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ABA GROUP PTY LTD



Preliminary Site Investigation

15 Hilwa Street and 890, 896 & 898 Woodville Road, Villawood NSW

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Executive Summary

Background and Primary Objective

ABA Group Pty Ltd ('the client') engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at 15 Hilwa Street and 890, 896 & 898 Woodville Road, Villawood NSW ('the site').

The site consists of three cadastral allotments (covering a total area of 4,400m^2), the land being used for a mix of commercial (piano store) and residential purposes.

It was understood that this investigation is required to provide a qualitative assessment of the environmental (potential contamination) conditions of the site, in support of an application to the Fairfield City Council ('the Council') for its redevelopment. The primary objective was to appraise the potential for contamination, on the basis of field observations, historical land uses and anecdotal and documentary evidence.

Key Findings

The key findings of this PSI were as follows:

- The site is a U-shaped block of land (4,400m² in total area) and is currently occupied by two residential buildings and a commercial building (on the southern portion), with storage sheds and a car parking area (across the central and northern portions).
- The southern portion of the site had continuously been used for residential purposes and the central and northern portions of the site have been used for commercial purposes since the mid-1960s. Commercial activities undertaken at the site include a donut shop, restaurants and a piano store.
- The surrounding areas consist of a mixture of commercial and residential properties, with a petrol service station (located <10m east, up gradient of the site) in operation at the time of this investigation.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not on the *List of NSW Contaminated Sites Notified to the EPA*.
- The sub-surface was expected to be a layer of surficial soils including minor filling (<0.5m thickness), overlying natural, residual soil, with shale bedrock at depth (>5.0 metres below ground level (mBGL)).
- The site was situated within an area of *No Known Occurrence*, with respect to acid sulfate soils (ASS). No visual or olfactory evidence of actual or potential acid sulfates was encountered during the site inspection. Therefore, the potential for the presence of ASS on the site was considered to be low.
- The conceptual site model (CSM) established that there is potential for contamination to be present within the site area. It identified the possible contaminating sources (i.e. impacts from imported fill soils of unknown origin, uncontrolled weathering of structures, pesticide use, parked vehicles (leaks) and adjacent site activities), as well as the likelihood for relevant exposure pathways during site development and on-going use.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), the potential for contamination to exist on the site was considered to be low to moderate. The site was deemed suitable for the proposed mixed use (commercial and residential) development, in accordance with the State Environmental Planning Policy

(Resilience and Hazards) 2021 (former *SEPP 55 - Remediation of Land*), provided the recommendations below are undertaken.

Recommendations

EI provides the following recommendations in relation to the proposed development:

- A Stage 2 Detailed Site Investigation (DSI) should be undertaken, to further assess site contamination. The DSI should include intrusive soil and groundwater sampling and associated laboratory analysis for the potential contaminants identified in **Section 4.5**. In designing the sampling, analytical and quality plan (SAQP) for the DSI, the NSW EPA (1995) Sampling Design Guidelines should be referred to.
    - Should the DSI confirm the presence of contamination, subject to the degree and extent of impact(s), it may be necessary to develop a remedial works strategy, to mitigate all associated risks and make the land suitable for the intended use.
- Before commencement of any demolition works, a hazardous materials survey (HMS) should be completed by a suitably qualified consultant, to identify any hazardous materials present within the existing building fabrics.
    - If present, all identified hazardous materials must be appropriately managed, to maintain worker health and safety during demolition works and prevent the spread of hazardous substances.
- Following demolition and removal of associated wastes, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant.
- Any material being imported to the site should be validated as suitable for the intended use in accordance with NSW EPA guidelines.

EI notes that these recommendations can be managed through the development application process, in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 (former *SEPP 55 - Remediation of Land*).

1. Introduction

1.1 Background and Purpose

ABA Group Pty Ltd ('the client') engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at 15 Hilwa Street and 890, 896 & 898 Woodville Road, Villawood NSW ('the site').

The site is located within the local government area (LGA) of the Fairfield City Council (**Appendix A**, **Figure 1**) and consists of three adjoining lots, identified as follows:

- Lot 13 in Deposited Plan (DP) 220348 (15 Hilwa Street);
- Lot 3 in DP 208677 (890 & 896 Woodville Road); and
- Lot 1 in DP 217764 (898 Woodville Road);

The site covers a total area of 4,400m^2 (**Appendix A**, **Figure 2)**. At the time of this investigation, the land was being used for a mix of commercial (piano store) and residential purposes.

It was understood that this investigation is required to appraise the environmental (potential contamination) conditions of the site, in support of an application to Fairfield City Council ('the Council') for its redevelopment.

1.2 Proposed Development

Based on the preliminary plans (**Appendix B**) and information provided by the client, the proposed development will involve the demolition of all existing structures, followed by the construction of approximately 140 units across two buildings with a 3-4 level basement that will form part of the Villawood Town Centre Master Plan.

The basement is proposed to extend across the majority of the site area excluding the north corner and north eastern boundary. The basements would require bulk soil excavation to depths of down to 12.8 metres below ground level (mBGL). Locally deeper excavations may be required for footings, service trenches, crane pads and lift overrun pits.

1.3 Project Objectives

The primary objective of this PSI was to provide a qualitative assessment of the environmental condition of the site, by appraising the potential for contamination on the basis of field observations, historical land uses and anecdotal and documentary evidence.

A secondary objective was to make recommendations for further environmental management of the site, in relation to the proposed development.

1.4 Scope of Works

In order to achieve the above objectives, the following scope of works was completed:

- Review of relevant topographic, geological and soil landscape maps for the project area;
- A search for groundwater bore records within close vicinity (500m radius) of the site;
- A site walkover;
- Review of site history, based on aerial photographs (dating back to 1943) and property files archived by the Fairfield City Council;

- Search of NSW WorkCover (SafeWork NSW) records for information relating to possible underground tank approvals and locations;
- A land titles search, also conducted through NSW Land Registry Services;
- Searches of public registers maintained by the NSW Environment Protection Authority (NSW EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- Search of the *List of NSW Contaminated Sites Notified to the EPA*; and
- Data interpretation and reporting.

This PSI report was completed with reference to the NSW EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. It documents the investigation works, with discussion of the findings in regards to potential exposure pathways to human health and the environment. It concludes with statements concerning the potential for contamination to exist on the land and the site suitability for the proposed mixed use (commercial and residential) development.

1.5 Regulatory Framework

The following regulatory framework and guidelines were considered during this PSI:

- *NSW Contaminated Land Management Act 1997*;
- *Protection of the Environment Operations Act 1997*;
- *NSW Environmental Planning and Assessment Act 1979*; in particular
  - *State Environmental Planning Policy (Resilience and Hazards) 2021*;
  - *Fairfield Local Environmental Plan 2013*;
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure;*
- NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme*;
- NSW EPA (2020) *Consultants Reporting on Contaminated Land;*
- State Environmental Planning Policy *(Resilience and Hazards) 2021 (*former SEPP 55 – *Remediation of Land*.

2. Site Description

2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality and layout plans are shown in **Figures 1** and **2, Appendix A**. Refer also to **Appendix C** for site photographs.

Table 2-1 Site Identification

Attribute	Description
Street Address	15 Hilwa Street and 890, 896 & 898 Woodville Road, Villawood NSW
Location Description	The site is bounded by: ▪ North: Howatt Street, followed by commercial properties; ▪ East: Apex service station and Woodville Road, followed by residential properties; ▪ South: Residential properties, followed by Kirrang Avenue; and ▪ West: Hilwa Street, followed by residential properties.
Geographical Coordinates	Northern corner of site (GDA2020-MGA56): Easting: 312792.23 Northing: 6248922.562 (Source: http://maps.six.nsw.gov.au)
Area	4,400m² (Source: https://maps.six.nsw.gov.au/)
Cadastral Identification	▪ Lot 13 in Deposited Plan (DP) 220348 (15 Hilwa Street); ▪ Lot 3 in DP 208677 (890 & 896 Woodville Road); and ▪ Lot 1 in DP 217764 (898 Woodville Road);
Survey Marks	Two permanent survey marks are situated in close proximity (<100m) as follows: ▪ PM3348 D: located on the corner of Howatt Street and Woodville Road (on the north eastern corner of the site) ▪ PM6921: located on the corner of Howatt Street and Woodville Road (approximately 5m north east of the site) (Source: https://maps.six.nsw.gov.au/)
LGA	Fairfield City Council
Parish	St John
County	Cumberland
Current Zoning	B2: Local Centre R4: High Density Residential RE1: Public Recreation
Description	At the time of this PSI, the site was occupied by two residential buildings and commercial building (southern portion), with storage sheds and a car parking area (across the central and northern portions).

2.2 Local Land Use

The site is situated within a mixed commercial / residential area. Surrounding land use activities and potential receptors within close proximity (<500m) to the site are detailed in **Table 2-2**.

Table 2-2 Local Land Use

Direction	Land Use Description	Potential Receptor (distance from site)
North	Commercial properties, followed by a medical centre, library, a recreational park and a train station	Villawood Medical Centre (45m) Villawood Family Park (195m) Villawood Train Station (285m)
South	Residential properties	Residents (<10m)
East	Commercial properties, Apex service station (5m east), followed by residential properties	Residents (35m)
West	Residential properties	Residents (30m)

2.3 Regional Setting

Local topography, geology and soil landscape information is summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site is generally flat with a gentle slope towards the east, with an approximate reduced level (RL) of 24 metres Australian Height Datum (mAHD) across the site. The surrounding areas slope gently downwards in a north easterly direction.
Drainage	Likely to be consistent with the general slope of the surrounding area. Runoff is expected to be collected by stormwater pits on Woodville Road and is anticipated to flow north east towards a concrete lined canal (755m north east).
Geology	Information on regional sub-surface conditions, referenced from the 1:100 000 scale *Penrith Geological Series Sheet 9130*, indicates the site is underlain by Bringelly Shale (Rwb), which typically consists of Shale, carbonaceous claystone, claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff.
Soil Landscape	The Soil Conservation Service of NSW *Soil Landscapes of the Sydney 1:100,000 Sheet* (Chapman and Murphy, 1989) indicates that the site overlies a Richmond (*ri*) alluvial landscape. The natural soils of this landscape type are typically poor structed orange to red clay loams, clays and sands. Texture may increase with depth. Ironstone nodules may be present. Plastic Clays in drainage lines. Deep acid non-Calcic Brown Soils, Red Earths and Red Podzolic Soils, occur on terrace surfaces with Earth Sands on terrace edges.
Acid Sulfate Soil (ASS) Risk	With reference to the 1:25 000 scale *Liverpool Acid Sulfate Soil Risk Map* (Murphy, 1997), the subject land lies within an area of *No Known Occurrence*. In such cases, ASS are not known or expected to occur and land management activities are not likely to be affected by ASS materials. The *Fairfield Local Environmental Plan 2013 Acid Sulfate Soils Sheet CL1_021* shows the site is within an area which is not classified for ASS. Based on this map information, as well as the site's relatively high elevation (24 mAHD), the potential for ASS was low and further ASS assessment was unwarranted.
Nearest Surface Water Feature	A concrete lined stormwater canal located approximately 755m north east.
Anticipated Groundwater Flow Direction	Based on the local topography and the nearest surface water feature, groundwater is anticipated to flow north east towards a concrete lined canal which ultimately drains to Georges River (1.9km south west).

2.4 Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was conducted by EI on 1 June 2022 (Ref. https://realtimedata.waternsw.com.au/water.stm). No registered bores were

identified within a 500m radius of the site, as presented in the bore location plan, attached in **Appendix D**.

2.5 Site Walkover

Observations were recorded during a walkover of the site, conducted on 4 May 2022. These observations are summarised below and photographs of the site are presented in **Appendix C**.

