone/Katnich Dodd	Granted	Nil	05/10/2017
Public Space			
Other			
<i>Development Approval for Stage 1 only</i>	Granted	10	27/10/2017

Nil representation(s) from third parties concerning your category 2 proposal were received. If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specific in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

- ☐ Development Assessment Commission or delegate
- ☒ Council Chief Executive or delegate
- ☒ Sheets attached

A handwritten signature in black ink, appearing to be 'A. B.', written in a cursive style.

Signed:

Development Plan Consent for 252/0072/17

- A. That pursuant to Section 35 (2) of the Development Act, 1993, the proposal is not seriously at variance with the relevant provisions of the Charles Sturt (City) Development Plan.
- B. That pursuant to Section 33 of the Development Act, 1993, Development Application Number 252/0072/17 be **GRANTED** Development Plan Consent subject to the following conditions:

1. Develop in accordance with the approved plans

That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed prior to occupation of the proposed development.

Reason: To ensure the development proceeds in an orderly manner.

2. Carparking Design

The carparking area associated with this proposal shall be developed in accordance with the following requirements;

- i) All car parking spaces, driveways and associated manoeuvring areas shall be sealed in bitumen, concrete or brick pavers prior to occupation of the proposed development.
- ii) The proposed car parking layout and access areas are to conform with the Australian Standards 2890.1 for Off-Street Parking Facilities
- iii) That all parking areas be marked, to delineate the parking spaces, prior to the occupation of the proposed development in accordance with the relevant Australian Standard AS 1742.
- iv) A sign with the message 'visitor car parking', having an advertising area not exceeding 0.2 square metres, shall be erected at the visitor car park area and shall be maintained in good condition at all times.
- v) Wheel stopping devices constructed as per Australian Standard AS 2890.1.

Reason: To ensure usable and safe car parking.

3. Landscaping within Set Time

The landscaping depicted on the approved plans shall be established prior to the use and occupation of the proposed buildings and maintained in a good condition at all times.

Reason: To preserve and enhance the amenity of the locality

4. Service Equipment Unobtrusive

All pipes, vents and/or other equipment servicing the building shall be adapted to blend with the building such that they are unobtrusive and/or shall otherwise be hidden from view.

Reason: To preserve and enhance the amenity of the locality

5. Site Lighting

Lighting facilities shall be provided on the subject land to illuminate walkways, car parking areas and driveways prior to the occupation of the development.

Reason: To preserve the amenity of the locality.

6. Mechanical equipment/services

That all mechanical equipment/services associated with the building/activity shall be designed, installed and operated in accordance with the noise requirements of the Environment Protection Act.

Reason: To preserve the amenity of the locality.

7. Stormwater be directed away from neighbouring properties

All stormwater runoff shall be directed away from neighbouring properties.

Reason: To ensure stormwater is disposed of in a controlled manner.

8. Stormwater Condition

All stormwater from buildings and paved areas shall be disposed of in such a manner that it does not result in the entry of water into a building or affect the stability of a building.

Reason: To ensure the development proceeds in an orderly manner.

9. Stormwater Management Plan Condition

All stormwater runoff shall be directed away from neighbouring properties and shall be managed in accordance with the Stormwater Management Plan prepared by PT Design dated 5/12/2016 and quoted with Job Reference Number 17543-C01 issue C and 17543-C02 Issue B.

Reason: To ensure stormwater is disposed of in a controlled manner.

10. Waste collection to the site be provided by a licensed private waste contractor (private road, private contractor)

Waste collection must be undertaken by a licensed private waste collection provider to the reasonable satisfaction of Council. The licensed private waste collection provider is to provide a weekly general waste, and fortnightly recycling and green organics waste collection service. All waste collection is to be undertaken in accordance with the Waste Management Plan prepared by Veolia and dated November 2016.

The collection of waste must occur within the area indicated as the waste collection area on the Waste Management Plan prepared by Veolia and dated November 2016.

The area indicated on the Waste Management Plan as a waste collection area must be kept clear and unrestricted at all times with suitable signage installed to this effect.

Reason: To ensure waste is disposed of in a controlled manner.

Building Rules Consent for 252/0072/17

Private Certifiers Conditions (For Notes, please refer to the Private Certifiers Decision Notification)

Unconditional Consent

Building Rules Consent Obligations for 252/0072/17

1. Builder's Written Statement

When the approved work is completed, a written statement from a licensed building work contractor who was responsible for either undertaking or supervising the work must be submitted to the Council before the building is occupied. If there is no such contractor the statement must be issued by a registered building work supervisor, or holder of prescribed qualifications pursuant to Regulation 87 of the Development Regulations.

Any such statement must as a minimum declare:

- a. that the notifications required under Section 59 of the Act have been given in accordance with the requirements of that section and these regulations; and
- b. that the building work has been carried out in accordance with any relevant approval and the provisions of the Building Rules (disregarding any variation of a minor nature which has no adverse effect on the structural soundness or safety of the building, or any variation undertaken with the written consent of the relevant authority).

Your failure to comply with this requirement of the Development Act and Regulations is an offence and you may be prosecuted.

Reason: To comply with Section 59 of the Development Act and Regulations 83, 83A and 83AB

2. Builder's Indemnity Insurance to Protect Owners

You are obligated to lodge with Council a Certificate of Insurance if:

- a licensed builder, or sub-contractor, is engaged to perform domestic building work where the value of work exceeds \$12000.

This must be submitted to the Council before giving notice of commencement of the building work.

Your failure to comply with this requirement of the Development Act and Building Work Contractors Act is an offence and you may be prosecuted.

Reason: To comply with the requirements of Regulation 21 of the Development Regulations.

3. Mandatory Notification of Construction Stages for Class 1 Buildings

At least one business day's notice must be given to Council when the following stages of the building work have been reached:

- a. commencement of building works.
- b. after the placement of steel reinforcement in footings and before the commencement of concrete placement.
- c. after the completion of any masonry work or any fire wall separating dwellings (where applicable).
- d. after the completion of the building work.

All building work shall cease for a period of 24 hours from when any one of the above notifications has been given. Work may resume after the 24 hour period unless a direction indicating otherwise is issued by Council.

- e. at least one business day's notice of the completion of wall or roof framing and before any lining or cladding is installed.

In regard to roof framing:

- The Building Work Supervisor's checklist must be received by Council within 1 day of this notification.
- The roof framing must not be concealed for a period of 2 clear business days from when notification of completion of roof framing has been received by Council. The roof framing may be concealed after the 2 clear business days unless a direction indicating otherwise is issued by Council.

Please note: A person who fails to give notification of any one of these stages or conceals the roof framing within 2 clear business days from notification is guilty of an offence and may be liable to pay an expiation fee of \$500 or be liable to a maximum penalty of \$10000.

4. Mandatory Notification of Construction Stages for Class 10a Buildings

At least one business day's notice must be given to Council prior to the intended completion of the following stages of building work:

- a. The attachment of the verandah/carport to the supporting roof.

In regard to supporting roof framing:

- The Building Work Supervisor's checklist must be received by Council within 1 day of this notification.
- The roof framing must not be concealed for a period of 2 clear business days from when notification of completion of roof framing has been received by Council. The roof framing may be concealed after the 2 clear business days unless a direction indicating otherwise is issued by Council.

A person who fails to give notification at the above stage or conceals the roof framing within two clear business days from notification is guilty of an offence and may be liable to pay an expiation fee of \$500 or be liable to a maximum penalty of \$10000.

5. Mandatory Notification of Construction Stages for Class 2 to 9 Buildings

At least one business day's notice must be given to Council prior to the intended completion of the following stages of building work:

- a. commencement of building works.
- b. after the placement of steel reinforcement in footings, suspended floors, stair cases, columns, basements and prior to the commencement of concrete placement.
- c. after the placement of the starter bars along the external footings of the building to connect the precast concrete wall panels to the footings. (Refer to Building Advisory Notice - 13/14 - Specification C 1-11 of the Building Code).
- d. after the completion of any masonry work or any fire wall separating tenancies or dwellings (where applicable).
- e. after the completion of the building work.

All building work shall cease for a period of 24 hours from when any one of the above notifications has been given. Work may resume after the 24 hour period unless a direction indicating otherwise is issued by Council.

- f. at least one business day's notice of the completion of wall or roof framing and before any lining or cladding is installed.

In regard to roof framing:

- The Building Work Supervisor's checklist must be received by Council within 1 day of this notification.
- The roof framing must not be concealed for a period of 2 clear business days from when notification of completion of roof framing has been received by Council. The roof framing may be concealed after the 2 clear business days unless a direction indicating otherwise is issued by Council.

Please note: A person who fails to give notification of any one of these stages or conceals the wall and roof framing within two clear business days from notification is guilty of an offence and may be liable to pay an expiation fee of \$500 or be liable to a maximum penalty of \$10000.

Where the above stages are to be undertaken intermediately the requirement to notify applies to each of the intermediate stages also.

Notifications can be submitted by phoning Council on 8408 1111, emailing buildinginspections@charlessturt.sa.gov.au or online via [Council's website](#)

Notes

1. The approval for this development DOES NOT imply approval to alter, shift or remove any existing public infrastructure, including street trees and/or landscaping or any other street furniture or features. Approval to alter any of these must be obtained from Council or the relevant government department or service authority. All costs associated with such alteration are the sole responsibility of the applicant.
2. All allotments in this division will be connected to a recycled water system, in addition to the normal mains water supply. As part of the encumbrance, installation of a connection to what will be the recycled water system (called the purple pipe system) is required at the time of the construction (with mains water to be supplied until recycled water is available). This should be shown in the approved plans for Development Approval.

As a result of the recycled water scheme the normal 1000 litre rainwater tank requirement under the Building Rules assessment is not required.

3. The land to which this approval applies is subject to an encumbrance by a party other than Council. The approval of the encumbrance holder should be obtained before commencing construction of the dwelling. Council does not take responsibility for any changes which may be required in order to gain encumbrance approval. However please note that if these changes are substantial an application for amendment may be required to be lodged with Council.

4. The Building Rules Consent forming part of this Development Approval has been granted by a private certifier. As such Council does not accept any responsibility for the assessment of this application in accordance with the Building Rules. Any queries regarding the said Building Rules assessment must be directed to the private certifier.
5. Any subsequent amendments proposed for the Building Rules Consent must be lodged with the relevant private certifier and where approved, forwarded to Council. Where any such amendment is not consistent with the Development Plan Consent, an application to vary this Development Approval may be required.
6. You are advised that under the Local Government Act 1999 construction of any footpath, kerb, gutter or crossover on Council land will require a permit from Council's Engineering Strategy and Assets Department. It is illegal to undertake work on Council land without permission.
7. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the relevant authority.

You are also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the relevant authority.

You will require fresh Consents and Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

To ensure your development can now proceed without unnecessary delays please ensure the matters outlined below are properly managed.

The following information outlines **your obligations** in relation to appropriately managing noise, dust and works effecting adjoining land (both private and public).

Driveway Crossovers

- You are advised that under the Local Government Act 1999 construction of any footpath, kerb, gutter or crossover on Council land will require a permit from Council's Engineering Strategy and Assets Department. It is illegal to undertake work on Council land without permission. Please contact Council on 8408 1111 or refer to our website <http://www.charlessturt.sa.gov.au/WorksonPublicRoad> for Council standards.

Council Verges

- Please note that Council does not have funds to reinstate/landscape the verge at the completion of building work where this is the responsibility of the owner.
- Any proposed landscaping on Council's verge requires Council's permission via a permit application. Please contact Council on 8408 1111 or refer to our website <http://www.charlessturt.sa.gov.au/WorkonCouncilProperty> for relevant information.

Common boundary

- When removing fences that are on the common boundary with your neighbour you must give your neighbour 28 days notice in writing that you intend to remove the dividing fence. Where the neighbour has a pool, particular care must be taken to ensure the pool is not left exposed, if temporary fencing is installed the temporary fence must comply with AS 1926.1 – Swimming pool safety. We recommend that you consider the Fences and the Law booklet available on line and follow the processes outlined in the booklet.
- Where it is intended to erect external walls on the boundary the face of the external wall must be on the boundary. Further, barge boards, capping tiles or other fixtures on the boundary wall must not encroach upon the land of the adjoining owner. Existing fence lines may not be the true legal boundary. To avoid violation of neighbour's rights, the onus of proof of the boundary line rests with the owner of the land where the work is undertaken. This will necessitate a survey being carried out by a licensed surveyor to identify the true location of the boundary and proposed footing on the ground. You will need the neighbour's written approval to enter their land to carry out any construction.

Neighbours

- Construction within an established neighbourhood can be a stressful time for existing residents. You are urged to take all necessary precautions to ensure adjoining properties are not damaged or residents unreasonably impacted. In the interests of good neighbourliness you may wish to consider providing your contact details to all adjoining property owners inviting them to contact you should there be any concerns during the construction process.

Dust

- Airborne dust and sand emissions potentially generated on site must be managed and this can be achieved by wetting down the soil and site during the demolition and construction process. If you have any concerns or questions in relation to dust you can contact Council's Customer Contact Team on 8408 1111.

Asbestos

- If there is asbestos material in or on the building or fencing to be demolished there are specific requirements for the method of removal and disposal of asbestos. The removal of asbestos over 10 square metres in area must be carried out by a licensed asbestos removal contractor in accordance with Safe Work SA requirements. For further information in relation to this please contact Safe Work SA on 1300 365 255.

Use of Public Space

- Should any part of the development process require use of public land (ie, the footpath, nature strip, road or other reserve), additional permits will be required.
- Examples of such activities include storage of materials, delivery of materials from public land, placing of temporary fences on public land, blocking of the road, footpath or nature strip for any period of time.
- Where works from public space impact vehicular or pedestrian traffic, you will be requested to lodge a Traffic Management Plan that adheres to the requirements of the relevant Australian Standards.
- Additional fees and charges may apply, please contact the Council's Community Safety Team on 8408 1198 to discuss your project's needs.

Environment Protection Note

The *Environment Protection (Water Quality) Policy 2003* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also creates offences that can result in on-the-spot fines or legal proceedings. The following information is provided to assist you to comply with this legislation:

1. Building and construction should follow sediment control principles outlined in the Stormwater Pollution Prevention – Code of Practice for the Building and Construction Industry (EPA 1999). Specifically, the applicant should ensure:
 - During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.
 - A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.
2. Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
3. All building and construction wastewaters are listed pollutants under the *Environment Protection (Water Quality) Policy 2003* and as such *must* be contained on site.

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it.

For further information please contact Council's Customer Contact Team on 8408 1111.



Signed:

Reference: 252/0072/17

72 Woodville Road, Woodville
South Australia 5011
PO Box 1, Woodville SA 5011

T 08 8408 1111
F 08 8408 1122
charlessturt.sa.gov.au



14 June 2017

Build Tec Group
210 Franklin Street
ADELAIDE SA 5000

Dear Sir/Madam

Development Application No	252/0072/17
Applicant	Build Tec Group
Proposal	Five storey residential flat building comprising of 40 apartments with associated car parking and nine three storey and one two storey dwellings with associated carparking and landscaping
Address	Lot 6004 McCloud Street ST CLAIR SA 5011
Legal Description	Lot 6004 DP 91439 Vol 6113 Fol 404
Additional Properties	No related Properties
Additional Legal Descriptions	No related Land

I refer to your recent application and advise that Council has made a decision.