- The site currently comprises two residential buildings (located at 15 Hilwa Street and 898 Woodville Road) and a commercial (piano store) building with associated car parking and storage areas (located at 890 & 896 Woodville Road);
  - The residential properties were tenanted at the time of the inspection. Internal areas of the building and rear areas of the property were not accessed during the inspection;
  - The commercial property was tenanted by a business (a piano store) at the time of the inspection. Internal areas of the building were not accessed during the inspection;
- The surrounding areas consisted of commercial and residential properties. An Apex service station was observed adjacent to the site, within the inner portion of the U-shape (**Photograph 12**);
- The site surface was generally flat, with a gentle down slope towards the east;
- 15 Hilwa Street (Lot 13 of DP 220348) was located in the south western corner of the site, containing a single storey, residential building (**Photograph 1 & 2**) with terracotta roofing;
  - The garden areas fronting Hilwa Street were in fair condition with no signs of distress noted;
  - The paved driveway and entrance walkway in front of the property were in good condition, with no cracking observed;
- 898 Woodville Road (Lot 1 of DP217764) was located in the south eastern corner of the site, containing a single storey, brick, residential building (**Photograph 3**) with terracotta roofing;
  - The garden areas fronting Woodville were in good condition with no signs of distress noted;
  - The concrete paved driveway and car parking area in the front of the site were in fair condition, with some cracking observed;
- 890 & 896 Woodville Road (Lot 3 of DP208677) was a U-shaped block of land, covering the central and northern portions of the site. This area contained a single storey commercial (piano store) warehouse building (located in the southern portion) (**Photograph 4**) and associated car parking and storage areas on an asphalt hardstand (located in the central and northern portions);
  - Garden areas were present in the front of the site facing Woodville Road and within narrow strips around the perimeter of the site (**Photograph 5, 6** and **7**). These garden areas were in good condition with no signs of distress noted;
  - The asphalt hardstand was in poor condition with extensive cracking observed (**Photograph 6, 7, 8, 9** and **10**). Portions of the asphalt hardstand appeared to have been replaced with a concrete slab (**Photograph 14**). These areas were in good condition, with no cracking;
  - A stockpile of timber pallets and shipping containers were observed on the asphalt in the western portion of the property (**Photograph 13**). In this same area, a rectangular concrete patch on the floor suggests the possible presence (or former presence) of an

UST. However, SafeWork NSW searches (**Section 3.4** and **Appendix F**) indicated no storage of hazardous products on site;

- A stormwater strip drain located in the north eastern corner of the property was observed to be blocked by soil (**Photograph 11**);

- No visual evidence of groundwater wells were observed on the site;
- No suspicious odours or evidence of gross contamination were observed on any part of the site during the inspection;
- No above-ground storage tank (AST) was observed on the site;
- No visual or olfactory (hydrogen sulphide) evidences of actual or potential ASS were encountered.

3. Site History and Searches

3.1 Land Titles Information

A historical land titles search was conducted through Info Track Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix E**. A summary of the previous and current registered proprietors is given in **Table 3-1, Table 3-2, Table 3-3, Table 3-4, Table 3-5, Table 3-6, Table 3-7, Table 3-8** and **Table 3-9.**

Figure 3-1 Historical Cadastral Lots

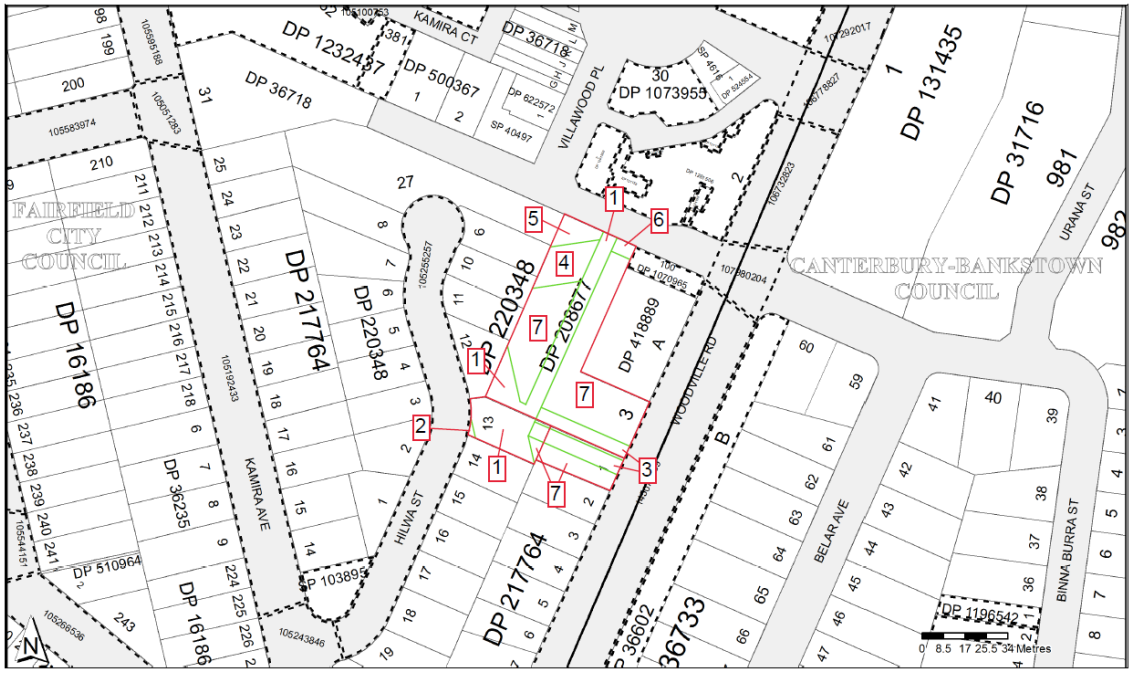


Table 3-1 Summary of Historical Property Ownership of Part Numbered 1

Period	Registered Proprietor(s) and Occupations (where available)
1926 to 1926	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)
1926 to 1928	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)
1928 to 1928	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)
1928	Council Public Road (Pursuant to the Local Government Act 1919)
1951 to 1960	The Housing Commissioner of New South Wales

Table 3-2 Summary of Historical Property Ownership of Part Numbered 2

Period	Registered Proprietor(s) and Occupations (where available)
1926 to 1926	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)
1926 to 1928	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)
1928 to 1930	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)
1930 to 1947	Bessie Ferris (Widow)
1947 to 1960	The Housing Commissioner of New South Wales

Table 3-3 Summary of Historical Property Ownership of Part Numbered 3

Period	Registered Proprietor(s) and Occupations (where available)
1926 to 1926	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)
1926 to 1928	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)
1928 to 1930	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)
1930 to 1947	Florence Elizabeth Rowell (Spinster)
1947 to 1960	The Housing Commissioner of New South Wales

Table 3-4 Summary of Historical Property Ownership of Part Numbered 4

Period	Registered Proprietor(s) and Occupations (where available)
1926 to 1926	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)
1926 to 1928	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)
1928 to 1929	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)
1929 to 1935	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Antoine William Mary Dapice
1935 to 1938	Villawood land and Investment Company Limited

Period	Registered Proprietor(s) and Occupations (where available)
1938 to 1947	Abraham Joseph Beshewatie (Storekeeper)
1947 to 1960	The Housing Commissioner of New South Wales

Table 3-5 Summary of Historical Property Ownership of Part Numbered 5

Period	Registered Proprietor(s) and Occupations (where available)
1926 to 1926	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)
1926 to 1928	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)
1928 to 1941	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)
1935 to 1946	Villawood Land and Investment Company Limited (now Villawood Land and Investment Company Proprietary Limited)
1946 to 1960	The Housing Commission of New South Wales

Table 3-6 Summary of Historical Property Ownership of Part Numbered 6

Period	Registered Proprietor(s) and Occupations (where available)
1926 to 1926	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)
1926 to 1928	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)
1928 to 1929	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)
1929 to 1935	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Antoine William Mary Dapice
1935 to 1942	Villawood Land and Investment Company Limited
1942 to 1947	Ronald Langley (Chartered Accountant)
1947 to 1960	The Housing Commission of New South Wales

Table 3-7 Summary of Historical Property Ownership of Part Numbered 7

Period	Registered Proprietor(s) and Occupations (where available)
1926 to 1926	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)
1926 to 1928	John Symonds (Engineer and Contractor)

Period	Registered Proprietor(s) and Occupations (where available)
	Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)
1928 to 1929	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)
1929 to 1935	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Antoine William Mary Dapice
1935 to 1945	Villawood Land and Investment Company Limited (now Villawood Land and Investment Company Proprietary Limited
1945 to 1960	The Housing Commissioner of New South Wales

Table 3-8 Summary of Historical Property Ownership of Lot 13 DP 220348 (15 Hilwa Street)

Period	Registered Proprietor(s) and Occupations (where available)
1926 to 1926	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)
1926 to 1928	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)
1928 to 1929	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)
1929 to 1935	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Antoine William Mary Dapice
1935 to 1945	Villawood Land and Investment Company Limited (now Villawood Land and Investment Company Proprietary Limited
1945 to 1960	The Housing Commissioner of New South Wales

Table 3-9 Summary of Historical Property Ownership of Lot 1 DP 217764 (898 Woodville Road)

Period	Registered Proprietor(s) and Occupations (where available)
1960 to 1963	Town & Country Development Pty. Limited (now Hooker Town Developments Pty. Limited
1963 to 1972	Leslie Homes (Sales) Pty Limited
1972 to 1977	Ivan Vrebac (Labourer) Desanka Vrebac (Married Woman)
1977 to 1983	Ivan Vrebac (Labourer)
1983 to 2002	Hong Thanh Huynh My Dams

Period	Registered Proprietor(s) and Occupations (where available)
2002 to Date	# Diem Phan Huynh # Wai Keung Tsang

Notes:
1) The symbol '#' denotes current registered proprietor;
2) Leases: - NIL
3) Easements:
- 10.02.1964 (D.P. 220348): Easement for drainage affecting the piece of land shown as site of proposed drainage easement 6 feet wide in D.P. 220348;
- 05.03.1964 (J515315): Easement for drainage affecting the site of proposed drainage easement 6 feet wide in D.P. 217764.

3.2 Historical Aerial Photograph Review

The historical aerial photographs reviewed as part of this PSI were derived from the NSW Government *2020 Spatial Collaboration Portal* (https://portal.spatial.nsw.gov.au/), with images from 1943, 1947, 1965, 1975, 1984, 1991, 1998, 2004, 2005 and 2013 being inspected. A summary of the findings is given in **Table 3-10**.

Table 3-10 Summary of Aerial Photograph History

Photograph	Site Description	Presumed Land Use
1943	The site was vacant and was covered with vegetation. The surrounding area was generally vacant, with the exception of commercial / industrial warehouse buildings present to the east of the site.	Vacant
1947	The site appeared relatively unchanged from the previous aerial photograph. The surroundings had been developed and comprised residential properties to the east, south and west of the site.	Vacant
1965	The site and immediate surroundings had been developed, with a residential property constructed in the south western corner (15 Hilwa Street) and a commercial property constructed in the property immediately adjacent to the site (892 Woodville Road). The remainder of the property (890, 896 and 898 Woodville Road) appeared unchanged. The surroundings had been further developed with residential properties to the east, south and west of the site and commercial properties to the north of the site.	Residential/Vacant
1975	The site had been developed with the addition of a residential property in the south eastern corner (898 Woodville Road), a commercial building in the eastern-central portion of the site (890 & 896 Woodville Road) and asphalt hardstand across the remainder of the site. The surroundings remained relatively unchanged from the previous aerial photograph.	Residential / Commercial
1984, 1991, 1998	The site and surroundings appeared relatively unchanged from the previous aerial photograph.	Residential / Commercial
2004	The site remained relatively unchanged with the exception of the demolishment of the commercial building in the eastern-central portion of the site (890 & 896 Woodville Road) which had been replaced with a large warehouse building.	Residential / Commercial
2005	The site and surroundings appeared relatively unchanged from	Residential /

Photograph	Site Description	Presumed Land Use
	the previous aerial photograph.	Commercial
2013	The site appeared relatively unchanged with the exception of a new concrete hardstand across a small portion of the asphalt hardstand area, north of the warehouse building. The surroundings appeared relatively unchanged from the previous aerial photograph.	Residential / Commercial

3.3 Council Information

An application to access property files archived by Fairfield City Council was initiated on 8 March 2022. Copies of documents made available by the Council are provided in **Appendix F.**

The available files covered the period 1965 – 2002 and mainly corresponded to development and building applications for each lot across the site.

Council records for 896 Woodville Road indicated the construction of a brick commercial building for use as a drive-in donut shop was approved by Council in November 1965 (BA 2725/65). Alterations to the building were approved by the Council in 1969 prior to the change of use to a Burger Chef establishment, and subsequently in 1985 when the site was converted to a McDonalds restaurant. In 2002, a portion of 896 Woodville Road was approved by the Council to be subdivided to create a corner play for dedication as a public road (DA 363/2002).

Building applications for 15 Hilwa Street corresponded to additions and internal/external alterations to the existing residence including addition of a carport (BA 3498/85).

Building applications for 898 Woodville Road corresponded to the construction of the original residential building approved in November 1967 (BA 2547/67), and the addition of a carport approved in September 1990 (BA 1859/90).

3.4 SafeWork

A request to search SafeWork NSW records relating to any storage / use of dangerous goods on-site was requested by EI on 17 May 2022. The search result (correspondence dated 8 June 2022, attached in **Appendix F**) confirmed that SafeWork NSW has not located any records pertaining to the above mentioned premises.

3.5 NSW EPA Online Records

Searches of public registers maintained by the NSW EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997* were conducted by EI for this PSI.

3.5.1 Record of Notices Under the CLM Act 1997

An on-line search of the contaminated land public record of NSW EPA Notices was conducted on 10 March 2022. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act 1997;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the NSW EPA has not been revoked;
- Site audit statements provided to the NSW EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and

- Actions taken by the NSW EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (the EHC Act 1985).

The search confirmed that the site and surrounding lands within close proximity (<250m) were not subject to any regulatory notices relevant to the above legislations.

3.5.2 List of NSW Contaminated Sites Notified to EPA

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted on 2 June 2022. This list is maintained by the NSW EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation. The site and surrounding lands within close proximity (<250m) were not notified or listed as contaminated on the NSW EPA records (https://www.epa.nsw.gov.au/your-environment/contaminated-land/notified-and-regulated-contaminated-land/list-of-notified-sites).