The Decision Notification Form outlining the decision and any conditions (where applicable) is attached. Please ensure you read all pages of the Decision Notification Form including the conditions of approval.

Please note you may also require other approvals and clearances under other relevant legislation before commencing the development. In particular you are also advised to contact [SA Power Networks](#) regarding the location of public and private electricity supply lines in relation to your proposal.

You are reminded that Section 86(1)(a) of the Development Act 1993 provides for a right of appeal to the Environment, Resources and Development Court against this decision, or the imposition of conditions attaching to the authorisation, within **two months** after receipt of this notice (Section 86(4) of the Act).

Please note any appeal has to be lodged **with the Court and not with the Council**.

Council will not act as a representative for other parties before the Court and Council Officers can only provide preliminary advice regarding the Court's procedures. If you wish to pursue an appeal, you are strongly urged to take professional advice on the matter.

(Our Ref: 252/0072/17)



For assistance in lodging an appeal, it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide or phone the Court on 08 8204 0300.

To assist us in our service delivery, please click on the following link or type the URL into your web browser to complete the Development Application Customer Feedback Survey – <https://www.surveymonkey.com/s/BKGJC9C>.

Should you require any clarification regarding this matter, please contact me on 8408 1359.

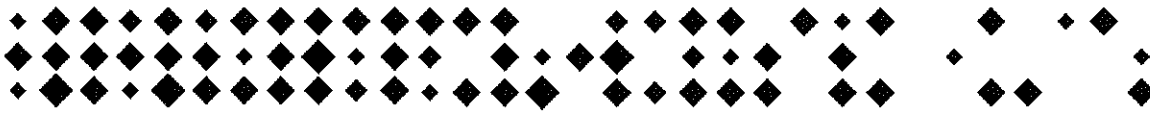
Yours faithfully

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

Anthony Zollo
Development Officer (Planning)

AZ:RD

Enclosure



Decision Notification Form

Development Application Number

252/0072/17

To: Build Tec Group
210 Franklin Street
ADELAIDE SA 5000

For Development Application

Dated: 20/12/2017

Registered: 10/01/2017

DAC Reference: N/A

Location of Proposed Development: Lot 6004 McCloud Street ST CLAIR SA 5011
Lot 6004 DP 91439 Vol 6113 Fol 404

Additional Properties: No related Properties
No related Land

Nature of Proposed Development: Five storey residential flat building comprising of 40 apartments with associated car parking and nine three storey and one two storey dwellings with associated carparking and landscaping

In respect of this proposed development you are informed that:

Nature of Decision	Decision	Number of Conditions	Decision Date
Development Plan Consent	Granted	10	13/06/2017
Land Division			
Building Rules Consent	Required		
Public Space			
Other			
Development Approval	Required		

Nil Representations from third parties concerning your category 2 proposal were received. If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specific in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. You must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

- ☐ Development Assessment Commission or delegate
- ☒ Council Chief Executive or delegate
- ☒ Sheets attached

A handwritten signature in black ink, appearing to be 'A. B.', written in a cursive style.

Signed:

Development Plan Consent for 252/0072/17

- A. That pursuant to Section 35 (2) of the Development Act, 1993, the proposal is not seriously at variance with the relevant provisions of the Charles Sturt (City) Development Plan.
- B. That pursuant to Section 33 of the Development Act, 1993, Development Application Number 252/0072/17 be **GRANTED** Development Plan Consent subject to the following conditions:

1. Develop in accordance with the approved plans

That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed prior to occupation of the proposed development.

Reason: To ensure the development proceeds in an orderly manner.

2. Carparking Design

The carparking area associated with this proposal shall be developed in accordance with the following requirements;

- i) All car parking spaces, driveways and associated manoeuvring areas shall be sealed in bitumen, concrete or brick pavers prior to occupation of the proposed development.
- ii) The proposed car parking layout and access areas are to conform with the Australian Standards 2890.1 for Off-Street Parking Facilities
- iii) That all parking areas be marked, to delineate the parking spaces, prior to the occupation of the proposed development in accordance with the relevant Australian Standard AS 1742.
- iv) A sign with the message 'visitor car parking', having an advertising area not exceeding 0.2 square metres, shall be erected at the visitor car park area and shall be maintained in good condition at all times.
- v) Wheel stopping devices constructed as per Australian Standard AS 2890.1.

Reason: To ensure usable and safe car parking.

3. Landscaping within Set Time

The landscaping depicted on the approved plans shall be established prior to the use and occupation of the proposed buildings and maintained in a good condition at all times.

Reason: To preserve and enhance the amenity of the locality

4. **Service Equipment Unobtrusive**

All pipes, vents and/or other equipment servicing the building shall be adapted to blend with the building such that they are unobtrusive and/or shall otherwise be hidden from view.

Reason: To preserve and enhance the amenity of the locality

5. **Site Lighting**

Lighting facilities shall be provided on the subject land to illuminate walkways, car parking areas and driveways prior to the occupation of the development.

Reason: To preserve the amenity of the locality.

6. **Mechanical equipment/services**

That all mechanical equipment/services associated with the building/activity shall be designed, installed and operated in accordance with the noise requirements of the Environment Protection Act.

Reason: To preserve the amenity of the locality.

7. **Stormwater be directed away from neighbouring properties**

All stormwater runoff shall be directed away from neighbouring properties.

Reason: To ensure stormwater is disposed of in a controlled manner.

8. **Stormwater Condition**

All stormwater from buildings and paved areas shall be disposed of in such a manner that it does not result in the entry of water into a building or affect the stability of a building.

Reason: To ensure the development proceeds in an orderly manner.

9. **Stormwater Management Plan Condition**

All stormwater runoff shall be directed away from neighbouring properties and shall be managed in accordance with the Stormwater Management Plan prepared by PT Design dated 5/12/2016 and quoted with Job Reference Number 17543-C01 issue C and 17543-C02 Issue B.

Reason: To ensure stormwater is disposed of in a controlled manner.

10. Waste collection to the site be provided by a licensed private waste contractor (private road, private contractor)

Waste collection must be undertaken by a licensed private waste collection provider to the reasonable satisfaction of Council. The licensed private waste collection provider is to provide a weekly general waste, and fortnightly recycling and green organics waste collection service. All waste collection is to be undertaken in accordance with the Waste Management Plan prepared by Veolia and dated November 2016.

The collection of waste must occur within the area indicated as the waste collection area on the Waste Management Plan prepared by Veolia and dated November 2016.

The area indicated on the Waste Management Plan as a waste collection area must be kept clear and unrestricted at all times with suitable signage installed to this effect.

Reason: To ensure waste is disposed of in a controlled manner.

Building Rules Consent for 252/0072/17

Still Required.

Notes

1. Stamped documentation pertaining to this Development Plan Consent has been enclosed. Please ensure that this documentation including the above conditions, if any, are sighted by whoever is preparing the working drawings for the Development Approval. This will ensure that there is consistency between the documentation submitted for both Planning and Building Consents, and will avoid delays in obtaining Development Approval.
2. The approval for this development DOES NOT imply approval to alter, shift or remove any existing public infrastructure, including street trees and/or landscaping or any other street furniture or features. Approval to alter any of these must be obtained from Council or the relevant government department or service authority. All costs associated with such alteration are the sole responsibility of the applicant.
3. Before proceeding with this proposal, you are required to seek Building Rules Consent pursuant to the provisions of the Development Act, 1993.
4. All allotments in this division will be connected to a recycled water system, in addition to the normal mains water supply. As part of the encumbrance, installation of a connection to what will be the recycled water system (called the purple pipe system) is required at the time of the construction (with mains water to be supplied until recycled water is available). This should be shown in the approved plans for Development Approval.

As a result of the recycled water scheme the normal 1000 litre rainwater tank requirement under the Building Rules assessment is not required.

5. The land to which this approval applies is subject to an encumbrance by a party other than Council. The approval of the encumbrance holder should be obtained before commencing construction of the dwelling. Council does not take responsibility for any changes which may be required in order to gain encumbrance approval. However please note that if these changes are substantial an application for amendment may be required to be lodged with Council.
6. You are advised that under the Local Government Act 1999 construction of any footpath, kerb, gutter or crossover on Council land will require a permit from Council's Engineering Strategy and Assets Department. It is illegal to undertake work on Council land without permission.
7. Development Approval must be received for this development within 12 months of the date of this Development Plan Consent.

You will require a fresh Development Plan Consent and Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

To ensure your development can now proceed without unnecessary delays please ensure the matters outlined below are properly managed.

The following information outlines **your obligations** in relation to appropriately managing noise, dust and works effecting adjoining land (both private and public).

Driveway Crossovers

- If you are relocating an existing driveway crossover you must remove and reinstate the old crossover to match the existing kerb profile, footpath and verge which must be constructed to Council specification. You will not require a permit if a driveway location has been approved as part of this application. If a driveway location is changed in the future this may require prior planning consent or a permit if the driveway affected was not altered as part of this decision. Please contact Council on 8408 1111 or refer to our website <http://www.charlessturt.sa.gov.au/EngineeringPermits> for Council standards.

Council Verges

- Please note that Council does not have funds to reinstate/landscape the verge at the completion of building work where this is the responsibility of the owner.
- Any proposed landscaping on Council's verge requires Council's permission via a permit application. Please contact Council on 8408 1111 or refer to our website http://www.charlessturt.sa.gov.au/Verge_Development for relevant information.

Common boundary

- When removing fences that are on the common boundary with your neighbour you must give your neighbour 28 days notice in writing that you intend to remove the dividing fence. Where the neighbour has a pool, particular care must be taken to ensure the pool is not left exposed, if temporary fencing is installed the temporary fence must comply with AS 1926.1 – Swimming pool safety. We recommend that you consider the Fences and the Law booklet available on line and follow the processes outlined in the booklet.

- Where it is intended to erect external walls on the boundary the face of the external wall must be on the boundary. Further, barge boards, capping tiles or other fixtures on the boundary wall must not encroach upon the land of the adjoining owner. Existing fence lines may not be the true legal boundary. To avoid violation of neighbour's rights, the onus of proof of the boundary line rests with the owner of the land where the work is undertaken. This will necessitate a survey being carried out by a licensed surveyor to identify the true location of the boundary and proposed footing on the ground. You will need the neighbour's written approval to enter their land to carry out any construction.

Neighbours

- Construction within an established neighbourhood can be a stressful time for existing residents. You are urged to take all necessary precautions to ensure adjoining properties are not damaged or residents unreasonably impacted. In the interests of good neighbourliness you may wish to consider providing your contact details to all adjoining property owners inviting them to contact you should there be any concerns during the construction process.

Dust

- Airborne dust and sand emissions potentially generated on site must be managed and this can be achieved by wetting down the soil and site during the demolition and construction process. If you have any concerns or questions in relation to dust you can contact the EPA on 8204 2004.

Asbestos

- If there is asbestos material in or on the building or fencing to be demolished there are specific requirements for the method of removal and disposal of asbestos. The removal of asbestos over 10 square metres in area must be carried out by a licensed asbestos removal contractor in accordance with Safe Work SA requirements. For further information in relation to this please contact Safe Work SA on 1300 365 255.

Use of Public Space

- Should any part of the development process require use of public land (ie, the footpath, nature strip, road or other reserve), additional permits will be required.
- Examples of such activities include storage of materials, delivery of materials from public land, placing of temporary fences on public land, blocking of the road, footpath or nature strip for any period of time.
- Where works from public space impact vehicular or pedestrian traffic, you will be requested to lodge a Traffic Management Plan that adheres to the requirements of the relevant Australian Standards.
- Additional fees and charges may apply, please contact the Council's Compliance Team on 8408 1198 to discuss your projects needs.

Environment Protection Note

The *Environment Protection (Water Quality) Policy 2003* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

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2. Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
3. All building and construction wastewaters are listed pollutants under the *Environment Protection (Water Quality) Policy 2003* and as such **must** be contained on site.

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it.

For further information please contact the Environment Protection Authority on telephone (08) 8204 2004.

A handwritten signature in black ink, appearing to be 'Adb' or similar, written in a cursive style.

Signed:

Reference: 252/0072/17

City of Charles Sturt
Development Plan Consent
Granted Subject to Conditions
Pursuant to the Development Act 1993



23 December 2016

City of Charles Sturt
Attention: Ms Leah Wojtkowski, *Planning Officer*
PO Box 1
WOODVILLE SA 5011

Dear Leah

Applicants: Build Tec Group
Location: Allotment 6004 in DP 91439, McCloud Street, St Clair
Proposal: Residential Apartment Development including 40 first/second/third & fourth level apartments and associated storage, ground level car parking, and 10 three storey townhouses with garaging, common driveways and associated landscaping

Ben Green & Associates has been instructed by the Applicants, the Build Tec Group to assist in the preparation, assessment and lodgement of a development application for a Residential Apartment Building and Townhouses at the abovementioned location.

Please find enclosed the development application information prepared for the application as follows:

- a Development Application form &
- a Technical Regulator consent form;
- a current Certificate of Title & Deposited Plan;
- three (3) copies of the proposed site and landscaping proposal plan;
- three (3) copies of the proposed floor plans and elevations;
- three (3) copies of the 3D Street Images for the proposal;
- three (3) copies of the Civil Stormwater Management Plan;
- a Waste Collection Service report prepared by Veolia Environmental Services Pty Ltd;
- a Traffic and Parking Assessment prepared by Frank Siow & Associates – Traffic & Parking Consultants; and
- a Planning Opinion prepared by Ben Green & Associates – Urban & Regional Planners.

A Community Strata title land division application will be lodged concurrently with the proposal at the Development Assessment Commission.

Can you please provide a fee schedule for the application to the Applicant at the below address and also send a copy to this office.

Build Tec Group
Att: Mr Anthony Carrocci, *Director*
210 Franklin Street
ADELAIDE SA 5000

Should you wish to discuss any matters herein, please do not hesitate contacting me on 0410 147 541.

Yours faithfully

Ben Green & Associates

Ben Green, CPP MPA
bengreen@internode.on.net

enc

cc: Build Tec Group

PO Box 392 Brighton SA 5048 m 0410 147 541 bengreen@internode.on.net abn.31290400176

Urban & Regional Planners

City of Charles Sturt
Development Plan Consent
Granted Subject to Conditions
Pursuant to the Development Act 1993



20 December 2016

City of Charles Sturt
Attention: Ms Rebecca Freeman, *Planning Officer - Major Planning Assessment*
PO Box 1
WOODVILLE SA 5011

Dear Rebecca

Applicants: Build Tec Group
Location: Allotment 6004 in DP 91439, Cnr Post Parade & McCloud Street, St Clair
Proposal: Residential Apartment Development including a 5 storey residential flat building incorporating 40 first/second/third & fourth level apartments and associated storage, ground level car parking, and a 2-3 storey residential flat building incorporating 10 townhouses with garaging and associated landscaping

1.0 INTRODUCTION

Ben Green & Associates has been requested by the Applicant, the Build Tec Group to assist in the preparation and lodgement of the abovementioned application and provide a brief planning assessment of the proposal.

In preparing this report I confirm that I have reviewed the most pertinent provisions of the Charles Sturt Council Development Plan and more particularly the subject Residential Zone and Cheltenham Park Policy Area 22. I have also inspected the subject land and locality and met with you in the Council office and the Council's major project team to work through all aspects of the proposal.

This application is independent of but similar in nature to a current Development Plan Consent on the subject land that has recently been granted a further extension of time until the end of 2017.

I provide my views and opinions on this matter below.

2.0 BACKGROUND

It is apparent that with the ever growing population targets being espoused by the State Government, there is a clear and direct need to look to the periphery suburbs of Adelaide's Central Business District (CBD) for suitable accommodation, whereby housing costs can be contained and suitable public transport, open space and goods and service opportunities are available. The subject land is considered an ideal location to provide higher density affordable housing options to cater for the population targets the Government is seeking.

As a 'greenfield' site, it makes it more convenient to construct and develop the land by planning for external impacts at such an early stage in the development whilst also being strategically located in close proximity to a train station, a range of shopping needs, extensive parks and gardens and within an easy commute to the City.

The applicant has obtained Development Plan Consent for a similar proposal for 72 apartments on the subject land, and since that time further discussion has occurred with Council Planning Officers in order to work through various components of the project.

City of Charles Sturt
Development Plan Consent
Granted Subject to Conditions
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In preparing this revised proposal the comments raised by Council have been considered with a number of refinements and in particular in relation to the issues of traffic and parking, and waste management.

3.0 SUBJECT LAND & LOCALITY

3.1 Subject Land

The subject land is known as Allotment 6004 McCloud Street, St Clair within DP 91439 and Certificate of Title Book Volume: 6113 and Folio: 404.

The allotment is irregular in shape and retains an area of approximately 3,000m² and a frontage on four sides to public roads – Post Parade on its southeastern boundary, St Clair Avenue on its northeastern boundary and McCloud Street on the southwestern to northwestern boundary.

The subject land is vacant, predominantly flat and retains no vegetation.

There are no registered easements or Land Management Agreements over the subject land.

Discussions are presently underway with the Developer of the St Clair Estate in relation to Encumbrances on the land and Approval from AVJ is imminent.

3.2 Subject Locality

The locality is undergoing rapid change at this point in time with St Clair still being developed. The area around the subject land will have a somewhat mixed character in that it is located directly adjacent to a new supermarket with associated car park to the west and residential development to the east and south. A train station is within a short walking distance to the south with industrial development located beyond. There will also be substantial areas of parks and gardens in the vicinity of the subject land predominantly running along the train line and linking with larger Reserve Areas to the north.

A locality plan attached depicts the range of medium density development occurring at St Clair including the retail/commercial to the south west of the site.

4.0 THE PROPOSAL

For clarity, the proposed development has been separated into two development areas, northern and southern. The proposed development includes:

- northern development - 5 storey residential flat building incorporating 40 apartments (4 one bedroom and 36 two bedroom apartments) with car parks located on the ground level and associated landscaping.
- southern development - residential flat building incorporating 9 three storey townhouses, and 1 two storey townhouse, all with private garaging and associated landscaping. There is 1 four bedroom townhouse, 2 three bedroom townhouses and 7 two bedroom townhouses.

The overall proposal comprises 4 one bedroom dwellings, 43 two bedroom dwellings, 2 three bedroom dwellings and 1 four bedroom dwelling.

City of Charles Sturt
Development Plan Consent
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In total 58 off-street car parks are proposed. Ground level car parking is proposed to service the development including 40 car parks on the ground level of the 5 storey residential flat building; 5 centrally located visitor parks, and; private garages for the townhouses.

The site is proposed to be surrounded by landscaping and will include a single vehicle access point addressing McCloud Street, north of (and offset from) the intersection with Stewards Lane.

Waste collection will be a combination of via private contractor (northern) and curb side collection (southern) through Council's residential collection service.

There is also communal storage area on each apartment level for Apartment residents.

The main pedestrian access and internal lift service for the apartments is via St Clair Avenue with a separate pedestrian entrance to the ground level car park provided via McCloud Street. Each of the townhouses will have direct pedestrian access from Post Parade and McCloud Street.

4.1 Built Form

The 5 storey residential flat building (northern development) is of contemporary design and incorporates several skillion roof forms and a mix of complementary colours and building materials. To accommodate the irregular shaped allotment, the facade has been articulated to provide a series of steps and recesses which helps to creating variety and depth along the St Clair Avenue and McCloud Street frontages. More specifically, the building incorporates precast concrete panels for the main supporting walls externally and internally and an array of cladding materials such as composite timber and alucobond composite, aluminium louver and extensive glassed areas.

The building has been designed to maximize passive surveillance of the surrounding roadways by incorporating habitable room windows and balconies on all external elevations. Given this design intent and the relative size of the site, a light well (or void) has been incorporated in the centre of the building to allow internal access to natural light.

The 2-3 storey residential flat building (southern development) is also of contemporary design but of lower scale. External materials are proposed to compliment the adjoining 5 storey building and include coloured fibre cement panels, coloured hebel panels, feature timber-look cladding and extensive glassed areas.

4.2 Dwellings

There are a total of 50 dwellings proposed, 40 of which are in the form of apartments on the northern portion of the site, and 10 of which are townhouses on the southern portion. All of the dwellings have been purposely designed with a frontage and balcony addressing adjoining roadways to provide passive surveillance and an active street frontage for each elevation.

The dwellings are proposed to provide a diverse accommodation type for residents in this inner city area that is located close to employment opportunities, education facilities and variety of services. The dwellings are also provided with easy access to the public bus and train transport systems.

The main pedestrian access to the apartments is via St Clair Avenue. The lobby provides lift access to all floors. Security intercom and camera systems will be provided for security to common areas and car park.

Each townhouse has direct road frontage at ground level to promote an active street frontage.

The internal layout of the dwellings allows direct access from living areas to external balconies and to natural light and ventilation for these rooms via the large glass sliding doors. The master bedroom for each apartment has also been orientated to the external wall of the building (with the exception of the four single bedroom apartments) to allow access to natural light and ventilation. In the majority of cases the master bedroom is afforded direct access to the adjacent balcony via a glass sliding door. Where the second bedroom is not located on an external wall, the bedrooms incorporate a window addressing the internal light well (void) or individual void to eliminate the need for borrowed light.

The internal layout of the townhouses provides living space over all levels. Living areas are predominantly located on the first floor with bedrooms located on the second (top floor). In the case of the two storey townhouse, bedrooms are located on the ground floor adjacent to the private double garage.

4.3 Storage

Each apartment has access to storage, both within the apartments and in a common secure store room for large items on each of the upper floor levels.

A common area for the storage of waste refuse is located on the ground floor and is access via a pedestrian door from the internal car park with a roller door to McCloud Street for waste collection. Each floor level contains a recycling room and garbage chute to the common refuse area below.

Each townhouse is provided with a private garage that is of a width to incorporate sufficient storage and laundry facilities.

4.4 Car Parking/Access

The proposal includes 58 on-site car parking spaces which is comprised of 40 private car parks on the ground level of the northern development, 5 car parks centrally located for visitors adjacent to the main forward entry/exist point to McCloud Street and 18 private garage car parks for townhouses of the southern development. Of the garages proposed, 3 are double width for the larger townhouses, with the remaining 7 being single width garages. In addition, there are numerous on-street parks in the vicinity of the site, particularly along St Clair Avenue and Post Parade.

Vehicle access to the site is obtained via a single crossover/access point to McCloud Street. The crossover/access point is located north of the intersection with Stewards Lane with an offset by approximately 5.6 metres to allow safe and convenient access of traffic.

A traffic and parking assessment report has been prepared by a qualified traffic engineer in Mr Frank Siow supporting the project, which provides justification that a sufficient level of car parks has been provided to meet the requirements of the Development Plan and has been designed to meet the Australian Standards.

5.0 PLANNING ASSESSMENT

The subject land is located within the Residential Zone and the Cheltenham Policy Area 22 as depicted on Maps ChSt/8 of the Charles Sturt Council Development Plan consolidated 5 May 2016.

City of Charles Sturt
Development Plan Consent
Granted Subject to Conditions
Pursuant to the Development Act 1993



5.1 Nature of Development

The nature of development is a 5 storey residential flat building comprising 40 apartments, and a 2-3 storey residential flat building comprising 10 townhouses and associated storage, car parking and landscaping.

5.2 Form of Development

The nature of development is a consent 'on-merit' form of development in the Residential Zone.

Pursuant to Section 37 of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*, there are no statutory Government or agency referrals required as part of the assessment of this development within the approved Precinct of the St Clair Residential Estate. In particular, within the approval for the Estate all matters referring to site contamination have been adequately addressed.

Furthermore, this application is similar in nature to a previous consent granted on the subject land (albeit at a reduced scale and form), and the previous application was not required to be referred to any Government agency.

Pursuant to procedural matters section of the Residential Zone, the proposed development is considered to be a Category 2 form of development for the purposes of public notification. The proposal incorporates a series of 'dwellings' and is therefore considered to satisfy the requirement of a 'dwelling that is not Category 1 or non-complying' as specified in the procedural matters.

5.3 Development Plan Context

An assessment of the development against the relevant provisions of the Development Plan is undertaken under the following headings.

5.3.1 Land Use/Form of Development

The Cheltenham Park Policy Area 22 envisages the St Clair Estate to develop with a broad range of dwelling types, including medium to high density dwellings in conjunction with mixed use and transit orientated development, particularly with consideration of the new St Clair train station. Provisions of particular relevance in assessing the appropriateness of the land use and the form of development include:

Cheltenham Policy Area 22

'Areas of medium to high density development will be supported by a subdivision layout that demonstrates a capacity to accommodate multi-storey buildings to maximise the number of households taking advantage of the site's attributes...'

- | | |
|-------------|--|
| Objective 1 | A range of housing forms, including medium to high density dwellings and affordable housing. |
| Objective 2 | Development that supports best practice in sustainable urban development and design and in community service and infrastructure provision. |
| Objective 3 | Development that provides safe and convenient access to passenger rail services, Woodville District Centre, Woodville High School, St Clair Oval and Recreation Centre, public transport routes and other local facilities. |
| Objective 4 | Development and the pattern of development that acknowledges the potential for future redevelopment of adjoining sites and ensures that urban design solutions do not restrict current or future use, or preclude future integration with adjoining sites. |
| Objective 7 | Development that supports the viability of community services and infrastructure and reflects good residential design principles. |

- Objective 8** Development that contributes to the desired character of the policy area.
- PDC 4** Medium to high density housing should be located close to areas of open space, public transport routes, local shops and public facilities.
- PDC 5** Medium to high density housing in the form of multi storey buildings should predominate:
(a) on allotments fronting major reserves and open spaces as indicated on Concept Plan Map ChStU18 – Cheltenham Park and Woodville Medium Density
(b) within 400 metres of a passenger rail transit station located in the policy area or within 600 metres of the Woodville Railway Station.
- PDC 6** Affordable housing should be distributed throughout the policy area and located to optimise access to shops, social services and facilities and public transport.
- PDC 7** Buildings should be of 2 to 4 storeys in height. Taller buildings should only occur in areas adjacent to public open space, open space connections or within proximity to a railway station and/or local facilities.
- PDC 8:** Dwellings should be designed within the following setback parameters:

Parameter	Value
Minimum setback from primary road frontage	1 metre - where the allotment adjoins a public reserve and rear vehicle access is available. 2.5 metres - all other allotments
Minimum setback from secondary road frontage	1.5 metres
Minimum setback from rear boundary	3 metres for single storey 5 metres for two and three storeys Variable for four or more storeys Nil where adjoining a service or access lane

- PDC 17:** Buildings having 4 storeys or more should make provision for undercroft or basement parking.

High density residential development is envisaged within the Cheltenham Park Policy Area 22, particularly with consideration of the master planning for St Clair, a strategically important transport orientated development site consistent with State Government thinking of supporting public transport infrastructure in close proximity to the CBD. In addition, buildings greater than 4 storeys are contemplated where the site is in close proximity to public facilities, appropriate built form setbacks are adhered to and undercroft nor basement car parking is incorporated within the design. PDC 4, 5 and 7 are particularly relevant in determining the appropriate location for residential buildings greater than 4 stories in height, emphasising the importance of being closely located to public open space, public transport, local shops and public facilities. As the proposal incorporates a 5 storey residential flat building, these are important elements in the assessment of the appropriateness of its form.

The site is located directly adjacent to a shopping centre incorporating a supermarket and specialty shops, the site is in close proximity to St Clair train station to the south and to the frequent bus services available on Cheltenham Parade to the west. In addition, several public reserves are located within a short walking distance of the site, in particular one directly adjacent to the north east. In terms of proximity to public facilities and transport infrastructure, the subject site is ideally located to take advantage of these services and as such, is a site considered appropriate to support a building height greater than 4 storeys.

The 2-3 storey residential flat building located on the southern portion of the land furthermore provides a transition in building heights from the northern development to the lower scale built form of the shopping centre to the south. The transition in height across the land assist to minimize the overall bulk and scale of the development and provides for an attractive streetscape presence.

The appropriateness of the buildings proportion and scale is further advanced by its general compliance with built form setbacks (with the exception of a couple of the buildings corners) and the inclusion of car parking

under the building at the ground and first floor levels. While this does not strictly meet the definition of undercroft parking, it is a design element consistent with the policy intent and considered appropriate.

As noted elsewhere within this report, the proposed development is similar in nature to a previous consent granted on the subject land (albeit at a reduced scale and form) for a 5 storey residential flat building comprising 72 dwellings. The reduction in scale has resulted in the 3 storey residential flat building containing the townhouses on the southern portion of the land in lieu of the previously approved 5 storey residential flat building that spanned the entire site.

Given the above and the desired character of the Zone in terms of the high density residential land use proposed, its location on an integral site within the transport orientated greenfield development of St Clair, the proposed height and form are consistent with the land use envisaged for the Policy Area.

It is my view that the nature of the proposed development fundamentally satisfies the provisions of the Cheltenham Park Policy Area 22 as the development:

- Provides high density residential living incorporating a range of sizes and configurations including "single bedroom" housing options within close proximity to the train station and shopping centre;
- The buildings are designed to incorporate best practice sustainable initiatives;
- The proposed development will not restrict adjoining development insofar as there is minimal overshadowing and overlooking and access is provided in appropriate locations; and
- The development on the northern portion of the site is an appropriate location and of appropriate proportion to warrant its five storey height. This was further proven given the previous consent granted for a higher density proposal on the subject land of similar form and height.

5.3.2 Built form

The Cheltenham Park Policy Area envisages a high density residential built form which is generally contemporary in character with interesting roof forms, building articulation, varied use of materials and built form recesses and protrusions to attend to the scale and bulk of larger buildings. Provisions of particular relevance in achieving these outcomes include:

General Section Design and Appearance

- PDC 1:** Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
- (a) building height, mass and proportion
 - (b) external materials, patterns, colours and decorative elements
 - (c) roof form and pitch
 - (d) façade articulation and detailing
 - (e) verandas, eaves, parapets and window screens.

Medium and High density development

- PDC 1:** Buildings should:
- (a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections
 - (b) provide shelter over the footpath where minimal setbacks are desirable
 - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank façades.

The proposed built form is of a contemporary design with incorporating skillion roof forms and a mix complementary colours and building materials. The irregular shape of the allotment has allowed the building footprint to include several steps and recesses which aid in creating variety, depth and shading when the building is viewed from varying vantage points. In addition, the design incorporates a number of

recessed and architectural elements in both horizontal and vertical proportions to provide interest and styling.