3.5.3 POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 2 June 2022. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs. The search confirmed that the site and surrounding lands within close proximity (<250m) were not subject to any licensing agreements / notices / programs relevant to the above legislation.

4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a conceptual site model (CSM) that assessed plausible linkages between potential contamination sources, migration pathways and receptors. The CSM also provides a framework for identifying gaps in the existing site characterisation.

4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If it was deemed that there was such potential, the environmental and human-health risks associated with contamination were to be evaluated.

This appraisal did not involve intrusive sampling and laboratory analysis of soils, soil vapours or groundwater. Instead, the potential for contamination was based on a desktop study, collating information from history searches and government-maintained databases, as well as a walkover inspection. Professional judgement was then applied, based on experience.

4.2 Summary of Site History

Based on the available historical information, the southern portion of the site had continuously been used for residential purposes and the central and northern portion of the site has been used for commercial purposes since the mid-1960s. Commercial activities undertaken at the site include a donut shop, restaurants and a piano store.

The surrounding areas consisted of a mixture of commercial and residential properties, with a petrol service station (located <10m east, up gradient of the site) in operation at the time of this investigation.

4.3 Predicted Subsurface Conditions

Based on the map and inspection information (**Section 2**), the sub-surface was expected to be a layer of surficial soil including minor filling (<0.5m thickness), overlying natural, residual soil, with shale bedrock at depth (below 5 mBGL).

4.4 Potential Contamination Sources

The potential contamination sources were considered to be the following:

- Impacted surficial soil and some possible filling used to grade the site;
- Uncontrolled weathering and deposition of hazardous building materials (including ACM, lead-based paints and metallic surfaces), present within the fabrics of the former and existing site structures;
- Application of pesticides, particularly beneath the building footprints and around footings;
- Spills and leaks from vehicles parked on-site; and
- Off-site migration from neighbouring properties, in particular the fuel service station (<10m east);

PFAS Assessment

The NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme* requires that PFAS are considered when investigating land contamination. The probability of PFAS occurrence, which was based on considerations outlined in the *PFAS National Environmental Management Plan* (HEPA, 2020), is reviewed in **Table 4-1**. In this instance, the potential for PFAS to be present on-site was deemed low.

Table 4-1 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence[1]
Has an activity listed in HEPA (2020) [2] as being associated with PFAS contamination occurred on-site? If so, list activity:	L
Has an activity listed in HEPA (2020) [2] as being associated with PFAS contamination occurred up-gradient or adjacent to the site? If so, list activity.	L
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	L
Did fire training occur up-gradient or adjacent to the site between 1970 and 2010? [3]	L
Have "fuel" fires ever occurred on-site between 1970 and 2010? (e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?)	L
Have PFAS been used in manufacturing or stored on-site? [4]	L
Could PFAS have been imported to the site in fill materials from a site with an activity listed in HEPA (2020)?	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? [5]	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil (including ASLP testing) and waters?	NA

Note 1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale); M – moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale).
Note 2 Activities listed in Appendix B of HEPA (2020).
Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.
Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam. (https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas)
Note 5 Refer to https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program.

Emerging Chemicals

The NSW EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985*, to control chemicals of concern and limit their potential impact on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in **Table 4-2**. In this instance, the potential for an emerging chemical of concern to be present on-site was deemed low, with the possible exceptions of pesticides in imported fill and near surface soil.

Table 4-2 Emerging or Controlled Chemicals

Chemicals of Concern (CCO or emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? [1]	No
Were organotin products (CCO, 1989) used or stored on site? [2]	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? [3]	No

Chemicals of Concern (CCO or emerging)	Decision
Were scheduled chemical or wastes (CCO, 2004) used or stored? [4]	Possibility for pesticides to have been applied to footings and present in imported fill
Are other emerging chemicals suspected? [5]	No
If Yes to any questions, has site sampling suite been optimised to include sampling for these chemicals of concern?	Yes

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.
Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.
Note 3 From older transformer oils and electrical capacitors
Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products
Note 5 Other chemicals considered as emerging (e.g. 1,4 dioxane; associated with some CVOC).

4.5 Potential Contaminants

The potential contaminants at the site were considered to be:

- Priority Metals (PM): arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total Recoverable Hydrocarbons (TRH);
- Volatile Organic Compounds (VOC); including
  - Benzene, Toluene, Ethylbenzene and Xylenes (BTEX); and
  - Chlorinated Volatile Organic Compounds (CVOC);
- Polycyclic Aromatic Hydrocarbons (PAH);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP); and
- Asbestos.

4.6 Potential Sensitive Receptors

The following potential receptors of site contamination were identified:

- Current site users / occupiers;
- On-site demolition / construction workers (during future redevelopment);
- Users of the adjacent land during the demolition / construction works;
- Future site users (including maintenance workers); and
- Ecological receptors in areas of exposed soil / landscaping, as well as local groundwater and Georges River.

4.7 Likelihood for Site Contamination

An evaluation of the likelihood for site contamination is given in **Table 4-3**.

Table 4-3 Assessment of Potential Site Contamination

Potential Source	Impacted Medium	Potential Contaminants	Likelihood for Contamination
Imported fill soils	Soil	PM, TRH, BTEX, PAH, OCP, OPP, asbestos	**Low to Moderate** Filling material expected to be present, for levelling purposes.
Uncontrolled weathering and deposition of hazardous	Soil	PM (lead in particular), asbestos	**Low to Moderate** Former buildings were constructed from 1960's, at least,

Potential Source	Impacted Medium	Potential Contaminants	Likelihood for Contamination
materials from building fabrics			and are expected to contain ACM and lead-based paints.
Application of pesticides	Soil (building footings, sub-slab)	PM, OCP, OPP	**Low** If present, will be limited to shallow, building sub-slab soils, due to the nature of pesticide application. Metals and OCP highly persistent in soils though.
Leakage from vehicles in parking areas	Surface soil	PM, TRH, VOC (including BTEX), PAH	**Low** Contamination, if present, likely to be localised and restricted to surface or shallow soil horizons. Cracking was observed in the car parking area.
Migration from off-site sources	Groundwater	PM, TRH, VOC (including BTEX and CVOCs), Phenols, PAH	**Low to Moderate** One existing petrol station has been identified directly adjacent and up gradient of the site (<10m east).

Based on this assessment, the overall risk to the identified sensitive receptors was considered to be low. Refer to **Table 4-4** for a summary of the CSM.

4.8 Data Gaps

Further (detailed soil and groundwater) investigation is warranted for this site, as the following data gaps were identified and require confirmation:

- The presence of hazardous materials within the existing site structures (i.e. building fabrics);
- The content of and whether potential contaminants are present in sub-surface fill within the site footprint; and
- The quality and presence of potential contaminants in groundwater.

Table 4-4 Summary of the CSM

Potential Source	Impacted Medium	COPC	Transport Mechanism	Exposure Pathway	Potential Receptor	Source-Pathway-Receptor (SPR) Linkage
Importation of fill of unknown origin and quality Uncontrolled weathering and deposition of hazardous materials from building fabrics Application of pesticides Leakage from vehicles in parking areas Migration from off-site sources	Soil	PM, TRH, VOC (including BTEX and CVOC), PAH, OCP, OPP and asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact Inhalation of particulates Inhalation of vapour	Current site occupiers Demolition / construction workers Adjacent site users Future site users	**Potentially complete.** However, the use of PPEs during intrusive works is mandatory by SafeWork NSW.
		TRH, VOC (including BTEX and CVOC) and PAH	Volatilisation of contamination from soil and diffusion to indoor air spaces	Inhalation of vapour	Future site users	**Potentially complete.**
	Groundwater	TRH, VOC (including BTEX), PAH	Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	Inhalation of vapours	Current site occupiers Demolition / construction workers Adjacent site users Future site users	**Potentially complete.**
		PM, TRH, VOC (including BTEX), PAH	Migration of dissolved phase impacts in groundwater	Biota uptake	Georges River and any receiving aquatic system	**No.** Nearest water receptor is more than 500 metres away from the site (Georges River – 1.9km).

5. Conclusion

The site identified as 15 Hilwa Street and 890, 896 & 898 Woodville Road, Villawood NSW was the subject of a PSI, the main objective being to appraise the potential for contamination. The key findings of this PSI were as follows:

- The site is a U-shaped block of land (4,400m² in total area) and is currently occupied by two residential buildings and a commercial building (on the southern portion), with storage sheds and a car parking area (across the central and northern portions).
- The southern portion of the site had continuously been used for residential purposes and the central and northern portions of the site have been used for commercial purposes since the mid-1960s. Commercial activities undertaken at the site include a donut shop, restaurants and a piano store.
- The surrounding areas consist of a mixture of commercial and residential properties, with a petrol service station (located <10m east, up gradient of the site) in operation at the time of this investigation.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not on the *List of NSW Contaminated Sites Notified to the EPA*.
- The sub-surface was expected to be a layer of surficial soils including minor filling (<0.5m thickness), overlying natural, residual soil, with shale bedrock at depth (>5.0 metres below ground level (mBGL)).
- The site was situated within an area of *No Known Occurrence*, with respect to acid sulfate soils (ASS). No visual or olfactory evidence of actual or potential acid sulfates was encountered during the site inspection. Therefore, the potential for the presence of ASS on the site was considered to be low.
- The conceptual site model (CSM) established that there is potential for contamination to be present within the site area. It identified the possible contaminating sources (i.e. impacts from imported fill soils of unknown origin, uncontrolled weathering of structures, pesticide use, parked vehicles (leaks) and adjacent site activities), as well as the likelihood for relevant exposure pathways during site development and on-going use.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), the potential for contamination to exist on the site was considered to be low to moderate. The site was deemed suitable for the proposed mixed use (commercial and residential) development, in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 (former *SEPP 55 - Remediation of Land*), provided the recommendations in **Section 6** are undertaken.

6. Recommendations

EI provides the following recommendations in relation to the proposed development:

- A Stage 2 Detailed Site Investigation (DSI) should be undertaken, to further assess site contamination. The DSI should include intrusive soil and groundwater sampling and associated laboratory analysis for the potential contaminants identified in **Section 4.5**. In designing the sampling, analytical and quality plan (SAQP) for the DSI, the NSW EPA (1995) Sampling Design Guidelines should be referred to.
  - Should the DSI confirm the presence of contamination, subject to the degree and extent of impact(s), it may be necessary to develop a remedial works strategy, to mitigate all associated risks and make the land suitable for the intended use.
- Before commencement of any demolition works, a hazardous materials survey (HMS) should be completed by a suitably qualified consultant, to identify any hazardous materials present within the existing building fabrics.
  - If present, all identified hazardous materials must be appropriately managed, to maintain worker health and safety during demolition works and prevent the spread of hazardous substances.
- Following demolition and removal of associated wastes, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant.
- Any material being imported to the site should be validated as suitable for the intended use in accordance with NSW EPA guidelines.
- EI notes that these recommendations can be managed through the development application process, in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 (former *SEPP 55 - Remediation of Land*).