The variation of external materials creates a contrast to the visually dominant cantilevered balconies protruding from the upper levels of the buildings. The materials used allow further detailing such as horizontal and vertical grooves in the wall paneling, including vertical elements of the timber used in segmenting the glass balustrading of the 5 storey building and between residences of the 3 storey building, and the use of the darker coloured Alucobond composite which frames sections of the building to create a visually interesting facade. The buildings have been desired to be respectful and complimentary of one another yet have a point of difference from one another to break up the massing and contribute positively to the surrounding streetscapes. As such, in my view, the building is an excellent example of contemporary design which is in keeping with the progressive built form objectives of the Policy Area.

5.3.4 Private Open Space / Storage

The Development Plan requires 11m² as the minimum size for upper level apartment private open space. It also requires the space to be located directly adjacent to a living area. To this end, each dwelling has been designed with a balcony space representative of the minimum size and dimensions, located directly adjacent to a living space, accessed via glass sliding doors. In my view, the balconies accommodating private open space are appropriate and functional, and in keeping with Development Plan requirements.

In addition to the private open space associated with each individual dwelling, a large internal common area is provided for the apartments on the first floor level with the intent of providing a social focus and meeting place for the occupiers of the 5 storey building. The area is serviced with ample natural light from the large void within the centre of the building and will incorporate attractive and functional seating areas, planter boxes and landscaping.

The Development Plan also stipulates that high rise residential development should incorporate domestic storage for each dwelling in accordance with the following provision:

PDC 12: Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:

- . (a) in the dwelling (but not including a habitable room)
- . (b) in a garage, carport or outbuilding
- . (c) within an on-site communal facility.

A storage unit of some 4.5m³ has been provided in common storage areas for each apartment. This is located on each corresponding floor level which allows convenient access without the need to negotiate stairs or the lift.

While the storage units are not consistent with the 8m³ mentioned above, it is important to note that each apartment incorporates a built in robe to each bedroom, linen cupboard and laundry storage space. Whilst the level of domestic storage proposed is not strictly in accordance with the quantitative requirements of PDC 12, it is my view that functionally the combined options of storage lockers, storage within the dwellings and bike storage is consistent with the intent of the provision and appropriate to service residents accommodated in high density living.

In addition, each townhouse is provided with a private garage that is of a width to incorporate storage and laundry facilities.

5.3.5 Overlooking / Overshadowing

Given the nature of the subject site and the fact it can be seen as an 'island' with road frontages on each boundary, overlooking is limited to that of the public road network and includes views of an adjacent public reserve and shopping centre. In my view, overlooking beyond the road reserve will not represent unreasonable impacts, particularly given the Development Plan support for passive surveillance of public roads and places.

Overlooking between balconies within the building is considered to be appropriately addressed given they are separated by fixed screens (walls) between each.

Shadow diagrams have not been prepared however those involved with the project including the developers of the Estate, the architect and myself do not consider that there will be unreasonable overshadowing caused by the development. Any overshadowing will predominantly be over roads, car parks and front yards.

5.3.6 Waste Management

A Waste Management Plan has been prepared for the proposed development by Veolia Environmental Services. The Plan encourages a mixture of via private contractor and curb side collection through Councils residential collection service. The Plan identifies the following:

Townhouses

- General waste – for all contaminated wet waste
1 x 140ltr collected weekly through Councils residential collection service
- Dry recycling – Recycled through Council collection service
1 x 240ltr serviced fortnightly through Councils residential collection service

Apartments

- General waste – for all contaminated wet waste
1 x 1100ltr Mobile Garbage Bin (MGB) serviced weekly
- Dry recycling – Recycled through IWS recycle centre
1 x 1100 MGB serviced weekly
- Organic waste
1 x 660ltr MGB serviced weekly.

Occupiers of each townhouse will be encouraged to store their bins within the private garage.

For the apartments, a common area for the storage of waste refuse is located on the ground floor and is access via a pedestrian door from the internal car park with a roller door to McCloud Street for waste collection. Each floor level contains a recycling room and garbage chute to the common refuse area below.

Based on the advice included in the Waste Management Plan and other supporting documentation, the proposed method of waste disposal is considered to satisfy the Council-wide requirements of the Development Plan.

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6.0 CONCLUSION

For all of the above reasons, I conclude:

- the proposal provides for an orderly and economic form of high density residential development incorporating an alternative form of higher density apartment and townhouse living promoting active street frontages appropriate for the residents of the locality;
- the proposed development is designed with regard to adjoining development in terms of separation and appropriate landscape buffering and is suitably catered for by infrastructure, car parking and access arrangements;
- the merit in this application, beyond the care and consideration undertaken to design and siting of the development with appropriate setbacks, car parking in accordance with the recommendations of a qualified traffic engineer is the fact the proposed building is incorporating affordable housing close to public transport, services and public open space.
- the method and location of waste disposal is considered to generally comply with the requirements of the Development Plan.
- the proposal is similar in nature to the previous consent granted on the subject land, albeit in a reduced scale and form yet remains consistent with intent and desired character of the locality.
- the proposal does not threaten the attainment of the provisions of the subject Residential Zone, the Cheltenham Park Policy Area 22 or the Charles Sturt Council Development Plan provisions and is considered to compliment development within the locality

Therefore, having regard to all the relevant provisions of the Development Plan, it is my opinion that Development Plan Consent for this application is warranted as a 'consent on-merit' and Category 2 form of development.

Should you wish to discuss any matters herein, please do not hesitate to contact me on 0410 147 541.

Yours faithfully

Ben Green & Associates

Ben Green, CPP MPIA
bengreen@internode.on.net

cc Build Tec Group

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LOCALITY PLAN: Allotment 6004 McCloud Street, St Clair



Source – DPTI Property Location Browser

FRANK SIOW & ASSOCIATES

Traffic and Parking Consultants

P.O. Box 253
Kensington Park SA 5068
Tel/Fax: (08) 8364 1351
Mobile: 0411 445 438
Email: frank@franksiow.com.au

02 December 2016

Mr Ben Green
Ben Green & Associates
PO Box 392
BRIGHTON SA 5048

City of Charles Sturt
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Pursuant to the Development Act 1993

Dear Mr Green,

PROPOSED McCLOUD STREET APARTMENTS, ST CLAIR TRAFFIC AND PARKING ASSESSMENT

As requested, we have undertaken a traffic and parking assessment for the above development. The proposal is shown in Drawing 901-255-SK01 by Studio Nine Architects.

The proposal comprises of:

- 40 apartments (4 1br, 36 2br);
- 10 townhouses (7 2br, 3 >3br); and
- 40 parking spaces for the apartments, 5 common visitor parking and 13 garage spaces for the townhouses, ie total of 58 spaces.

In 2015, Council approved a development on the same site with 72 apartments (4 1br, 68 2br) and 80 on-site parking spaces.

The proposed development on the same subject site would therefore be a much smaller scale development of 50 dwellings, compared to the current authorised approval for 72 dwellings.

Given that the same considerations for the current authorised approval would be relevant to the proposed development, we have adopted a similar traffic and parking assessment process as follows. Some of the previous descriptions of the subject site would be applicable for this assessment as well.

1.0 SUBJECT SITE

The subject site is located within the Cheltenham Park Policy Area 22 Residential Zone of the Charles Sturt Council Development Plan and is in a policy area where mixed use and high density living is envisaged.

The subject site is an irregular parcel of land that is bounded by 3 local streets. Opposite the subject site on the McCloud Street frontage is a shopping centre with extensive car parking. The other boundaries of the subject site have frontages to Post Parade. The local streets include extensive on-street parking bays.

The subject site is located a very short distance to the St Clair train station to the south. It is also located a short distance to bus routes on Cheltenham Parade. Residents would also have reasonably convenient access to the bus routes on Torrens Road.

The policy area statement describes encouraging the use of public transport, cycling and walking for the master planned community, through design of the road network and creation of a network of linked paths. The development of St Clair allows planners to incorporate many design features into road and land use planning that would encourage non-car modes of transport.

2.0 PARKING ASSESSMENT

As for the previously approved development, in assessing the parking adequacy issue, we are of the opinion that there are 3 key factors for the subject site that should be given consideration:

1. Where a development site is close to major public transport services, it is not uncommon to "discount" the parking requirement in recognition of these factors. Additionally, the provision of bicycle parking on-site would also encourage the use of non-car modes of transport for residents and visitors.
2. It is common to have regard to on-street parking availability when assessing the adequacy of parking for a development, in particular on-street parking that is immediately abutting the frontages of the subject site. There are many parking bays constructed in Post Parade and adjoining streets that could safely and conveniently be utilised by visitors to the development. Immediately abutting the two frontages of the subject site, we estimate that there are up to 10 on-street parking bays present in close proximity.
3. Unlike other land divisions in the past, the subject site is located within a greenfield development, whereby integrated land use planning has been adopted in the design of the land division. The proximity of high density residential land uses to commercial land uses, such as shopping centre, and provision of a network of linked paths means that non-car modes of travel would be encouraged for many of the local trips.

Council's Development Plan Table ChSt/2 identifies the following parking rates for residential land uses:

- 1.25 spaces per dwelling (3+bedrooms or floor area >130m²)
- 1 space per residential apartment (2 bedroom apartment 75m² to 130m² size).
- 0.75 space per residential apartment (1 bedroom apartment <75m² size).
- Additional parking for visitors at 0.25 spaces per dwelling.

Overall Parking Assessment

The proposal comprises of 4 1br dwellings, 43 2br dwellings and 3 3br+dwellings. Based on the Development Plan, the proposed development would require 62 parking spaces (rounded down). The parking provision on-site would be 58 spaces, therefore the potential parking shortfall would be 4 spaces.

Having regard to the considerations of (1) to (3) above, assuming say a 10% discount similar to the previously approved development, we estimate that the parking required should be in the region of 56 spaces (rounded up). The on-site parking provision of 58 spaces would exceed this requirement.

On this basis, we are therefore satisfied that adequate parking would be provided for the proposed development.

The NSW parking standard, *Guide to Traffic Generating Developments*, is a document frequently used by traffic engineers to forecast traffic and parking demands. The parking rates in this standard have been used for many medium and high density residential developments throughout Adelaide for many years.

Metropolitan sub-regional centres

- 0.6 spaces per 1 bedroom unit
- 0.9 spaces per 2 bedroom unit
- 1.4 spaces per 3+ bedroom unit
- Plus 1 space per 5 units (visitor parking)

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Based on the NSW parking standard, the proposed development would require 50 parking spaces. Taking into consideration the key factors (1) to (3), we would estimate that the parking required for the development would be approximately 45 spaces. The proposed parking provision of 58 spaces would exceed this requirement.

Visitor Parking Assessment

Three of the larger townhouses would have provision for 2 garage spaces each. This would satisfy the resident and visitor parking of these larger townhouses.

The remaining 47 dwellings (40 apartments and 7 townhouses) would share a common visitor parking area. The Development Plan requires a visitor parking provision of 12 spaces (rounded up) for these dwellings. Based on the NSW standard, the visitor parking requirement would be 9 spaces (rounded down).

The visitor parking requirement is therefore estimated to be 9 to 12 spaces. Similarly taking into account the discount to the requirement discussed previously, the parking required for visitors would be 8 to 11 spaces.

As 5 visitor parking spaces would be provided on-site, the visitor parking shortfall would therefore be 3 to 6 spaces. We consider such a parking shortfall to be acceptable, having regard to on-street parking availability in the vicinity of the subject site.

In our experience, it is not uncommon to have regard to existing use rights when assessing the acceptability of a parking shortfall.

In this instance, there is an existing approval for the subject site for a larger scale development which generates a visitor parking shortfall of 10 spaces, based on the Development Plan calculations (without discounting). The proposed development, which is of much smaller scale on the same site, would generate a visitor parking shortfall of 7 spaces (without discounting). Therefore, the proposed development would not make the visitor parking shortfall any worse than the current approval. Indeed, it would decrease the parking shortfall by 3 spaces, which would be an improvement to the parking situation.

In summary, having regard to the above assessment, we are satisfied that adequate parking would be provided for the development.

3.0 PARKING LAYOUT

AS/NZS 2890.1-2004 identifies off-street car parking for residential uses as a user class 1A facility. The minimum car park dimensions for user class 1A are: 2.4m by 5.4m spaces and 5.8m aisleways.

The dimensions for the proposed car park are 2.4m by 5.4m for general spaces and 2.3m by 5.0m for small car spaces. The proposed car park dimensions would comply with these requirements. The proposed aisleway widths would comply with the requirement of the parking standard of 5.8m. Where spaces are adjacent to walls, an additional 0.3m space width clearance for door opening would be provided, as per the parking standard. A minimum car park head height of 2.2m would also be provided.

One disabled parking space in the resident car park would be provided in accordance with AS/NZS 2890.6-2009. Bicycle parking is also proposed within the car park.

The resident car park would be a secured car park. The security gate would be activated by remote control. The gate would be located clear of the car park entrance at McCloud Street therefore traffic flow on the street would not be impacted by access to the secured car park.

The single garages of the townhouses would have approximately 3.0m roller door widths. The minimum aisleway width to access a roller door garage width of 3.0m is 5.6m. The proposed aisleway width would exceed this requirement. Checks of the access and egress to the end garages have been undertaken and found to be satisfactory (see diagram below).

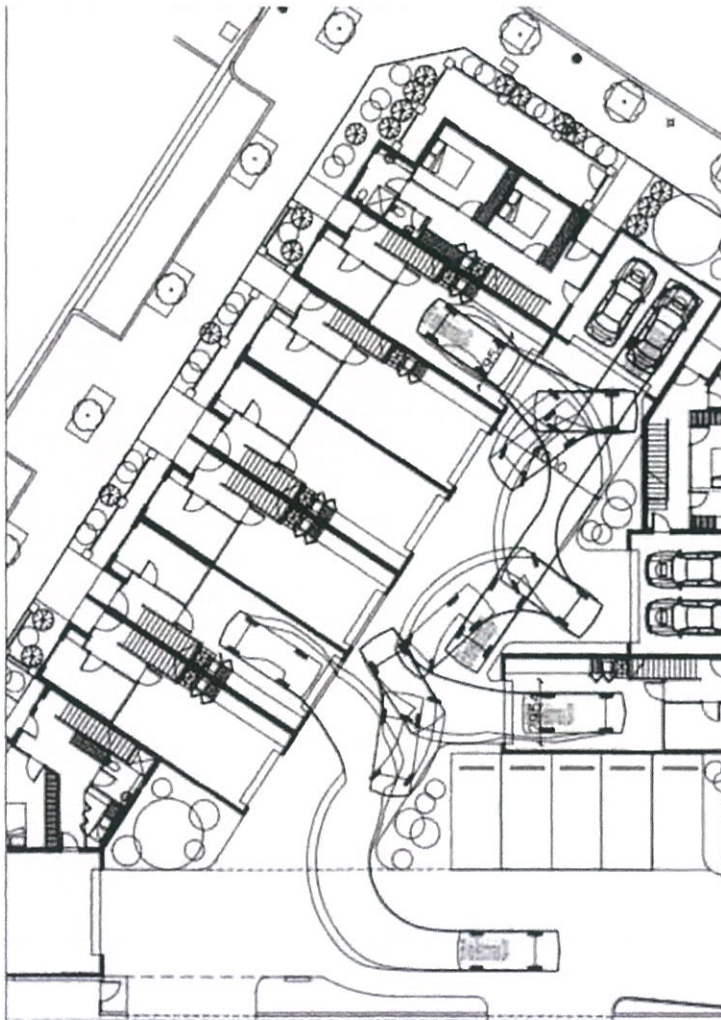


Figure: Manoeuvrability for townhouse garages (see larger diagram attached)

The proposed car park entrance at McCloud Street has been designed to Council's requirement. Adequate pedestrian and traffic sight distances would be provided for this access point, as per AS/NZS 2890.1-2004.

Based on the above assessment, we are satisfied that the proposed car park has been designed to provide convenient access for all users.

4.0 TRAFFIC IMPACT

The proposed development would be a relatively low traffic generator, given that it is a residential land use. It would generate less traffic than the previously approved development.

We are therefore of the opinion that it would not create unacceptable traffic impacts on the adjacent road network.

5.0 WASTE MANAGEMENT

We understand that the proposed townhouses would have individual bins placed out to the street verge for Council collection.

For the apartments, a common refuse area would be provided adjacent to McCloud Street. A parking bay for the refuse truck would be provided adjacent to this refuse area so that the truck can stop clear of the carriageway. The driver would then bring the bins out to the truck for emptying. We understand that the design of this parking bay is the same as that in the current approval.

Based on the above information, we understand that the proposed manner of refuse collection would satisfactorily address Council's requirement.

6.0 SUMMARY

A current approval exists for the subject site for a much larger development of 72 dwellings. The proposed development on the same site is of a much smaller scale with 50 dwellings.

Having regard to the Development Plan and other relevant considerations, we are satisfied that adequate parking would be provided for the proposed development.

In terms of visitor parking, while there may be a minor parking shortfall arising, we believe that there would be adequate on-street parking available to accommodate this infrequent short term visitor parking demand. Additionally, having regard to the current approval, the proposed development would have a smaller parking shortfall of visitor parking (7 spaces) compared to the current approval (10 spaces), which would be an improvement to the parking situation in the area.

The proposed parking layout would have parking space and aisleway dimensions that would comply with or exceed the requirements of the parking standard. The parking layout has also been designed to allow convenient and safe access for users. All vehicle movements to and from the proposed car park would be able to occur in a forward direction. The traffic generated would have minimal impact on the adjacent roads.

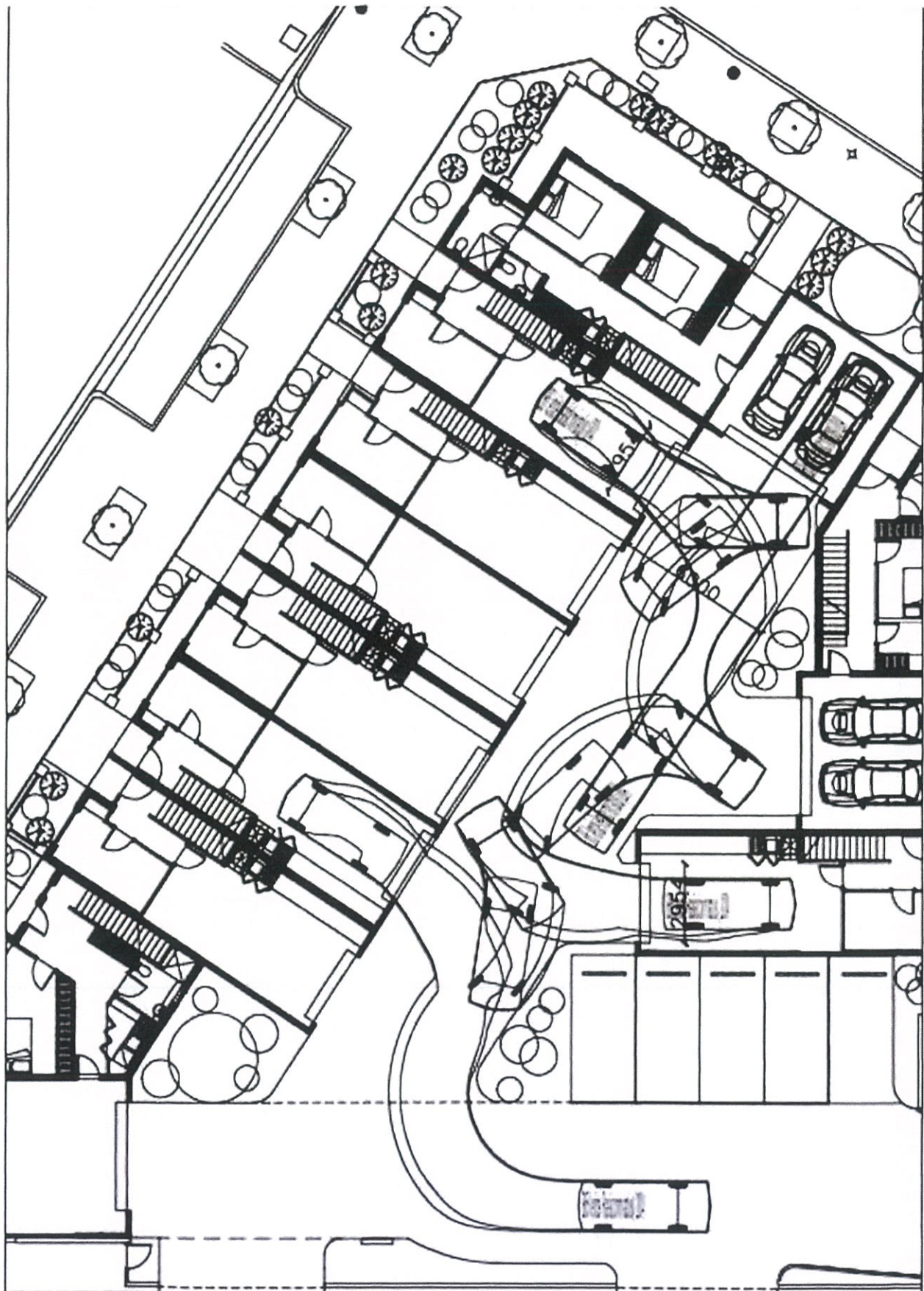
On the basis of the above assessment, we are of the opinion that the proposal would be supportable from a traffic and parking perspective.

Yours sincerely,

Frank Siow

FRANK SIOW
MIEAust MAITPM MIPWEA

Manoeuvrability diagram: Townhouse garages



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Leader in sustainable waste management and recycling solutions

2 Post Parade, St Clair

Submission for Waste Collection Services

Prepared by Veolia Environmental Services (Australia) Pty Ltd

November 2016





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CONFIDENTIALITY CONDITIONS

- (a) All information whether oral, electronic, printed or graphic contained in this document or obtained by you from Veolia (**Information**) is confidential to Veolia and shall not be used by you other than for the purpose of reviewing this document and the proposal contained herein.
- (b) You shall not copy or reproduce any Information except when, and then only to the extent, reasonably necessary for the purpose of reviewing this document and the proposal contained herein.
- (c) Upon receiving notice that our proposal has not been accepted, and if notified by Veolia, you shall destroy, in a secure manner, this document and any Information.
- (d) You shall ensure that any employee or any other person to whom you supply the Information is bound by the terms of these conditions.



Dear James,

Veolia is pleased to submit the following Waste Management Plan for the proposed development located of 2 Post Parade, St Clair.

Veolia will have a strong focus on diverting your waste streams to recycling centres to work towards achieving cost minimisation and increasing diversion from landfill by implementing the following systems:

Apartment Area:

- General Waste – for all contaminated wet waste streams
 - 1100ltr Mobile Garbage Bin (MGB)
- Dry recycling – recycled through IWS recycling centre
 - 1100ltr MGB
- Organic Waste
 - 660ltr MGB

Townhouse Area:

- General Waste – Collection from kerb side through Council residential collection service
 - 140ltr MGB
- Dry Recycling – Collection from kerbside through Council residential collection service:
 - 240ltr MGB

Please see a copy of the waste management plan below for your consideration. I am confident Veolia can implement the above services and systems to work towards achieving cost minimisation and supply the waste management services in a safe & environmentally friendly manner.

We look forward to working with you throughout this process and into the future. Should you require additional information or clarification relating to this document, please do not hesitate to contact myself on 0419 037 343

Regards

Anthony Brazzale
Business Development Manager



Executive Summary

Veolia's aim is to deliver viable collection, handling and transport of all waste streams for all sites whilst diverting 100% of its waste streams through a recycling process.

2 Post Parade St Clair are also mindful of promoting the correct management of its waste by decreasing the amount of waste going to landfill and increasing the quantity of waste that is recyclable through a "value for money" service.


Veolia Environmental Services (Veolia) is Australia's leading provider of environmental waste management services to industry, commerce and the public. We have worked closely with government, industry and commerce for over 42 years to satisfy people's essential daily needs while respecting natural resources. Our strong and stable management team have taken the organisation from a small operation in 1969 to the current Australia-wide and international network generating Australian revenues in excess of \$700 million per annum from in excess of 100 operating sites.

Veolia is the Australian waste management, industrial cleaning and resource recovery division of the global company Veolia Environnement (VE), generating revenue in excess of AUD \$55 billion annually.

The worldwide strength of Veolia is underpinned by a strategy of long-term investment, continuous innovation and mutual partnering with our customers. Veolia works in partnership with nationally aligned accounts such as Coles, Spotless and Health Scope. Locally, Veolia has forged strong working partnerships with ISS, Burnside Village, Makris Corporation and performs municipal services for Councils such as Mt Barker, Pt Augusta, Whyalla and Pt Lincoln. Veolia has significant experience within the Local Government sector throughout Australia in areas of environmentally recognised and sustainable waste management and recycling services.

This experience enables Veolia to provide the suite of services required by 2 Post Parade St Clair development, whilst maintaining the necessary standards of environmental health and safety compliance. Veolia is proud of its commitment and compliance to all aspects of Quality, Occupational Health Safety & Welfare and Environmental Management Systems to support our commitment to sustainable development.

Our proposal recognises the need to address the disposal of all waste streams generated from each area of 2 Post Parade St Clair development. Our model will focus on effective waste minimisation strategies, including the recycling or beneficial re-use of product wherever appropriate at extremely competitive rates. Veolia has adopted the principle of 'World's Best Practice' and is dedicated to achieving the highest standards in our field.



***Reductions in
landfill will reduce
Carbon Gas
Emissions and
result in lower
costs.***

In the waste management sector, disposal of biodegradable waste will ultimately attract a higher landfill cost at poorly run landfill operations. Government and commerce are becoming increasingly aware of the environmental and economic benefits of sorting all waste streams to recover high yields of recyclable waste. The increased recycling of plastics, paper, cardboard, waste oily waters, sludges, greases and other recyclable materials will improve 2 Post Parade St Clair, life-cycle Greenhouse Gas (GHG) Emissions and ecological footprint. Veolia can provide monthly reports on GHG emission savings, in addition to data on volumes and weights diverted from landfill.

A major component of our proposal provides for not only the minimisation of waste, but more importantly for the diversion from landfill to our recycling facility to ensure where possible 100% of your waste streams are diverted through the recycling process. This is the key to supporting 2 Post Parade St Clair commitment to sustainable development and will also assist in the better management of costs. Veolia believes in conducting regular audits of its waste segregation management system to ensure that it complies with 2 Post Parade St Clair environmental directives. The evaluation of the effectiveness of this system may be monitored through regular agreed KPI reporting.

It is important that 2 Post Parade St Clair develops a waste and recycling management program and aligns with an environmental service provider who is strategically positioned to help 2 Post Parade St Clair mitigate its environmental footprint.

The key characteristics of our proposal are

Cost savings.

Deliver Long Term Cost Savings: Through a structured program focusing on waste diversion from conventional landfill, Veolia can deliver cost savings through lower disposal costs across 2 Post Parade St Clair development.

Minimise waste to landfill.

Towards Zero Waste to Landfill: Veolia provides access to various technologies developed both locally and overseas, which are already proven within the Veolia Group. Our proposal offers solutions that address a range of environmental concerns, with the primary focus being the diversion of waste from landfill to a recycling centre. Some sample environmental credentials afforded to 2 Post Parade St Clair development include:

- Implement Organics Recycling
- Zero Waste Approved Facility
- Implement Dry Recycling (front lift bins)
- Periodical audits performed to promote best practice

A dedicated contract manager focused on exceeding your expectations

One Contact: Veolia is able to provide a dedicated Waste Services Team and we will assign a major account executive to 2 Post Parade St Clair development. This provides one point of contact for 2 Post Parade St Clair development to monitor waste expenditure costs and recycling performance, enabling real improvements in both over the life of the contract. Veolia will provide one phone number to 2 Post Parade St Clair development for all enquiries and this will be operational 24 hours a day, 7 days a week.

Leading Edge Reports: A monthly national report, which not only captures recycling and waste data, but calculates waste related Greenhouse Gas Emissions and savings from transport and waste disposal is available on a monthly basis for 2 Post Parade St Clair development.

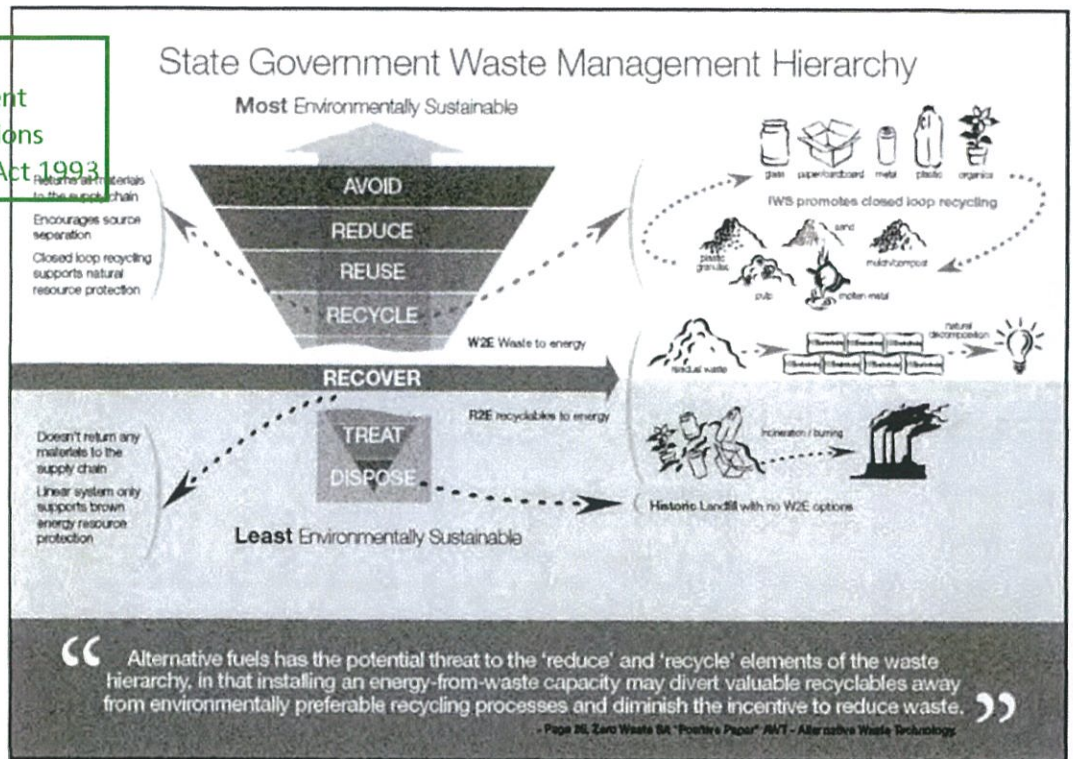
We are also able to provide reporting based on:

- Cost Centre volumes and costs, waste volumes & weights, waste types, recycling volumes, recycling types, disposal costs etc.
- A feature of our reporting will be a Green House Gas (GHG) calculation, which will detail what impact 2 Post Parade, St Clair development has had on the environment and the benefits they have delivered through increased recycling.