7. Statement of Limitations

This report has been prepared for the exclusive use of ABA Group Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with ABA Group Pty Ltd.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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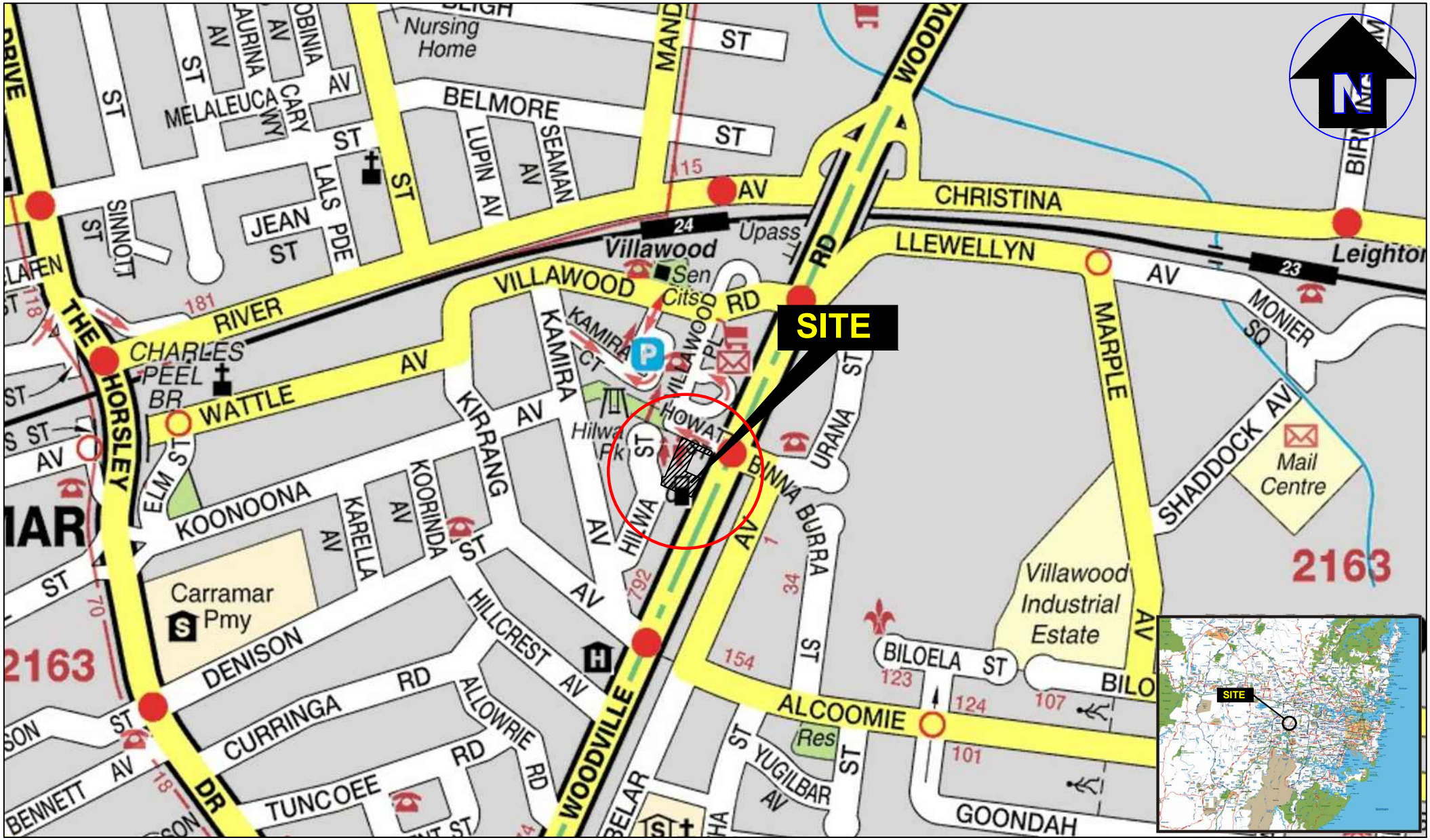
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Abbreviations

ACM	Asbestos-Containing Materials
ASS	Acid Sulfate Soils
AST	Above-ground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CBD	Central Business District
CCO	Chemical Control Order
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
CVOC	Chlorinated Volatile Organic Compounds
DA	Development Application
DP	Deposited Plan
DSI	Detailed Site Investigation
EI	EI Australia
FCS	Fibre Cement Sheeting
HMS	Hazardous Materials Survey
km	Kilometres
LEP	Local Environmental Plan
LGA	Local Government Area
m	Metres
mAHD	metres Australian Height Datum
mBGL	metres Below Ground Level
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
NSW EPA	Environment Protection Authority (of New South Wales)
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Poly-Fluoroalkyl Substances
PM	Priority Metals
PSI	Preliminary Site Investigation
RL	Relative Level
SAQP	Sampling, Analytical and Quality Plan
SWL	Standing Water Level
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material
VOC	Volatile Organic Compounds

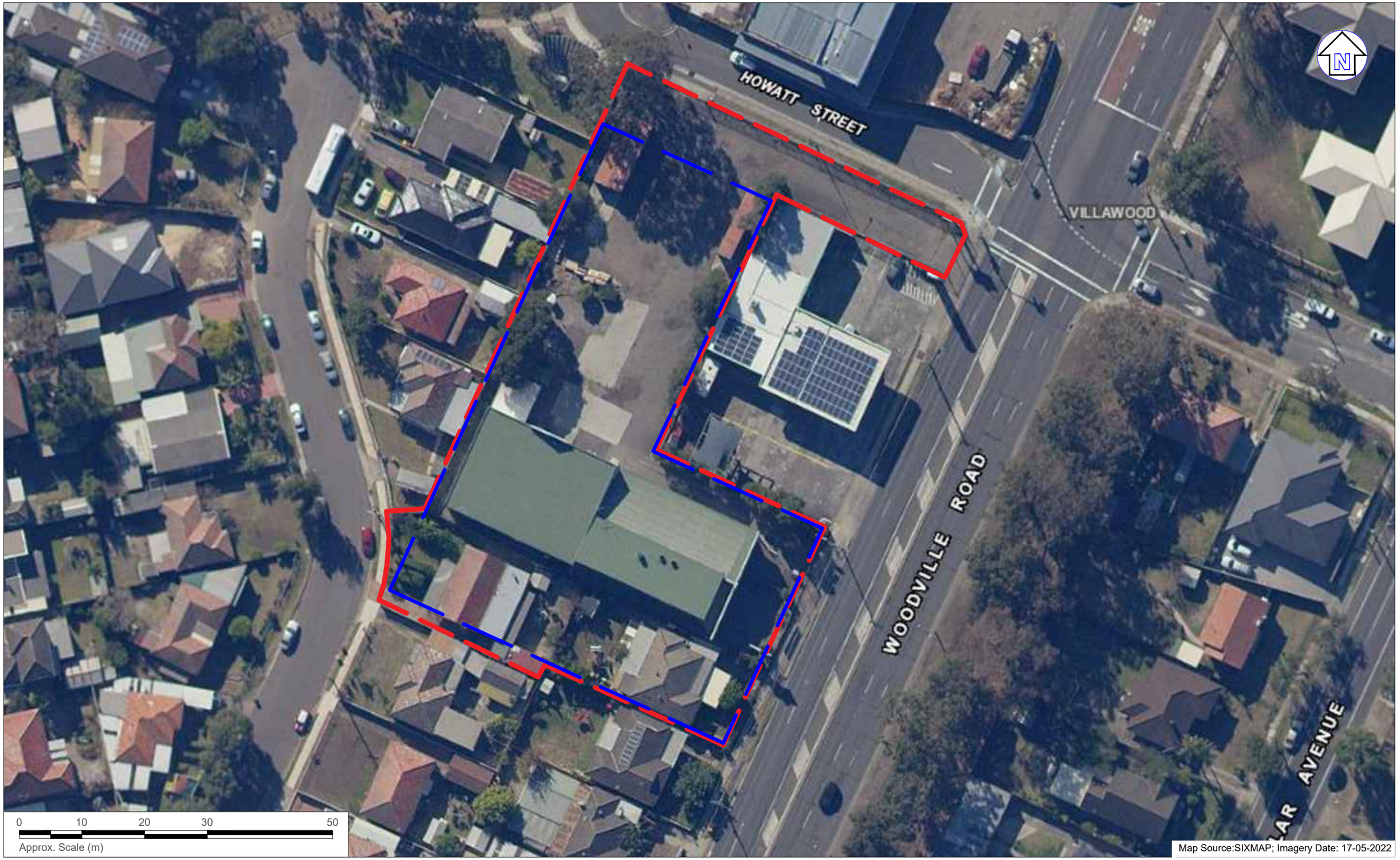
Appendix A - Figures



eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	R.L	**ABA SQUARE PTY LTD** Preliminary Site Investigation 15 Hilwa St, 896 & 898 Woodville Road, Villawood NSW Site Locality Plan
	Approved:	-	
	Date:	17-05-2022	
	Scale:	Not To Scale	

Figure: 1

Project: E25635.E01_Rev0



LEGEND (All locations are Approximate)

- Approximate site boundary
- Proposed basement boundary

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	R.L.
Approved:	-
Date:	6-06-22

ABA SQUARE PTY LTD
Preliminary Site Investigation
15 Hilwa St, 896 & 898 Woodville Road,
Villawood NSW
Site Locality Plan

Figure: 2

Project: E25635.E01_Rev0

Appendix B – Proposed Development Plans

Residential
Retail
Commercial
Service

HOWATT ST

GREEN SPACE
GREEN SPACE
9000
LOBBY
LIFT SHAFT
SUPERMARKET
2427.5 m²
6000
6000
6000
20000
20000
6000
WOODVILLE RD
SUPERMARKET
LOBBY
TRAVELATOR
ARCADE
SUPERMARKET STORAGE
TRUCK
RAMP
LOADING
Retail
74.5 m²
6000
12700
Retail
68.0 m²
6600
10300
Retail
73.1 m²
7100
Retail
66.1 m²
6900
STORAGE/PLANT

GROUND FLOOR PLAN
0 5 10 20

HOWATT ST

Residential

WOODVILLE RD

C.O.S.

FLOOR PLAN L1

0 5 10 20

N

HOWATT ST

Residential

WOODVILLE RD

TYPICAL FLOOR PLAN L2-3

0 5 10 20

HOWATT ST

Residential

WOODVILLE RD

TYPICAL FLOOR PLAN L4-5

0 5 10 20

HOWATT ST

Residential

WOODVILLE RD

TYPICAL FLOOR PLAN L6-7

0 5 10 20

Residential
Retail
Commercial
Service

HOWATT ST

WOODVILLE RD

6000
6000
6000
6000
6000
6000
6000
6200
6000

TRAVELATOR

RAMP

LIFT SHAFT

TYPICAL BASEMENT PLAN

0 5 10 20

Appendix C – Site Photographs (taken on 4 May 2022)



Photograph 1: Front view of the building at 15 Hilwa Street (facing east)



Photograph 2: Paved driveway at the front of 15 Hilwa Street (facing east)



Photograph 3: Garden area in the front of 15 Hilwa Street (facing south east)



Photograph 4: Front of the property at 898 Woodville Road (facing west)



Photograph 5: Front of the property at 890 & 896 Woodville Road (facing west)



Photograph 6: View of asphalt driveway north of the main building at 890 & 896 Woodville Road (facing west)



Photograph 7: Asphalt hardstand area in the central-northern portion of 890 & 896 Woodville Road (facing south)



Photograph 8: Asphalt hardstand area in the northern portion of 890 & 896 Woodville Road (facing north)



Photograph 9: Asphalt hardstand area in the northern eastern strip of 890 & 896 Woodville Road (facing east)



Photograph 10: Site entrance in the northern boundary of 890 & 896 Woodville Road (facing northwest)



Photograph 11: Stormwater strip drain located in the north eastern corner of 890 & 896 Woodville Road (facing south)



Photograph 12: Apex service station located at 894 Woodville Road, adjcacent to the site (facing south west)



Photograph 13: Stockpile of timber pallets observed in the western portion of 890 & 896 Woodville Road (facing south west)



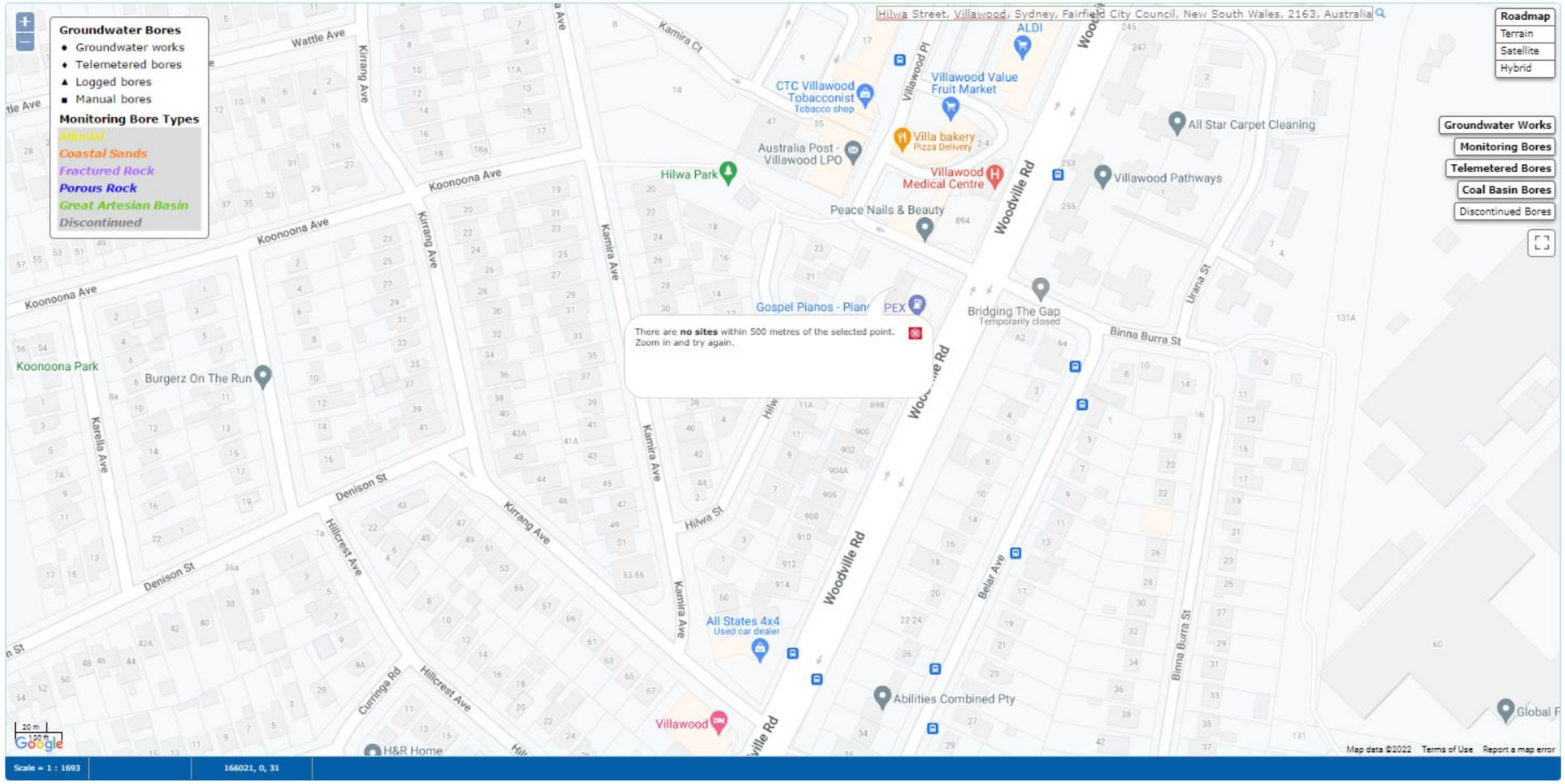
Photograph 14: Car parking area in the western portion of 890 & 896 Woodville Road (facing south)