Educational Material: Veolia can supply a full range of educational material to help understand and increase the recycling outcomes.

City of Charles Sturt
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1. Waste Management Hierarchy

VEOLIA Recyclepak

Maximum diversion of resources from burning alternative fuels and historic landfill disposal.

ASK FOR A SITE TOUR OF IWS TODAY!

VEOLIA Environmental Services

Integrated Waste Services
Charles Sturt
New South Wales

IWS Recycling Centre Capability Statement and Reporting					
Dry Recyclables Process Mechanically pre-sorted and then processed through the IWS Recycling Centre. Recycling Performance 90% of the recyclable content* is extracted by weight. Residual content is largely in garbage bags and is putrescible which cannot be opened due to OHS risks. Presentation to IWS Can contain between 0-30% residual waste by weight due to limited source separation.	Comingled Recyclables Process Directly processed through the IWS Recycling Centre. Recycling Performance 90% of the recyclable content* is extracted by weight. Residual content is dropped out by screen and largely contains broken glass and food tins which are removed before passing through manual sorting room due to OHS risk management. Presentation to IWS Can contain between 0-15% residual waste by weight, limited contamination due to high level of source separation.	Mixed Paper & Cardboard Process Directly processed through the IWS Recycling Centre. Recycling Performance 100% of the recyclable content* is processed directly into mixed paper and cardboard baling. Presentation to IWS Required to be 100% paper and cardboard.	Food & Garden Organics Process Processed through the IWS Composting Process. Recycling Performance 90% of the recyclable content* is extracted by weight. Residual content is dropped out by screen and largely contains broken glass and plastic tins. Presentation to IWS Required to be 100% food organics.	General Waste Process Putrescible waste processed through carbon efficient Envirobale® System. Recovery Performance Compacted into waste baled and placed in a module baffle where methane is extracted and converted to energy. Presentation to IWS Contains mixed general waste, no source separation occurs.	Mixed Waste Process Mechanically pre-sorted and then processed through the IWS Recycling Centre. Recycling Performance 90% of the recyclable content* is extracted by weight. Residual content is dropped out by screening and is minimal by weight due to the high density of recyclables e.g. brick/dirt. Presentation to IWS Can contain between 0-10% residual waste by weight, limited contamination due to source separation and high density of recyclables.

VEOLIA Environmental Services

500 Church Road
Kilburn, SA 5086
Telephone: 08 8260 2122
Email: sales@veolia.com.au

***Recyclable Content**
(no hidden recycling content in fuels)

C&M: Mixed paper, mixed cardboard, mixed plastic, small timber and green organics, food organics, small metals.

C&D: All C&D recyclable content materials listed, large timber and organics, large metals, soil, brick and concrete.

Zero Waste SA Recycle at Work
IWS Recycling Centre is a ZWSA Recycle at Work Program Accredited Facility.

Envirobale

Integrated Waste Services

Lat 554 City Hives and Wingfield Parks
Wingfield SA 5013
Telephone: 8243 3544
Facsimile: 8243 1290
Email: info@iwsgroup.com.au
www.iwsgroup.com.au

creating a cleaner greener world

Printed on 100% recycled paper

2. Recycle Pak – Maximise diversion from landfill with the correct receptacles.



Triple National Certification: 2 Post Parade St Clair development will have peace-of-mind that their waste is being collected, recycled and disposed of in a safe and environmentally compliant manner. This is backed up by our highly enviable triple certification of ISO 14001 (Environment), ISO 9001 (Quality) and AS 4801 (Safety) management systems.

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Award Winning Business: Veolia is the recipient of the 2011 Australian Business Award for Environmental Sustainability. This was the second consecutive year that Veolia won this award, selected from numerous national businesses by an independent committee.



Veolia is also an Australian Quarantine and Inspection Service accredited service provider. The strategic direction of Veolia is one of continuous improvement in environmental technologies for the handling, processing and treatment of waste as well as improvements in education and environmental awareness programs for our customers.

As the organisation has grown, it has earned a reputation for quality, reliability, customer service and commitment to sustainable development based on 'World's Best Practice'. We look forward to working with 2 Post Parade, St Clair development throughout this period and into the future. Should you require additional information or clarification relating to this document, please do not hesitate to contact myself on

0419 037 343

Anthony Brazzale

Business Development Manager SA

Waste Management Plan

2 Post Parade, St Clair

Subject	Details
Development Details	2 Post Parade St Clair
Type of waste Streams & Bin Sizes	<p>Apartment Bin Areas</p> <ul style="list-style-type: none"> General waste – For all contaminated wet waste 1 x 1100ltr MGB serviced weekly Dry recycling – Recycled through IWS recycling centre 1 x 1100ltr MGB serviced weekly Organic waste 1 x 660ltr MGB serviced weekly <p>Townhouses</p> <ul style="list-style-type: none"> General waste – For all contaminated wet waste 1 x 140ltr collected weekly through Council residential collection service Dry recycling – Recycled through Council collection service 1 x 240ltr Serviced fortnightly per Council residential collection service
Service Frequency & Waste Volumes	<p>Apartment Area:</p> <ul style="list-style-type: none"> At this stage after looking into plans I would propose a weekly collection schedule to service the development. This can be reviewed once at full capacity. <p>Townhouse Area:</p> <ul style="list-style-type: none"> Waste collection per Council's residential collection service.

Bin Storage Locations & movement of bins	<p>Apartment Area:</p> <ul style="list-style-type: none"> Bins will be stored in the ground level Bin waste area. The bins will be clearly labelled with signage encouraging the tenants to recycle where possible. <p>Townhouse Area:</p> <ul style="list-style-type: none"> Bins will be stored in individual garages, bins should be clearly labelled to encourage recycling.
Collection Points	<p>Apartment Area:</p> <ul style="list-style-type: none"> A Veolia truck will service the refuse area via agreed collection point, the collection point will be accessed to comply with Veolia's OH&S regulations. <p>Townhouse Area:</p> <ul style="list-style-type: none"> Council residential collection truck will service the bins from kerbside collection points.
Specialised Facilities & Equipment	N/A
Account Management & Customer Education	<ul style="list-style-type: none"> Veolia will have a dedicated Account Manager to oversee the waste management services for the 2 Post Parade St Clair. Veolia will supply signage to help achieve improved source separation. All Waste streams will be managed by Veolia, and monitored accordingly.

Terms & Conditions

1. Definitions

'Agreement' means the agreement and the terms set out in this document.

'Contract Price' means the Contract Price as specified in this document or, if no Contract Price is specified, means the total of the Service Fees multiplied by the corresponding quantities of the Services supplied for the term of the Agreement plus all adjustments and costs in accordance with this Agreement.

'Equipment' means all containers and other plant and equipment supplied by Veolia for or under this Agreement, all of which remain the property of Veolia.

'Site' means those of the Client's premises at which the Services are carried out, and includes any new premises that the Client may relocate to for any reason.

'Service Fee' means the specified rate, price or lump sum amount for the performance of each item of the Services, as adjusted in accordance with this Agreement.

'Services' means all services of the type and nature as described in this Agreement.

2. Client Responsibilities

The Client agrees:

2.1 Service

- (a) that Veolia has the exclusive right to supply all Services to the Site;
- (b) to provide Veolia with reasonable opportunity to offer to provide Services to the Client at premises other than the Site;
- (c) to promptly inform Veolia of any change in the Client's Services' requirements;
- (d) to disclose to Veolia all information in the Client's possession relevant to the provision of the Services;
- (e) to comply with all legal requirements and the requirements of all relevant regulatory authorities relating to the Services;
- (f) that Veolia has the right to suspend the provision of the Services in the event of non-payment for the same by the Client;

2.2 Equipment

- (a) to use the Equipment only for its proper and intended purpose;
- (b) to provide Veolia such access to the Equipment and the Site as is reasonably required to enable Veolia to provide the Services safely and in accordance with this Agreement;
- (c) to maintain the cleanliness of the Equipment;
- (d) not to damage, deface or remove identifying marks from the Equipment;
- (e) to report to Veolia immediately any damage to, misuse of, or unsafe, Equipment;
- (f) to reimburse Veolia for the cost of any stolen Equipment, whether from the Site or the vicinity of the Site;

2.3 Service

- (a) to ensure that all waste supplied for collection is of the type or nature specified in this Agreement and, unless otherwise agreed by Veolia, uncompacted;
- (b) not to overload the Equipment (either by weight or volume)

2.4 Payment

- (a) to pay Veolia:
 - (i) the Contract Price as a debt due and payable to Veolia upon signing of the Agreement, such debt to be paid by monthly instalments payable over the term of this Agreement; and
 - (ii) any adjustments made by Veolia in accordance with this Agreement; and
- (b) any and all amounts invoiced in accordance with this Agreement must be paid within 14 days from the date of the invoice; and
- (c) if this Agreement is renewed, that the provisions of clause 2.4(a) will apply upon renewal to the Contract Price payable in respect of such renewed period.

2.5 Assignment

not to assign its interest under this Agreement without the prior written consent of Veolia.

3. Veolia Responsibilities

Veolia shall perform the Services in accordance with this Agreement.

4. Liabilities

4.1 Additional Charges and Fee Increases

The Client acknowledges that amounts payable by it to Veolia under this agreement may be adjusted from time to time by Veolia, acting reasonably, as a result of:

- (a) Veolia having incurred extra costs or suffered loss and damage as a result of a breach by the Client of its responsibilities under this Agreement;
- (b) the actual weight of the waste the subject of the Services exceeding the estimated weight thereof;
- (c) a change in the nature, density, quantity or timing of the Services (including any change in the type, density, weight or quantity of the waste the subject of the Services);
- (d) any increase in the Service Fees as a result of:
 - (i) any increase in the Adelaide All Groups CPI;
 - (ii) any increase in the cost of the performance of Veolia's obligations under this Agreement (including labour costs, fuel, government taxes or charges, disposal fees); or
 - (iii) any other relevant circumstance.

Veolia undertakes to provide notice to the Client of any such increases.

4.2 Client Indemnity

The Client indemnifies Veolia against loss or damage to Veolia's property and against any claim or action which may be brought or made by any person against Veolia, its employees or agents in respect of personal injury or death of any person or loss of or damage to property caused by a negligent or wrongful act or omission of the Client, its employees, other contractors or agents.

The Client's liability to indemnify Veolia is reduced proportionally to the extent that Veolia, its employees, subcontractors or agents have contributed to the injury, death, loss or damage.

4.3 Veolia Liability

Veolia's liability at law is limited to:

- (a) the resupply of the Services; or
- (b) at Veolia's option, the payment of the cost of resupply of those Services.

Except for this and to the extent permitted by law, Veolia accepts no liability whatsoever for any claim for loss or damage of any kind without limitation. Veolia will not be liable for the non-performance of the Services caused by an act, omission or event beyond its control.

5. Term

5.1 The offer in this document is valid for fourteen (14) days from the date it is made.

5.2 The operation of the Agreement is subject to Veolia having first obtained a satisfactory credit check of the Client.

5.3 The term of this Agreement:

- (a) Is an initial fixed period of three (3) years from the Contract Commencement Date ("Initial Period") specified in this Agreement, and thereafter, shall continue for successive fixed periods of three (3) years each, subject to termination in accordance with clause 6.1; or
- (b) where the Services comprise a one-off project, expires upon their completion.

5.4 The term of this Agreement continues regardless of whether the Client moves from one Site to another Site (New Site). In the event of such relocation, Veolia will provide the Services at the New Site, on the terms of this Agreement.

6. Termination

6.1 Either party may terminate the Agreement:

- (a) Immediately by written notice to the other where that other:
 - (i) becomes bankrupt, or insolvent, or becomes subject to external administration; or



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Terms & Conditions

(ii) commits a substantial breach or default under the Agreement;
or

(iii) repudiates the Agreement; or

(b) by giving to the other party no less than 60 days' written notice of intention to terminate, such notice to take effect at the end of the Initial Period or at the end of any further fixed period pursuant to clause 5.3.

6.2 If the Agreement is terminated by Veolia under clause 6.1(a) or by the Client under clause 6.1(b), the Client must pay Veolia the sum of:

(a) all monies due and payable under any invoices rendered but unpaid; and

(b) as liquidated damages, fifty per cent (50%) of the average monthly revenue for the number of months from termination until expiry of the then current term of the Agreement and which the Client agrees are a genuine pre-estimate of Veolia's loss. 'Average monthly revenue' is the average monthly gross amount paid or payable by the Client to Veolia under the Agreement.

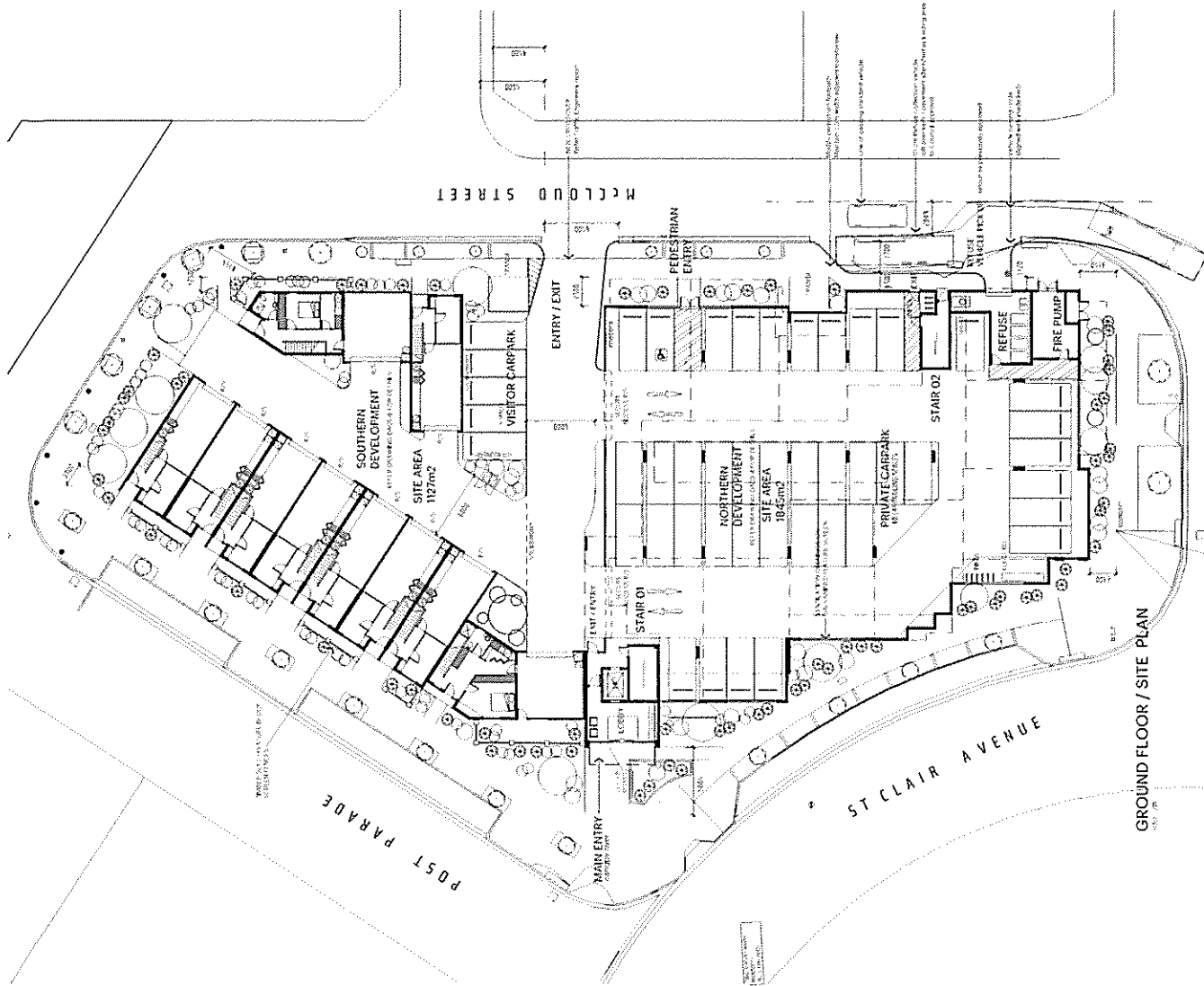
7. Disputes

(a) If any dispute or difference arises between Veolia and the Client, other than pursuant to clause 6, it shall be referred to their respective representatives for resolution. In the event that the representatives are themselves unable to resolve the dispute, the representatives' superiors will attempt to resolve it speedily by negotiation and in good faith.