Appendix D – Groundwater Bore Search

ALL GROUNDWATER MAP

All data times are Eastern Standard Time

Map | Info



Appendix E – Land Titles

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 15 Hilwa Street & 896-898 Woodville Road, Villawood, NSW 2163

Description: - Lot 13 D.P. 220348, Lot 1 D.P. 217764 & Lot 3 D.P. 208677

As regards to the parts numbered 1 on attached Cadastral Records Enquiry Report: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.09.1926 (1926 to 1926)	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
03.11.1926 (1926 to 1928)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
19.06.1928 (1928 to 1928)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)	Volume 3907 Folios 190 to 192
1928	Council Public Road (Pursuant to the Local Government Act 1919)	D.P. 16186 (Volume 3907 Folios 190 to 192)
05.10.1951 (1951 to 1960)	The Housing Commissioner of New South Wales	Volume 3907 Folios 190 to 192 (Government Gazette published 05.10.1951 Folio 2843) Then Volume 6537 Folio 159 Now Volume 7222 Folio 38

As regards to the part numbered 2 on attached Cadastral Records Enquiry Report: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.09.1926 (1926 to 1926)	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
03.11.1926 (1926 to 1928)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
19.06.1928 (1928 to 1930)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)	Volume 3907 Folios 190 to 192
02.05.1930 (1930 to 1947)	Bessie Ferris (Widow)	Volume 3907 Folios 190 to 192 Now Volume 4412 Folio 153
06.06.1947 (1947 to 1960)	The Housing Commissioner of New South Wales	Volume 4412 Folio 153 (Government Gazette published 06.06.1947 Folio 1335) Now Volume 7222 Folio 38

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to the parts numbered 3 on attached Cadastral Records Enquiry Report: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.09.1926 (1926 to 1926)	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
03.11.1926 (1926 to 1928)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
19.06.1928 (1928 to 1930)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)	Volume 3907 Folios 190 to 192
20.05.1930 (1930 to 1947)	Florence Elizabeth Rowell (Spinster)	Volume 3907 Folios 190 to 192 Now Volume 4434 Folio 151
06.06.1947 (1947 to 1960)	The Housing Commissioner of New South Wales	Volume 4434 Folio 151 (Government Gazette published 06.06.1947 Folio 1335) Now Volume 7222 Folio 38

As regards to the part numbered 4 on attached Cadastral Records Enquiry Report: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.09.1926 (1926 to 1926)	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
03.11.1926 (1926 to 1928)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
19.06.1928 (1928 to 1929)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)	Volume 3907 Folios 190 to 192
28.06.1929 (1929 to 1935)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Antoine William Mary Dapice	Volume 3907 Folios 190 to 192
20.12.1935 (1935 to 1938)	Villawood land and Investment Company Limited	Volume 3907 Folios 190 to 192 Now Volume 4775 Folio 235
03.05.1938 (1938 to 1947)	Abraham Joseph Beshewatie (Storekeeper)	Volume 4775 Folio 235 Now Volume 4955 Folio 104
06.06.1947 (1947 to 1960)	The Housing Commissioner of New South Wales	Volume 4955 Folio 104 (Government Gazette published 06.06.1947 Folio 1335) Now Volume 7222 Folio 38

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to the part numbered 5 on attached Cadastral Records Enquiry Report: - (Lot 81 D.P. 16186)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.09.1926 (1926 to 1926)	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
03.11.1926 (1926 to 1928)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
19.06.1928 (1928 to 1941)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)	Volume 3907 Folios 190 to 192
20.12.1935 (1935 to 1946)	Villawood Land and Investment Company Limited Now Villawood Land and Investment Company Proprietary Limited	Volume 3907 Folios 190 to 192 Now Volume 4775 Folio 235
04.01.1946 (1946 to 1960)	The Housing Commission of New South Wales	Volume 4775 Folio 235 (Government Gazette published 04.01.1946 Folio 2) Then Volume 5599 Folio 189 Now Volume 7222 Folio 38

As regards to the part numbered 6 on attached Cadastral Records Enquiry Report: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.09.1926 (1926 to 1926)	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
03.11.1926 (1926 to 1928)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
19.06.1928 (1928 to 1929)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)	Volume 3907 Folios 190 to 192
28.06.1929 (1929 to 1935)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Antoine William Mary Dapice	Volume 3907 Folios 190 to 192
20.12.1935 (1935 to 1942)	Villawood Land and Investment Company Limited	Volume 3907 Folios 190 to 192 Now Volume 4775 Folio 235
11.06.1942 (1942 to 1947)	Ronald Langley (Chartered Accountant)	Volume 4775 Folio 235 Now Volume 5354 Folio 110
06.06.1947 (1947 to 1960)	The Housing Commission of New South Wales	Volume 5354 Folio 110 (Government Gazette published 06.06.1947 Folio 1335) Now Volume 7222 Folio 38

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to the parts numbered 7 on attached Cadastral Records Enquiry Report: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.09.1926 (1926 to 1926)	John Symonds (Engineer and Contractor) Thomas Kennedy (Engineer) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
03.11.1926 (1926 to 1928)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Thomas Peters (Contractor)	Volume 3907 Folios 190 to 192
19.06.1928 (1928 to 1929)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor)	Volume 3907 Folios 190 to 192
28.06.1929 (1929 to 1935)	John Symonds (Engineer and Contractor) Leonard Thomas Hooper (Investor) Antoine William Mary Dapice	Volume 3907 Folios 190 to 192
20.12.1935 (1935 to 1945)	Villawood Land and Investment Company Limited Now Villawood Land and Investment Company Proprietary Limited	Volume 3907 Folios 190 to 192 Now Volume 4775 Folio 235
20.07.1945 (1945 to 1960)	The Housing Commissioner of New South Wales	Volume 4775 Folio 235 (Government Gazette published 20.07.1945 Folios 1265 to 1266) Then Volume 5884 Folio 106 Now Volume 7222 Folio 38

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards to Lot 13 D.P. 220348: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.11.1960 (1960 to 1963)	Town & Country Development Pty. Limited Now Hooker Town Developments Pty. Limited	Volume 7222 Folio 38 Then Volume 8078 Folio 208 Then Volume 9172 Folio 158 Now Volume 9457 Folio 133
20.06.1963 (1963 to 1964)	Cumberland Subdivisions Pty. Limited	Volume 9457 Folio 133 Now Volume 9636 Folio 13
22.09.1964 (1964 to 2007)	Elias Elias (Spot Welder)	Volume 9636 Folio 13 Now 13/220348
19.02.2007 (2007 to 2008)	Mikel Elias	13/220348
15.10.2008 (2008 to Date)	# Isaako Iose # Tavai Patea # Esau Iose	13/220348

 # Denotes current registered proprietor

Leases: - NIL

Easements: -

- 10.02.1964 (D.P. 220348): Easement for drainage affecting the piece of land shown as site of proposed drainage easement 6 feet wide in D.P. 220348.

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards to Lot 1 D.P. 217764: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.11.1960 (1960 to 1963)	Town & Country Development Pty. Limited Now Hooker Town Developments Pty. Limited	Volume 7222 Folio 38 Then Volume 8078 Folio 208 Then Volume 9172 Folio 158 Now Volume 9457 Folio 108
10.09.1963 (1963 to 1972)	Leslie Homes (Sales) Pty Limited	Volume 9457 Folio 108
08.09.1972 (1972 to 1977)	Ivan Vrebac (Labourer) Desanka Vrebac (Married Woman)	Volume 9457 Folio 108
10.10.1977 (1977 to 1983)	Ivan Vrebac (Labourer)	Volume 9457 Folio 108
31.05.1983 (1983 to 2002)	Hong Thanh Huynh My Dams	Volume 9457 Folio 108 Now 1/217764
05.04.2002 (2002 to Date)	# Diem Phan Huynh # Wai Keung Tsang	1/217764

 # Denotes current registered proprietor

Leases: - NIL

Easements: -

- 05.03.1964 (J515315): Easement for drainage affecting the site of proposed drainage easement 6 feet wide in D.P. 217764.

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards to Lot 3 D.P. 208677: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.11.1960 (1960 to 1961)	Town and Country Development Pty. Limited	Volume 7222 Folio 38 Then Volume 8078 Folio 208 Now Volume 9178 Folio 78
14.12.1961 (1961 to 1965)	Woolworths Properties Limited	Volume 9178 Folio 78
12.10.1965 (1965 to 1970)	Donuts Galore (Australia) Pty. Limited	Volume 9178 Folio 78
04.02.1970 (1970 to 1973)	Cottee's General Foods Limited	Volume 9178 Folio 78
01.06.1973 (1973 to 1998)	Bluejar Pty. Limited. Now McDonald's Properties (Australia) Pty Limited	Volume 9178 Folio 78 Now 3/208677
24.12.1998 (1998 to 2015)	Gospel Piano Pty Limited	
08.05.2015 (2015 to Date)	# Dong & Young Pty Ltd	3/208677

 # Denotes current registered proprietor

Leases: -

- 31.10.2014 (AI996303): Lease to Gospel Piano Group Pty Ltd. Expires 07.03.2017. Option of Renewal: 2 ½ Years.

Easements: - NIL

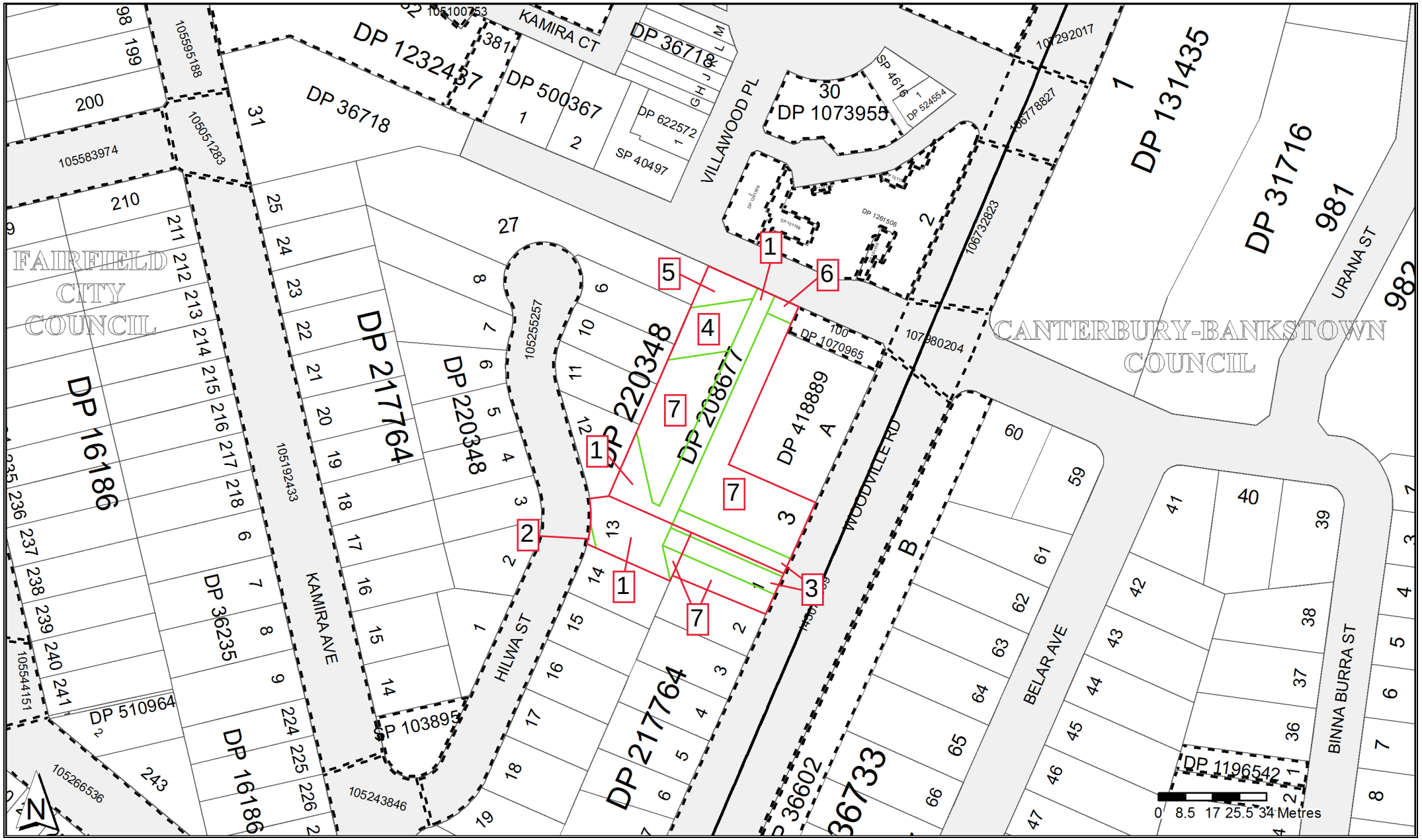
Yours Sincerely
Taylor Wilson
2nd May 2022

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au

Cadastral Records Enquiry Report : Lot 3 DP 208677

Ref : Hilwa Street & Woodville Road, Villawood

Locality : VILLAWOOD
Parish : ST JOHN
LGA : FAIRFIELD
County : CUMBERLAND

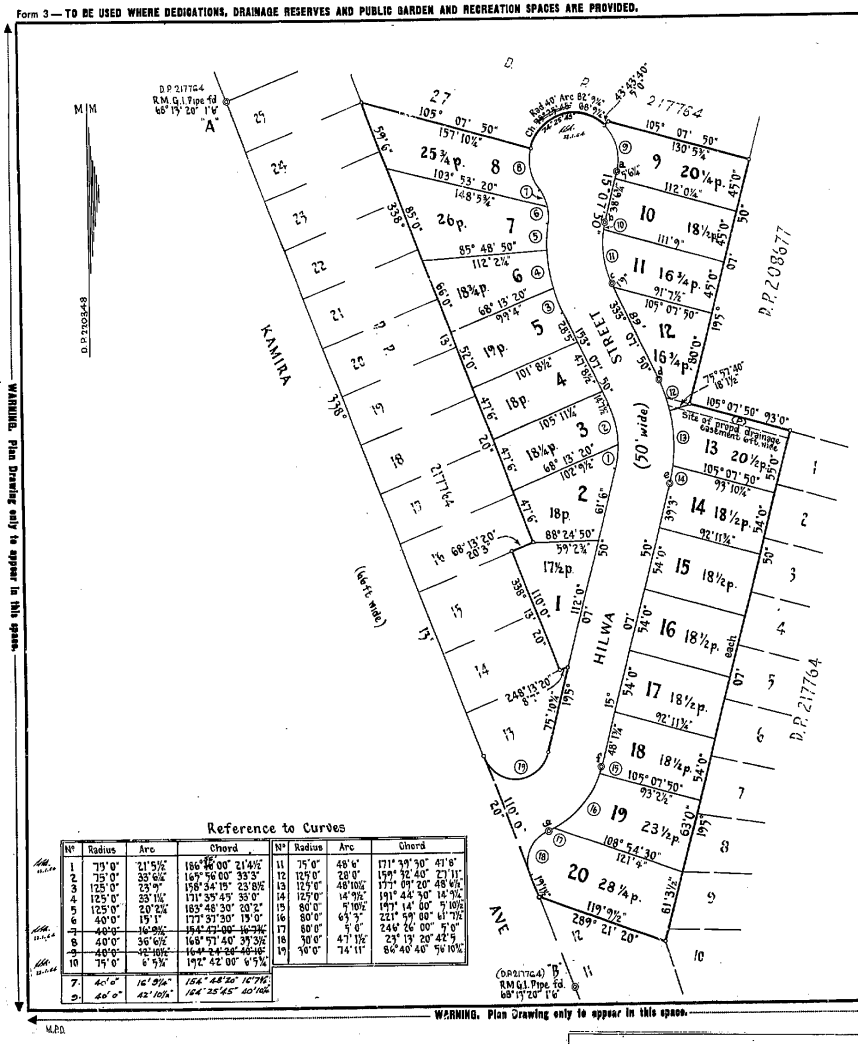


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This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

InfoTrack
Req:R928741 /Doc:DP 0220348 P /Rev:15-Sep-1992 /NSW LRS /Pgs:ALL /Prt:02-Jun-2022 12:11 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Hilwa Street & Woodville Road, Villawood

Form 3 — TO BE USED WHERE DEDICATIONS, DRAINAGE RESERVES AND PUBLIC GARDEN AND RECREATION SPACES ARE PROVIDED.



Reference to Curves

No	Radius	Arc	Chord	No	Radius	Arc	Chord
1	75'0"	21'5½"	186° 36' 00" 21'4½"	11	75'0"	48'6"	171° 39' 30" 47'8"
2	75'0"	39'6¾"	165° 56' 00" 39'3"	12	125'0"	28'0"	159° 32' 40" 27'11"
3	125'0"	23'9"	156° 34' 15" 23'8½"	13	125'0"	48'10½"	177° 09' 20" 48'6½"
4	125'0"	39'1¾"	171° 35' 45" 39'0"	14	125'0"	14'9¾"	191° 44' 30" 14'9¾"
5	125'0"	20'2¾"	185° 48' 30" 20'2"	15	80'0"	5'10½"	197° 14' 00" 5'10½"
6	40'0"	15'1"	177° 37' 30" 15'0"	16	80'0"	64'3"	221° 59' 00" 61'7½"
7	40'0"	16'9¾"	154° 42' 00" 16'7¾"	17	80'0"	5'0"	246° 26' 00" 5'0"
8	40'0"	36'6½"	168° 57' 40" 35'3½"	18	80'0"	47'11½"	23° 13' 20" 47'2"
9	40'0"	42'10½"	164° 24' 00" 40'9½"	19	80'0"	74'11"	86° 40' 40" 72' 10¾"
10	75'0"	6'5¾"	192° 42' 00" 6'5¾"				
7	40'0"	16'9¾"	154° 42' 20" 16'7½"				
9	40'0"	42'10½"	164° 25' 45" 40'10¾"				

Permanent Marks		
a	Conc. Block	1'6" 105° 07' 50"
b	" "	1'6" 105° 07' 50"
c	" "	1'6" 63° 07' 50"
d	" "	1'6" 63° 07' 50"
e	" "	1'6" 105° 07' 50"
f	" "	1'6" 198° 13' 20"
g	" "	1'6"

DP 220348

Registered: 6.12.1963
C.A.: No 2427 of 13-11-63
Title System: Torrens
Purpose: Subdivision
Ref. Map: Fairfield Sh 5
Last Plan D.P. 217764

PLAN OF
Subdivision of Lot 26 D.P. 217764

Scale 60 Feet to an Inch

Mun./Shire ... Fairfield
Locality: Villawood
Parish: St. John
County: Cumberland

I, Robert Rosan Alderton
of P.W. Rygate & Wast, Sydney
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made * (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 24th December 1963
Signature
Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth "AB"

Statements of Dedications, Easements.
(Signatures and Seals to appear in panel provided.)

It is intended to dedicate the new road to the public.

The drainage easement within lots 12 & 13 is intended to be appurtenant to the new road.

OFFICE USE ONLY.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

SIGNATURES AND SEALS ONLY.

The Common Seal of Cumberland Subdivisions Pty. Limited was hereunto affixed pursuant to a resolution of the Board of Directors in the presence of

I hereby consent and approve the sealing of this document.

I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision and new road(s) set out hereon.

Subdivision No. 2427 Date 13-11-63

Council Clerk

Approved by Council.
The Common Seal of The Council of the Municipality of Fairfield was hereunto affixed on 13-11-63 pursuant to a resolution of Council passed on 13-11-63

Council Clerk

Mayor/President

WARNING. Plan Drawing only to appear in this space.

AMENDMENTS OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 9th day of May, 1977

1

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 220348

FEET	INCHES	METRES
1	6	0.457
1	7 1/2	0.495
1	9	0.533
4	9 1/4	1.454
5	-	1.524
5	6 1/4	1.683
5	10 1/2	1.791
6	-	1.829
6	5 3/4	1.975
7	11	2.413
8	7	2.616
14	7 1/2	4.458
14	9 1/4	4.502
14	9 1/2	4.509
15	-	4.572
15	1	4.597
16	7 3/4	5.074
16	9 1/4	5.112
18	1 1/2	5.525
19	1 1/2	5.829
20	2	6.147
20	2 1/4	6.153
20	3	6.172
21	4 1/2	6.515
21	5 1/2	6.541
23	8 1/2	7.226
23	9	7.239
27	11	8.509
28	-	8.534
28	5	8.661
33	-	10.058
33	1 1/4	10.090
33	3	10.135
33	6 1/4	10.217
35	3 1/2	10.757
36	6 1/2	11.138
38	6 3/4	11.754
39	3	11.963
40	-	12.192
40	10 1/4	12.452
42	5	12.929
42	10 1/2	13.068
45	-	13.716
47	1 1/2	14.364
47	6	14.478
47	8	14.529
47	8 1/2	14.542
48	1 3/4	14.675
48	6	14.783
48	6 1/2	14.796
48	10 1/4	14.891
50	-	15.240
52	-	15.850
52	5	15.977
54	-	16.459
55	-	16.764
56	10 3/4	17.342
59	2 3/4	18.053
59	6	18.136
61	3 1/2	18.682
61	6	18.745
61	7 1/2	18.783
63	-	19.202
63	3	19.279
66	-	20.117
68	9 1/4	20.961
74	11	22.835
75	-	22.860
75	10 3/4	23.133
80	-	24.384
82	9 1/4	25.229
85	-	25.908
89	-	27.127
91	7 1/2	27.927
92	11 3/4	28.340
93	-	28.346
93	2 1/2	28.410

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

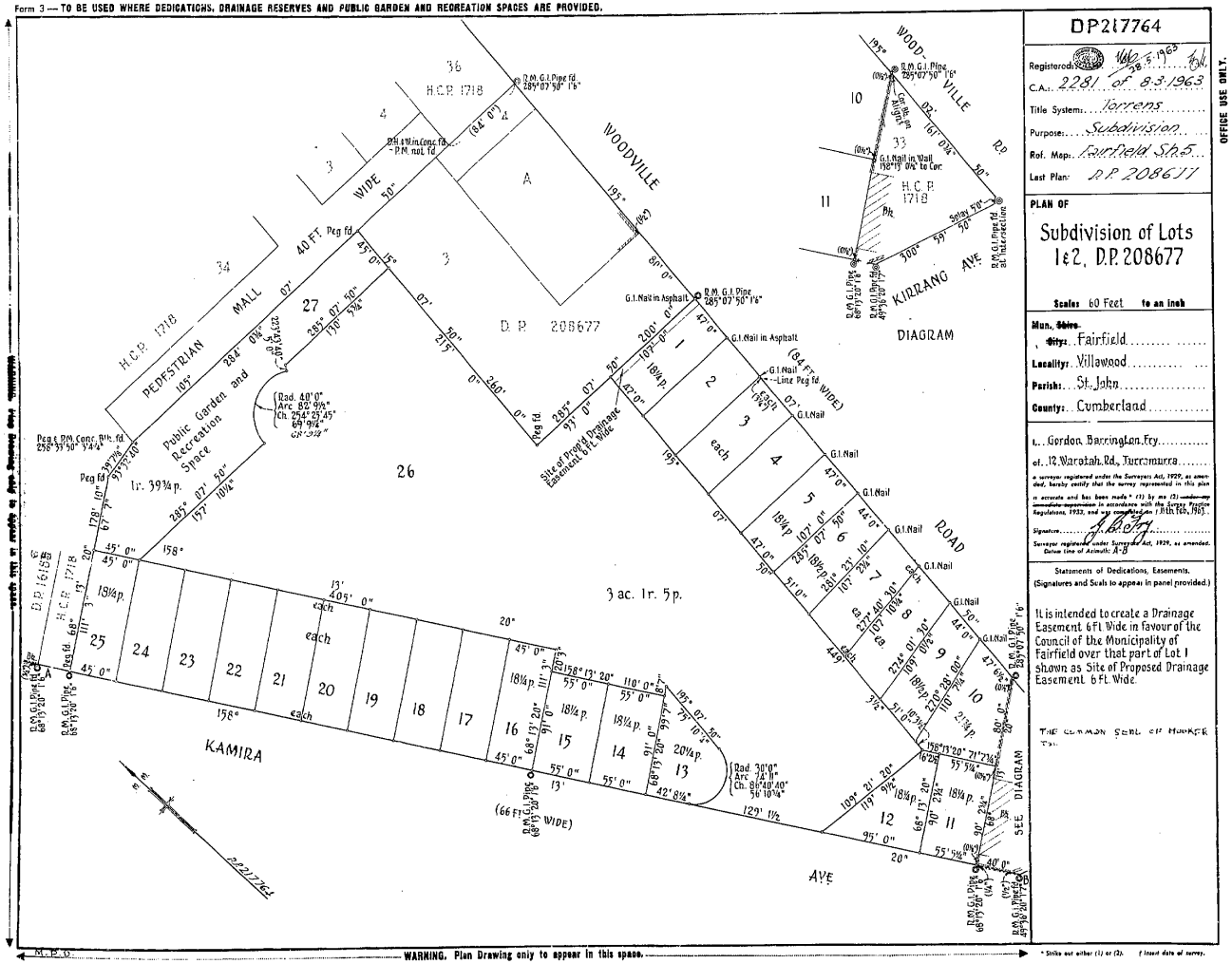
DP 220348 CONTINUED

FEET	INCHES	METRES
93	10 1/4	28.607
99	4	30.277
101	8 1/2	31.001
102	9 1/2	31.331
105	11 1/4	32.290
110	-	33.528
111	9	34.061
112	-	34.138
112	0 1/4	34.144
112	2 1/4	34.195
119	9 1/2	36.513
121	4	36.982
125	-	38.100
130	5 3/4	39.770
148	5 3/4	45.256
157	10 1/4	48.114

AC	RD	P	SQ M
-	-	15	379.4
-	-	16 3/4	423.7
-	-	17 1/2	442.6
-	-	18	455.3
-	-	18 1/4	461.6
-	-	18 1/2	467.9
-	-	18 3/4	474.2
-	-	19	480.6
-	-	19 3/4	499.5
-	-	20 1/4	512.2
-	-	20 1/2	518.5
-	-	23 1/2	594.4
-	-	25 3/4	651.3
-	-	26	657.6
-	-	28 1/4	714.5

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Form 3 — TO BE USED WHERE DEDICATIONS, DRAINAGE RESERVES AND PUBLIC GARDEN AND RECREATION SPACES ARE PROVIDED.