(b) In the event that Services are terminated or suspended pending resolution of a dispute under this Agreement, at Veolia's sole discretion Veolia's bin/s may remain on the Site and Veolia reserves the right to lock the bin/s until the dispute in question has been resolved or the Agreement terminated. In the event of termination, at Veolia's sole discretion, the bin/s may remain on the Site until payment of all liquidated damages, if applicable, in accordance with clause 6.2(b).



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GROUND FLOOR / SITE PLAN

City of Chicago, Dept.
Development & Planning
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Item	Description	Quantity	Unit	Value
1	Site Area	1127	m2	1127
2	Site Area	1045	m2	1045
3	Private Carpark	48	Spaces	48
4	Visitor Carpark	10	Spaces	10
5	Stair 01	1	Unit	1
6	Stair 02	1	Unit	1
7	Refuse	1	Unit	1
8	Fire Pump	1	Unit	1
9	Water Tank	1	Unit	1
10	Landscaping	1	Unit	1

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SECOND FLOOR PLAN

AREA ANALYSIS	
GROUND FLOOR	FIRST FLOOR
CARPARKING AREA	APARTMENT
LIFT / LOBBY AREA	PRIVATE BALCONY
STAIR / REFUSE / SERVICE RM	LIFT / LOBBY
EXTERNAL - CARPARKING / ROADS ETC	COMMON AREA
EXTERNAL - LANDSCAPING / PATHS ETC	APT STORAGE
	STAIR / UTILITY
SITE AREA	TOTAL
116m ²	58m ²
73m ²	280m ²
273m ²	1845m ²



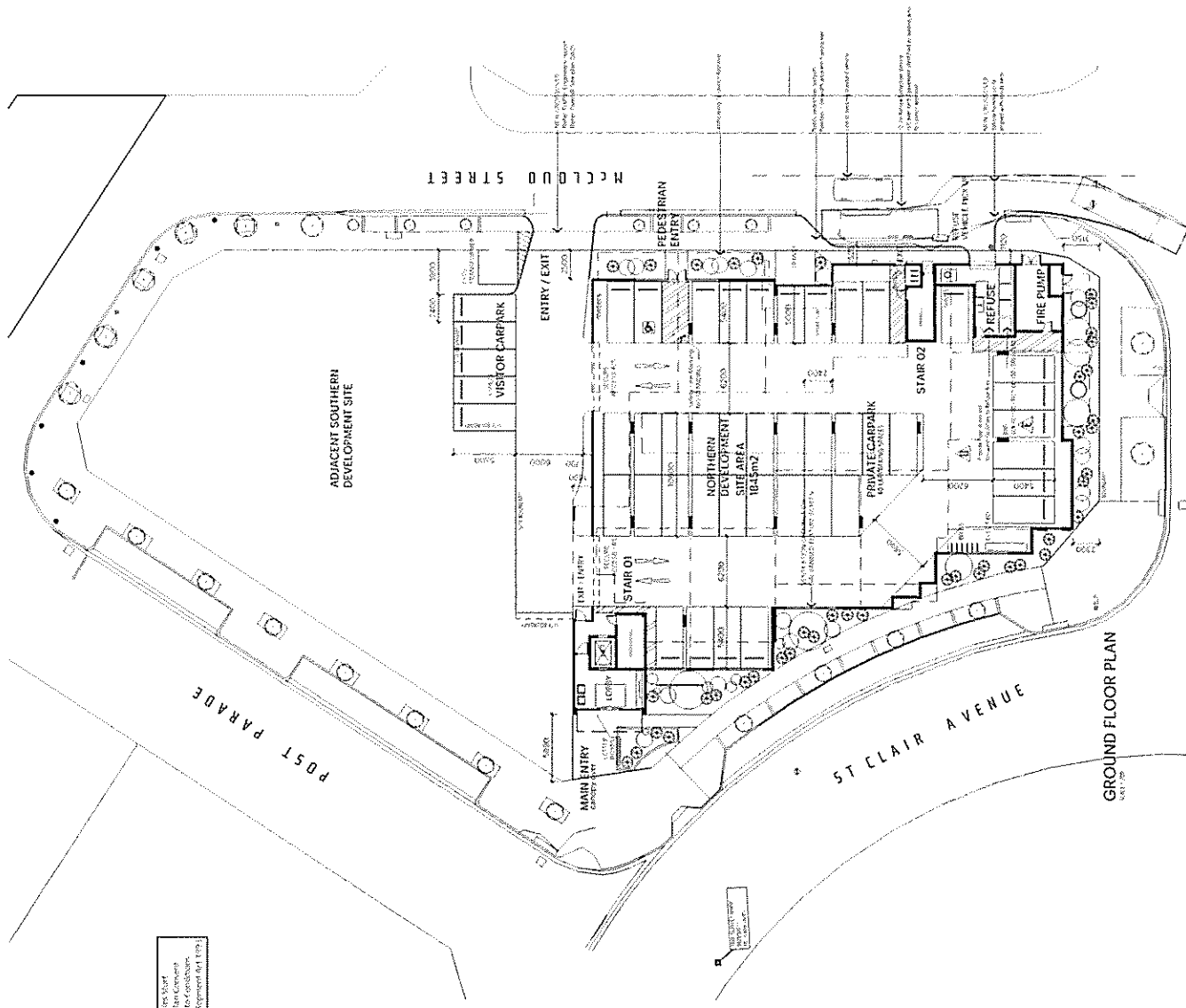
THIRD FLOOR PLAN

	SECOND FLOOR	THIRD FLOOR
	784sq2	784sq2
	147sq2	147sq2
	40sq2	40sq2
	155sq2	155sq2
	38sq2	38sq2
	31sq2	31sq2
	1195sq2	1195sq2
		TOTAL
	784sq2	784sq2
	147sq2	147sq2
	40sq2	40sq2
	155sq2	155sq2
	38sq2	38sq2
	31sq2	31sq2
	1195sq2	1195sq2
		TOTAL

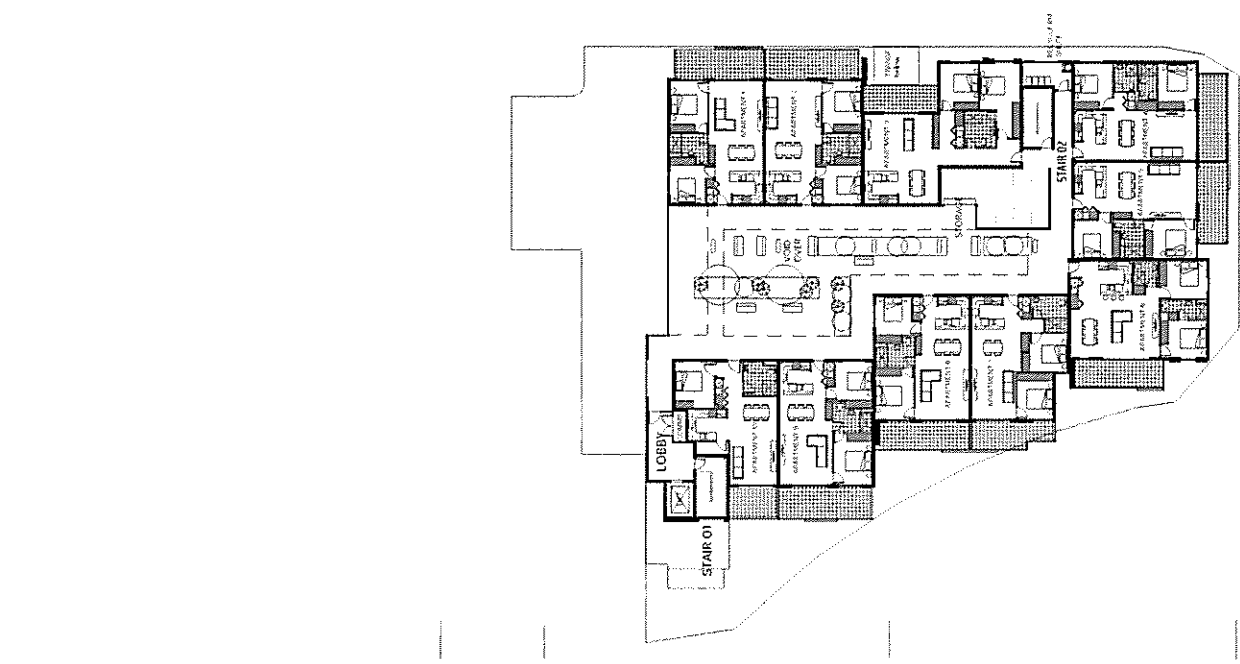


FOURTH FLOOR PLAN

APARTMENT	GROSS AREA	BALCONY	STORAGE INT./EXT.
APT 10, 20, 30, 40	67.5m ²	9.5m ²	4.0m ³ / 5.0m ³
APT 09, 19, 29, 39	75.0m ²	18.5m ²	3.0m ³ / 5.0m ³
APT 08, 18, 28, 38	75.0m ²	15.5m ²	3.0m ³ / 5.0m ³
APT 07, 17, 27, 37	72.7m ²	13.3m ²	3.0m ³ / 5.0m ³
APT 06, 16, 26, 36	75.0m ²	15.5m ²	4.0m ³ / 5.0m ³
APT 05, 15, 25, 35	78.5m ²	15.5m ²	4.0m ³ / 5.0m ³
APT 04, 14, 24	78.5m ²	15.5m ²	3.0m ³ / 5.0m ³
APT 3	78.3m ²	11.9m ²	3.0m ³ / 5.0m ³
APT 13, 23, 33	99.0m ²	11.9m ²	6.0m ³ / 5.0m ³
APT 02, 12	76.7m ²	17.0m ²	4.0m ³ / 5.0m ³
APT 22, 32	75.5m ²	16.2m ²	3.0m ³ / 5.0m ³
APT 01, 11, 21, 31	75.5m ²	16.2m ²	3.0m ³ / 5.0m ³



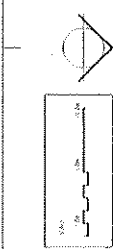
GROUND FLOOR PLAN
DATE: 10/10/2023



FIRST FLOOR PLAN
DATE: 10/10/2023

City of Hastings Land Development Plan Consent is granted subject to conditions. Plans subject to the Development Act 1974.

PROJECT: POP APARTMENTS
SHEET: 901-295-DA02
DATE: 10/10/2023
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

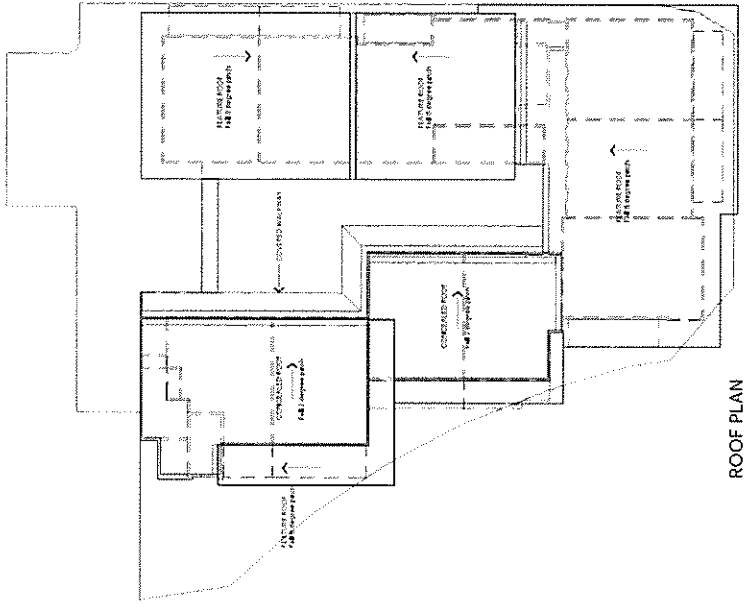


GENERAL NOTES:

1. All dimensions are in meters unless otherwise stated.
2. All areas are in square meters unless otherwise stated.
3. All heights are in meters unless otherwise stated.
4. All levels are in meters above sea level unless otherwise stated.
5. All materials and finishes are as specified in the schedule of materials.
6. All construction is to be in accordance with the Building Code of Australia.
7. All services are to be installed in accordance with the relevant standards.
8. All landscaping is to be in accordance with the landscape plan.
9. All parking spaces are to be in accordance with the parking plan.
10. All outdoor areas are to be in accordance with the outdoor area plan.

Room	Area (m²)	Volume (m³)	Height (m)	Notes
LOBBY	150.00	150.00	1.00	
RECEPTION	100.00	100.00	1.00	
OFFICE	200.00	200.00	1.00	
STORE	50.00	50.00	1.00	
REFUSE	20.00	20.00	1.00	
FIRE PUMP	10.00	10.00	1.00	
STAIR 01	50.00	50.00	1.00	
STAIR 02	50.00	50.00	1.00	
STAIR 03	50.00	50.00	1.00	
APARTMENT 1	100.00	100.00	1.00	
APARTMENT 2	100.00	100.00	1.00	
APARTMENT 3	100.00	100.00	1.00	
APARTMENT 4	100.00	100.00	1.00	
APARTMENT 5	100.00	100.00	1.00	
APARTMENT 6	100.00	100.00	1.00	
APARTMENT 7	100.00	100.00	1.00	
APARTMENT 8	100.00	100.00	1.00	
APARTMENT 9	100.00	100.00	1.00	
APARTMENT 10	100.00	100.00	1.00	
APARTMENT 11	100.00	100.00	1.00	
APARTMENT 12	100.00	100.00	1.00	
APARTMENT 13	100.00	100.00	1.00	
APARTMENT 14	100.00	100.00	1.00	
APARTMENT 15	100.00	100.00	1.00	
APARTMENT 16	100.00	100.00	1.00	
APARTMENT 17	100.00	100.00	1.00	
APARTMENT 18	100.00	100.00	1.00	
APARTMENT 19	100.00	100.00	1.00	
APARTMENT 20	100.00	100.00	1.00	
APARTMENT 21	100.00	100.00	1.00	
APARTMENT 22	100.00	100.00	1.00	
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APARTMENT 25	100.00	100.00	1.00	
APARTMENT 26	100.00	100.00	1.00	
APARTMENT 27	100.00	100.00	1.00	
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APARTMENT 39	100.00	100.00	1.00	
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APARTMENT 94	100.00	100.00	1.00	
APARTMENT 95	100.00	100.00	1.00	
APARTMENT 96	100.00	100.00	1.00	
APARTMENT 97	100.00	100.00	1.00	
APARTMENT 98	100.00	100.00	1.00	
APARTMENT 99	100.00	100.00	1.00	
APARTMENT 100	100.00	100.00	1.00	

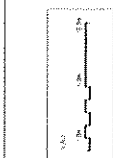
City of Denver, 2014
 Approved for the
 Varied-Kuiper Foundation
 Approved for the Development Act 1997



STUDIO NINE ARCHITECTS
 1000 14th Street, Suite 1000
 Denver, CO 80202
 Tel: 303.733.1111
 Fax: 303.733.1112
 Email: info@studio9arch.com
 Website: www.studio9arch.com

Room	Area	Volume	Notes
Roof	1,000 sq ft	10,000 cu ft	Roof area and volume
Roof Section	1,000 sq ft	10,000 cu ft	Roof section area and volume
Roof Detail	1,000 sq ft	10,000 cu ft	Roof detail area and volume
Roof Elevation	1,000 sq ft	10,000 cu ft	Roof elevation area and volume

Notes:
 1. All dimensions are in feet and inches.
 2. All areas are in square feet.
 3. All volumes are in cubic feet.