DP217764

Registered: 11 AUG 1963
C.A. 2281 of 8.3.1963
Title System: Torrens
Purpose: Subdivision
Ref. Map: Fairfield Sh.5
Last Plan: D.P. 208677

PLAN OF

Subdivision of Lots 1 & 2, D.P. 208677

Scales 60 Feet to an inch

Mun., Shire
City: Fairfield
Locality: Villawood
Parish: St. John
County: Cumberland

I, Gordon Barrington Fry
of 12 Warotah Rd., Turramurra
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made * (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 17th Feb, 1963.

Signature: G.B.Fry
Surveyor registered under Surveyors Act, 1929, as amended.
Datum line of Azimuth: A-B

Statements of Dedications, Easements, (Signatures and Seals to appear in panel provided.)

It is intended to create a Drainage Easement 6 Ft. Wide in favour of the Council of the Municipality of Fairfield over that part of Lot 1 shown as Site of Proposed Drainage Easement 6 Ft. Wide.

THE COMMON SEAL OF HOOKER PTY. LTD. was hereunto affixed in the presence of:

OFFICE USE ONLY.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

SIGNATURES AND SEALS ONLY.

I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision and new road(s) set out herein.

Subdivision No. 2281 Date 8th March 1963
Council Clerk

Approved by Council.
The Common Seal of The Council of the
was hereunto affixed on pursuant to a resolution
of Council passed on
Council Clerk
Mayor/President

* Strike out either (1) or (2). † Insert date of survey.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 28th day of April, 1977

1

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 217764

FEET	INCHES	METRES
-	0 1/4	0.006
-	0 1/2	0.013
-	0 3/4	0.019
-	1 1/4	0.032
-	3 1/4	0.083
-	3 1/2	0.089
1	6	0.457
1	7	0.483
3	4 1/4	1.022
4	-	1.219
4	8 3/8	1.432
5	-	1.524
6	-	1.829
7	10 3/4	2.407
8	7	2.616
9	0 1/2	2.756
10	3 1/2	3.137
11	6	3.505
16	2 1/2	4.940
20	3	6.172
30	-	9.144
39	7 1/8	12.268
40	-	12.192
42	8 1/4	13.011
44	-	13.411
45	-	13.716
47	-	14.326
47	6 1/2	14.491
51	-	15.545
55	-	16.764
55	5 1/4	16.897
56	10 3/4	17.342
66	-	20.117
67	7	20.599
68	9 1/4	20.961
71	7 3/4	21.838
74	11	22.835
75	10 3/4	23.133
80	-	24.384
82	9 1/2	25.235
84	-	25.603
90	2 3/4	27.502
91	-	27.737
93	-	28.346
95	-	28.956
99	7	30.353
107	-	32.614
107	2 3/4	32.603
107	10 3/4	32.687
109	0 1/2	33.236
110	-	33.528
110	7 1/4	33.712
111	3	33.909
111	3 7/8	33.931
119	9 1/2	36.513
129	1 1/2	39.357
130	5 3/4	39.770
157	10 1/8	48.114
161	0 3/4	49.092
178	10	54.508
200	-	60.960
215	-	65.532
260	-	79.248
284	0 3/4	86.582
405	-	123.444
449	3 1/2	136.944

AC	RD	P	SQ M
-	-	10 1/4	461.6
-	-	10 1/2	467.9
-	-	20 1/4	512.2
-	-	21 3/4	550.1
-	1	30 3/4	2017

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

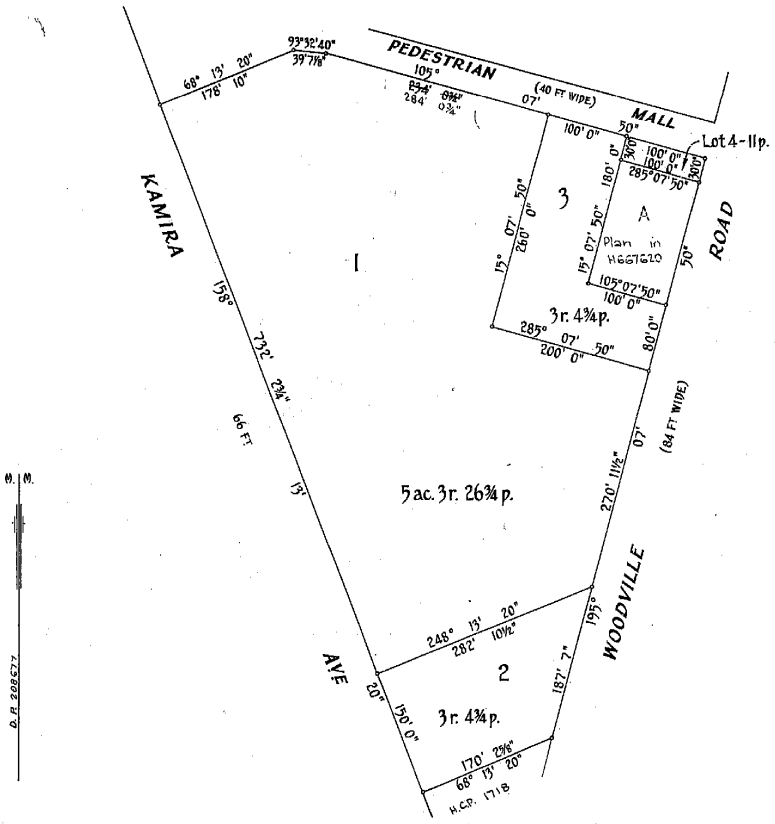
DP 217764 CONTINUED

AC	RD	P	HA
3	1	5	1.328

InfoTrack
Req:R928746 /Doc:DP 0208677 P /Rev:05-Jun-1992 /NSW LRS /Pgs:ALL /Prt:02-Jun-2022 12:11 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Hilwa Street & Woodville Road, Villawood

Form 2 — This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided. — See Form 3. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

WARNING. Plan Drawing only to appear in this space.



WARNING. Plan Drawing only to appear in this space.

M.P.D.

DP208677

Registered: [redacted] 5.1.62

C.A.: No. 2046 of 16.8.61

Title System: Torrens

Purpose: Subdivision

Ref. Map: Fairfield Roll 1

Last Plan H.667620 (HCP 1718)

OFFICE USE ONLY.

PLAN OF

Subdivision of Lot B in H667620

Scale: 100 Feet to an inch

Mun./Shire

City: Fairfield

Locality: Villawood

Parish: St. John

County: Cumberland

I, Lindsay Thomas Symons

of 149 Castlereagh St, Sydney

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that this survey represented in this plan has been compiled from information in plan in H667620 and is accurate and was made by me or under my immediate supervision in accordance with the Survey-Practice Regulations, 1933, and was completed on †

Signature: Lindsay T. Symons

Surveyor registered under Surveyors Act, 1929, as amended.

Datum Line of Azimuth

Statements of Proposed Easements.

Approved by the Council and Certified in accordance with the Provisions of Section 327 of the Local Government Act, 1919.

Date: 16th August 19.61

Subdivision No 20446

Council Clerk.

* Strike out either (1) or (2). † Insert date of survey.

D.P. 208677

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 208677

FEET	INCHES	METRES
26	-	7.925
30	-	9.144
39	7 1/8	12.068
40	-	12.192
80	-	24.384
84	-	25.603
100	-	30.480
150	-	45.720
170	2 5/8	51.883
178	10	54.508
180	"	54.864
187	7	57.175
200	-	60.960
260	"	79.248
270	11 1/2	82.588
282	10 1/2	86.220
284	0 3/4	86.582
732	2 3/4	223.183

AC	RD	P	SQ M
-	-	11	278.2
-	3	4 3/4	3155

AC	RD	P	HA
5	3	26 3/4	2.395

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 22nd day of March, 1977

1

Also, all that piece or parcel of land situate as aforesaid, being lot numbered 2, shown in plan annexed to Instrument of Transfer No. A949656 in the Registrar-General's Office,—and said to be in the possession of Frederick Francis William O'Brien.

And also, all that piece or parcel of land situate in the Shire of Sutherland, parish of Sutherland, county of Cumberland, being lot numbered 113, shown in deposited plan No. 9,119,—and said to be in the possession of Francis David Gould.

Dated at Sydney, this 11th day of July, 1945.

F. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(3726) JAMES McGIRR, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT CLEMPTON PARK, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (44-3,769—Schedule N10)

SCHEDULE.

All that piece or parcel of land situate in the Municipality of Canterbury, parish of St. George, county of Cumberland, being part of lot C in plan lodged with Instrument of Transfer No. B817952 in the Registrar-General's Office, and being the whole of the land comprised in Certificates of Title, registered volume 5,193, folios 75 and 76: Commencing on the north-western side of Lawn-avenue at the south-western corner of lot numbered 36 shown in deposited plan No. 16,422; and bounded thence on the south-east by that side of that avenue bearing 249 degrees 55 minutes 33 feet; on the south-west by a north-eastern boundary of lot numbered 22 shown in deposited plan No. 18,939 bearing 339 degrees 7 minutes 39 feet 0½ inch; again on the south-east by a line formed in part by the north-western boundaries of lots numbered 22, 23 and 1 shown in deposited plan No. 18,939 aforesaid, bearing 249 degrees 53 minutes 30 seconds 500 feet 1½ inches to the south-eastern corner of the land shown in the plan lodged with Real Property Application No. 29,041 in the Registrar-General's Office; again on the south-west by part of the north-eastern boundary of that land bearing 339 degrees 22 minutes 20 seconds 249 feet 2½ inches to the south-western corner of lot numbered 16, shown in deposited plan No. 16,733; on the north-west by a line formed in part by the south-eastern boundaries of lots numbered 16 and 17, shown in that plan bearing 69 degrees 7 minutes 30 seconds 330 feet 6¼ inches; and by part of the south-eastern boundary of the land comprised in Certificate of Title, volume 4,419, folio 133, bearing 69 degrees 8 minutes 30 seconds 333 feet 10 inches to the north-western corner of lot numbered 27 shown in deposited plan No. 16,422 aforesaid; on the north-east by the south-western boundaries of lots numbered 27 to 30 inclusive, shown in that plan bearing 157 degrees 11 minutes 177 feet 5 inches; again on the south-east by part of the north-western boundary of lot numbered 33 and the north-western boundaries of lots numbered 34, 35 and 36, shown in deposited plan No. 16,422 aforesaid, bearing 249 degrees 55 minutes 138 feet 2¾ inches; and again on the north-east by the south-western boundary of lot numbered 36 aforesaid, being 159 degrees 7 minutes 120 feet to the point of commencement, having an area of 3 acres 2 roods 26¾ perches or thereabouts,—and said to be in the possession of Alan Jesse Playford and Harriet Jane Playford.

Also, all that piece or parcel of land situate as aforesaid, being lot numbered 22 shown in deposited plan No. 18,939,—and said to be in the possession of Alan Jesse Playford and Harriet Jane Playford.

And also, all those pieces or parcels of land situate as aforesaid, being lots numbered 2, 8 and 10 shown in deposited plan No. 18,939,—and said to be in the possession of Catherine Donnelly, David W. Anstis and Mavis J. Ladd.

Dated at Sydney, this 11th day of July, 1945.

F. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(3728) JAMES McGIRR, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT RIVERSTONE, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in the Housing Commission of New South Wales. (44-3,819—Schedule N9)

SCHEDULE.