PROJECT: POP APARTMENTS
 LOCATION: 1000 14th Street, Suite 1000
 DENVER, CO 80202
 CLIENT: Varied-Kuiper Foundation
 DATE: 10/15/2014

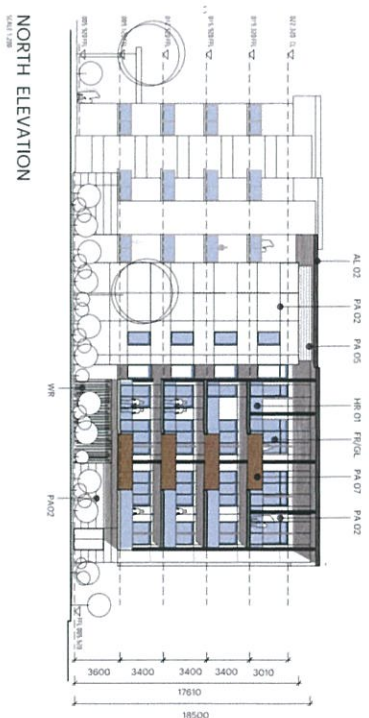
DATE: 10/15/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: 901-255-DA04

SCALE: 1/8" = 1'-0"

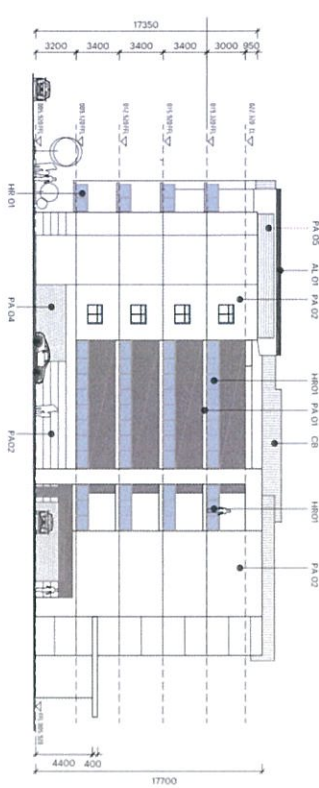
AREA ANALYSIS - 10 TOWNHOMES - 13 CARPARKING SPACES					
GROUND FLOOR					
	TOWNHOUSE 01	TOWNHOUSE 02	TOWNHOUSE 03-08	TOWNHOUSE 09	TOWNHOUSE 10
APARTMENT AREA 01-10	82.4m ²	71.3m ²	71.3m ²	72.5m ²	74.6m ²
GARDEN LANDSCAPE AREAS	52.4m ²	42.0m ²	51.1m ²	146.6m ²	13.6m ²
INTERNAL PAVED ROAD ACCESS AREA	52.4m ²	42.0m ²	50.7m ²	145.1m ²	13.0m ²
SITE AREA	77.6m ²	66.3m ²	67.2m ²	211.2m ²	21.8m ²
FIRST FLOOR	53.1m ²	43.1m ²	52.0m ²	148.0m ²	12.4m ²
APARTMENT AREA 01-10	51.6m ²				
PRIVATE BALCONY	11.0m ²				
TOTAL	62.6m ²				
SECOND FLOOR					
APARTMENT AREA 01-10			49.6m ²		
PRIVATE BALCONY			39m ²		
TOTAL			53.6m ²		



EAST ELEVATION



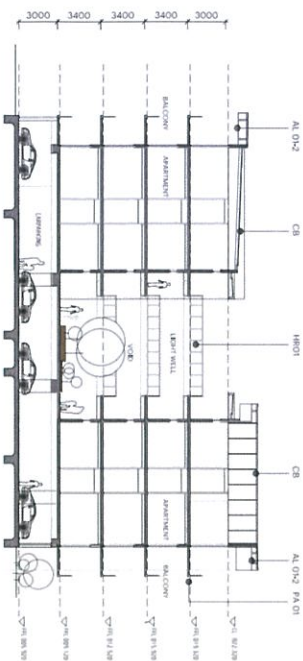
NORTH ELEVATION
SCALE 1/2"=1'-0"



SOUTH ELEVATION
9/24/13 2:20:03



WEST ELEVATION

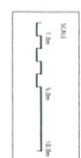
SECTION - EAST WEST
SCALE 1/2"=1'-0"

MATERIALS AND FINISHES SCHEDULE

- [illegible]

PAGE	DS	DAT FORD - Q-1 2006	O-A PLY - *
94413	(D-CR-D)	LADDER DS	E-A WELD * *
94413 AT	A1 1200	CHEM'D *	HYDRG * *
94413 FORD - Q-1 2006			COOPER * *

Rev	Date	Description
1	19 OCT 2014	1000000.00
2	20 OCT 2014	1000000.00



PROJECT	CONTRACT PRICE	INTEREST
POP APARTMENTS	ELEVATIONS	
MACCABEE STREET 57 MACCABEE STREET, SA 5004		
CLIENT	DESIGNER	
BILLY DITZ, CROOK PTY LTD 270 BARNES STREET MELBOURNE SA 5000	901-255-DA05	A



POST PARADE STREETSCAPE ELEVATION

City of Charles Sturt
Development Plan Consent
Granted Subject to Conditions
Pursuant to the Development Act 1993

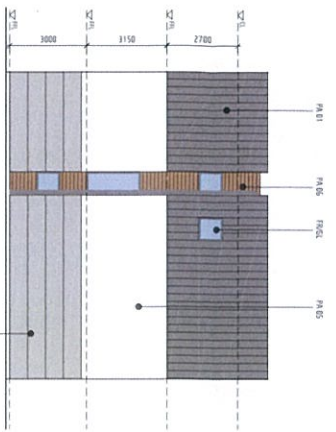


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Studio Nine Architects Pty Ltd
1 - 40-8 Pitt Street, Sydney NSW 2000
Australia

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2018-07-17	Initial Design	J. Smith	J. Smith
2	2018-07-17	Revised Design	J. Smith	J. Smith
3	2018-07-17	Final Design	J. Smith	J. Smith

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2018-07-17	Initial Design	J. Smith	J. Smith
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3	2018-07-17	Final Design	J. Smith	J. Smith

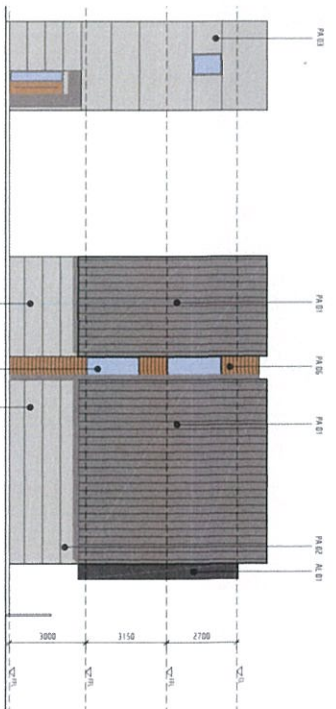
NO.	DATE	DESCRIPTION	BY	CHKD.
1	2018-07-17	Initial Design	J. Smith	J. Smith
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NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



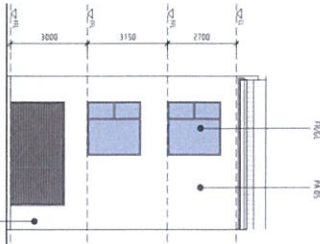
SOUTH WEST ELEVATION
SCALE 1/8" = 1'-0"



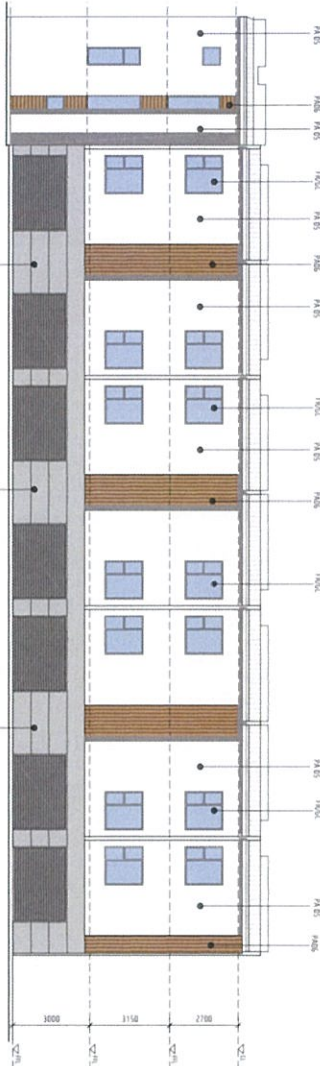
SOUTH EAST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST REAR ELEVATION
SCALE 1/8" = 1'-0"



SOUTH WEST REAR ELEVATION
SCALE 1/8" = 1'-0"



EAST REAR ELEVATION
SCALE 1/8" = 1'-0"

MATERIALS AND FINISHES SCHEDULE

- 1. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 2. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 3. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 4. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 5. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 6. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 7. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 8. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 9. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.
- 10. EXTERIOR WALLS: LIGHT GRAY CONCRETE BLOCK, 8" THICK, WITH 1/2" GROUT JOINTS.

City of Austin
Development Plan Commission
Grants Subject to Conditions
Permitted to the Development Act 1993



STUDIO NINE
ARCHITECTS
11414 N. Loop West, Suite 100
Dallas, Texas 75243
Phone: 214.444.1111
Fax: 214.444.1112
www.studiounine.com

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	FOUNDATION	1	SQ. FT.	10.00
2	WALLS	1	SQ. FT.	10.00
3	FLOORING	1	SQ. FT.	10.00
4	CEILING	1	SQ. FT.	10.00
5	ROOFING	1	SQ. FT.	10.00
6	PAINTING	1	SQ. FT.	10.00
7	LANDSCAPING	1	SQ. FT.	10.00
8	MECHANICAL	1	SQ. FT.	10.00
9	ELECTRICAL	1	SQ. FT.	10.00
10	PLUMBING	1	SQ. FT.	10.00

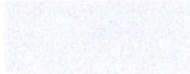
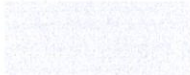





PROJECT: POP APARTMENTS
LOCATION: 11414 N. Loop West, Suite 100
DALLAS, TEXAS 75243
ARCHITECT: STUDIO NINE ARCHITECTS
DATE: 10/1/2013
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
APPROVED BY: J. SMITH








PROJECT: POP APARTMENTS
LOCATION: 11414 N. Loop West, Suite 100
DALLAS, TEXAS 75243
ARCHITECT: STUDIO NINE ARCHITECTS
DATE: 10/1/2013
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
APPROVED BY: J. SMITH

PROJECT: POP Apartments St Clair – Scheme 2

DATE: 2/05/2017

REVISIONS #: 01

LOCATION/ELEMENT	DESCRIPTION/DETAILS	IMAGE	COMMENTS
INTERNAL			
Paint (Ceilings)	Colour: Dulux 'Lexicon - Quarter'		
Paint (Walls)	Colour: Dulux 'Lexicon - Half'		
Doors & Internal Door Frames	Colour: Dulux Lexicon – Quarter Product: Natural Anodized Aluminum		
Skirtings/ Cornices	Colour: Dulux Lexicon – Quarter		
Aluminum Window/Door Framing	Sliding door with fly screen Colour: Monument Satin		
Laundry /Bathroom Floor Tiles	Product: Grey Matt Floor Tile Dimensions: 300 x 300mm		
Laundry Splashback	Product: White Matt Wall Tile Dimensions: 200 x 400		

Bathroom	Product: Wall Tiles Name: Super White Matt Dimensions: 600 x 300 Satin	
Bathroom – Shower Niche	Name: White Hexagon Tile Dimensions: 300 x 300 Sheet Details: Satin Finish	
Carpet to Bedrooms	Product: Charcoal carpet Colour: Ash Grey	
Entry/ Kitchen Flooring	Products: Timber Laminate Flooring Colour: Oak	
Kitchen Benchtop	Product: Smart Stone Name: Amara	
All Joinery	Product: Laminate Colour: White Finish: Natural or Silk Gloss	
Kitchen Splashback	Product: Mirror Colour: Grey	
Bedroom Robes	Product: Mirror	

Wet Area Mirrors

Product: Mirror

Bathroom Shower Screen

Product: Semi- Framed Shower screen



Internal Door Hardware

Product: Madinoz MDZ Lever



Kitchen

Product: 60CM Oven
Supplier: Ariston



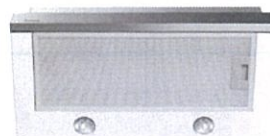
Kitchen

Product: 60cm Gas Cooktop
Supplier: Ariston



Kitchen

Product: 60cm Slide out
Rangehood
Supplier: Ariston



Kitchen

Product: 60cm Dishwasher
Supplier: Ariston



Bathroom

Product: Vanity
Detail: 750 RH Wall Hung 1TH



Bathroom

Product: Tapware
Detail: Fixed Basin Mixer |
Chrome



Bathroom

Product: WC
Detail: Close Coupled



Bathroom

Product: Shower arm & Rose
Detail: Wall mounted shower
arm with round rose shower
head



Laundry

Product: Laundry Trough + Cabinet



Laundry

Product: Novelli Sink Mixer



Sink

Product: 1 & 3/4 Bowl Sink + Drainer
Detail: Stainless steel over mounted with drainer



Tapware

Product: Sink Mixer
Details: Chrome with goose neck



Internal Downlights

Product: 100mm LED Downlight
Location: Living, bathroom and laundry



Air-conditioning

Wall mounted split system to living area



Air Movement

Ceiling Fans to bedrooms



Exhaust

Exhaust fan to bathroom and laundry

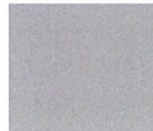
Intercom

Voice only intercom system

EXTERNAL

Balcony Flooring

Product: Porcelain Textured
External Tile
Dimensions: 300 x 300mm



Balcony Balustrade

Product: Aluminum Framed
glass
Colour: Monument Satin



Sensor Lights

LED Batton lighting to
walkways on sensor timer