All that piece or parcel of land situate in the Shire of Blacktown, parish of Gidley, county of Cumberland, being lot numbered 9, section M, shown in deposited plan No. 712,—and said to be in the possession of Sydney Felix Jarrett.

Also, all that piece or parcel of land situate as aforesaid, being that part of the One Foot Reserve shown in deposited plan No. 1,395, separating lot numbered 9 aforesaid from Woods-street,—and said to be in the possession of the Public Trustee.

Also, all those pieces or parcels of land situate as aforesaid, being lots numbered 62 to 68 inclusive, and 80 to 82 inclusive, shown in deposited plan No. 1,444,—and said to be in the possession of The Methodist Missionary Society of Australasia Trust Association, Mrs. Phyllis G. Reeve and Leslie A. Brookes.

Also, all those pieces or parcels of land situate as aforesaid, being lots numbered 10, 11 and 13 to 18 inclusive, shown in deposited plan No. 11,767,—and said to be in the possession of the estate of Alexander Fyall and John A. Fyall.

Also, all those pieces or parcels of land situate as aforesaid, being lots numbered 4, 5, 16, 17, 19, 20, 26, 27, 28 and 32 shown in deposited plan No. 1,010,—and said to be in the possession of Frederick N. Bliss, Walter P. E. Williams, estate A. W. S. Gregg, and Miss Mary Rock.

And also, all that piece or parcel of land situate as aforesaid, being part of lot numbered 23, section D, shown in deposited plan No. 712: Commencing on the north-western side of Regent-street at the south-western corner of lot numbered 20 shown in deposited plan No. 1,010, and bounded thence on the south-east by that side of Regent-street bearing 228 degrees 15 minutes 66 feet; on the south-west by a line bearing 318 degrees 15 minutes 165 feet; on the north-west by a line bearing 48 degrees 15 minutes 66 feet, and on the north-east by the south-western boundary of lot numbered 20 aforesaid, bearing 138 degrees 15 minutes 165 feet to the point of commencement,—and said to be in the possession of Mrs. Elsie E. Greenacre.

Dated at Sydney, this 11th day of July, 1945.

F. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(3724) JAMES McGIRR, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT VILLAWOOD, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in the Housing Commission of New South Wales. (44-1,683—Schedule N11)

SCHEDULE.

All those pieces or parcels of land situate in the Municipality of Fairfield, parish of St. John, county of Cumberland, being lots numbered 15, 17, 18, 27, 33, 41 to 44 inclusive, 47, 48, 50, 86, 87, 91, 119 to 122 inclusive, 128, 135 to 138 inclusive, 141, 142, 144 to 157 inclusive, 161, 166, 167, 169 to 171 inclusive, 173, 174, 177 to 184 inclusive, 188, 194, 205, 206, 211, 215, 218 to 220 inclusive, 228, 232, 233, 238 to 241 inclusive, 243, 246 to 258 inclusive, and 261 to 263 inclusive, shown in deposited plan No. 15,560,—and said to be in the possession of Villawood Land and Investment Company Pty. Limited, John Symonds, Leonard Thomas Hooper and Antoine William Mary d'Apice.

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Also, all those pieces or parcels of land situate as aforesaid, being lots numbered 1 to 6 inclusive, 8, 9, 13 to 23 inclusive, 25 to 33 inclusive, 37 to 41 inclusive, 46, 47, 49, 51, 53, 56 to 58 inclusive, 62, 63, 66 to 72 inclusive, 75, 77, 78, 80, 83 to 89 inclusive, 91, 95 to 105 inclusive, 108, 109, 111, 112, 117, 118, 120 to 124 inclusive, 127, 128, 132 to 135 inclusive, 137 to 139 inclusive, 144, 145, 148, 154 to 157 inclusive, 159 to 162 inclusive, 164 to 166 inclusive, 168 to 170 inclusive, 172 to 182 inclusive, 184 to 187 inclusive, 191, 192, 195, 199 to 203 inclusive, 206, 208, 209, 213, 216, 217, 219 to 224 inclusive, 226 to 228 inclusive, 231 to 233 inclusive, 236 to 243 inclusive, 247, 262, 263, 266, 269, 270, 273, 275 to 279 inclusive, 282 to 285 inclusive, 288 to 294 inclusive, 296, 299, 301 to 304 inclusive, 306, 307, 311, 312, 314 to 322 inclusive, 324 to 327 inclusive, 329 to 333 inclusive, 336, 338, 339, 342, 344 to 348 inclusive, 356, 359 to 365 inclusive, 370, 372, 379 and 380 shown on deposited plan No. 16,186,—and said to be in the possession of Villawood Land and Investment Company Pty. Limited, John Symonds, Leonard Thomas Hooper and Antoine William Mary d'Apice.

And also, all those pieces or parcels of land situate as aforesaid, being lots numbered 35A and 40A, shown in deposited plan No. 14,724.—and said to be in the possession of John Symonds, Leonard Thomas Hooper and Thomas Peters.

Dated at Sydney, this 11th day of July, 1945.

F. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(3725) JAMES McGIRR, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT BERALA, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in the Housing Commission of New South Wales. (44-2,700—Schedule N6)

SCHEDULE.

All that piece or parcel of land situate in the Municipality of Lidcombe, parish of Liberty Plains, county of Cumberland, being lots numbered 4, 5 and 7 shown in deposited plan No. 15,498.—and said to be in the possession of Mrs. Madge Mary Eva England.

Dated at Sydney, this 11th day of July, 1945.

F. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(3727) JAMES McGIRR, Minister for Housing.

NOTIFICATION OF APPROPRIATION AND RESUMPTION OF EASEMENT FOR RAILWAY PURPOSES UNDER THE MINISTRY OF TRANSPORT ACT, 1932, AND THE PUBLIC WORKS ACT, 1912, AS RESPECTIVELY AMENDED.

WHEREAS the Commissioner for Railways is desirous of acquiring an easement or right to use in any manner the surface and subsoil of the land referred to in the Schedule hereto for constructing for railway purposes an electric high tension transmission line between Strathfield and Lawson deemed to be requisite or convenient for the use of the railways, and whereas the said easement or right is in my opinion required for carrying out the said work: Now, therefore, I, the Lieutenant-Governor, with the advice of the Executive Council, in pursuance of the Ministry of Transport Act, 1932, and Public Works Act, 1912, as respectively amended, do hereby direct that the said work shall be carried out by the Commissioner for Railways as the Constructing Authority, and I do declare by this notification to be published in the Government Gazette and in one or more newspapers published or circulated in the Police District wherein the said land is situated that the said easement or right over or through the land is hereby appropriated and resumed for the purposes hereinbefore referred to.

SCHEDULE.

(Easement only.)

All that piece of land situate in the Shire of Blue Mountains parish of Woodford county of Cook and State of New South Wales being part of lot 147 deposited plan 8178 being also part of land comprised in Certificate of Title registered volume 4699 folio 242 Commencing at the westernmost corner of lot 147 aforesaid and bounded thence by the north-western boundary of that lot bearing 57 degrees 5 minutes 200 feet to the south-western side of Alexander-avenue thence by part of that side of that avenue bearing 147 degrees 5 minutes 20 feet thence by a line bearing 237 degrees 5 minutes 200 feet to the south-western boundary of lot 147 aforesaid and thence by part of that boundary bearing 327 degrees 5 minutes 20 feet to the point of commencement and said to be in the possession of Harold Alston Bourne.

All that piece of land situate as aforesaid being part of the land comprised in Certificate of Title registered volume 4699 folio 242 and being strips of land 33 feet wide on each side of and adjacent to the centre line of the electric high tension transmission line between Strathfield and Lawson as erected which centre line intersects the south-western boundary of lot 147 deposited plan 8178 at a point bearing 147 degrees 5 minutes 6 feet 11¾ inches from the westernmost corner of that lot and which centre line bears 237 degrees 57 minutes 19 feet 2½ inches and south-westerly to a point on the south-eastern side of Birdwood-parade bearing north-easterly 9 feet 3¼ inches from the northernmost corner of lot 1 section D deposited plan 7710 and said to be in the possession of Harold Alston Bourne.

All that piece of land situate as aforesaid being part of portion 10 and also part of the land comprised in Certificate of Title volume 4752 folio 182 and being strips of land 33 feet wide on each side of and adjacent to the centre line of the electric high tension transmission line between Strathfield and Lawson as erected which centre line intersects the western termination of Lester-avenue at a point bearing 52 minutes 27 feet 9¼ inches from the south-westernmost corner of that avenue and which centre line bears 277 degrees 19 minutes 10 seconds 108 feet 10 inches and 262 degrees 42 minutes 50 seconds to the western boundary of portion 10 aforesaid and said to be in the possession of the Council of the Shire of Blue Mountains.

Signed at Sydney, this 27th day of June, 1945.

F. R. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

M. O'SULLIVAN, Minister for Transport.

(3817) GOD SAVE THE KING!

NOTIFICATION OF APPROPRIATION AND RESUMPTION OF LAND FOR RAILWAY PURPOSES UNDER THE MINISTRY OF TRANSPORT ACT, 1932, AND THE PUBLIC WORKS ACT, 1912, AS RESPECTIVELY AMENDED.

WHEREAS the Commissioner for Railways is desirous of acquiring the land referred to in the Schedule hereto for the purpose of providing an electric substation at Singleton in connection with the rearrangement of the electric power supply to the Municipality of Singleton deemed to be requisite and convenient for the use of the railways, and whereas the said land is in my opinion required for carrying out the said work: Now, therefore, I, the Lieutenant-Governor, with the advice of the Executive Council, in pursuance of the Ministry of Transport Act, 1932, and Public Works Act, 1912, as respectively amended, do hereby direct that the said work shall be carried out by the Commissioner for Railways as the Constructing Authority, and I do declare by this notification to be published in the Government Gazette and in one or more newspapers published or circulated in the Police District wherein the said land is situated that the land referred to in the Schedule hereto is hereby appropriated and resumed for the purpose hereinbefore referred to.

SCHEDULE.

All that piece of land situate at Singleton in the Shire of Patrick Plains parish of Wittingham county of Northumberland and State of New South Wales being part of lots 5 to 9 inclusive of Redbournberry Estate and part of the land comprised in Conveyances registered No. 361 Book 1004 and No. 267 Book 1767 Commencing at the southernmost corner of lot 5 of Redbournberry Estate thence bounded on the west by part of the eastern side of Orchard-lane being also the western boundaries of lots 5 to 8 inclusive and part of the western boundary of lot 9 of the above estate bearing 1 minute 30 seconds 398 feet 9½ inches thence bounded on the north-east by a line bearing 143 degrees 23 minutes 30 seconds 825 feet 6 inches and thence on the south-east by part of the south-eastern boundary of lot 5 aforesaid bearing 234 degrees 42 minutes 30 seconds 238 feet 0¼ inch to the point of commencement being approximately 3 roods 22¼ perches in area and said to be partly in the possession of Vera H. Donnelly and partly in the possession of the estate of the late R. T. Allen.

Signed at Sydney, this 27th day of June, 1945.

F. R. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

M. O'SULLIVAN, Minister for Transport.

(3816) GOD SAVE THE KING!

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RESIGNATION.

Department of Public Health.

THE Lieutenant-Governor-in-Council has approved of the acceptance of the resignation tendered by Dr. Edmund Harold Molesworth of his position as Member and President of the New South Wales Medical Board, constituted under the provisions of the Medical Practitioner Act, 1938-1939.

C. A. KELLY, Minister for Health.

PUBLIC HOSPITALS ACT, 1929-1943.

I, the Honourable Sir FREDERICK RICHARD JORDAN, Lieutenant-Governor of the State of New South Wales, upon the recommendation of The Hospitals Commission of New South Wales, and with the advice of the Executive Council, in pursuance of the provisions of subsection (5) of section 4 of the Public Hospitals Act, 1929-1943, do, by this my Order, alter the name of The Burrowa District Hospital, appearing in the Second Schedule to such Act, to The Boorowa District Hospital.

Dated at Sydney, this twelfth day of December, 1945.

F. R. JORDAN, Lieutenant-Governor.

(5996) C. A. KELLY, Minister for Health.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT GRANVILLE, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (45-11,512—Schedule 38)

SCHEDULE.

All that piece or parcel of land situate in the Municipality of Granville, parish of Liberty Plains, county of Cumberland, being lots numbered 42, 43 and 44, section 1, shown in deposited plan No. 868,—and said to be in the possession of J. Breen and J. Smith.

Also, all those pieces or parcels of land situate as aforesaid, being lots numbered 22 to 26 inclusive, 30, 47 and 50, section 2, shown in deposited plan No. 868,—and said to be in the possession of W. A. Wright, Mrs. A. M. Mellor, J. F. Collins, estate of H. Garratt, Mrs. M. McCann, M. Muldowney and W. H. Ramus.

Also, all that piece or parcel of land situate as aforesaid, being lots numbered 20 and 21, section 3, shown in deposited plan No. 868,—and said to be in the possession of W. H. Ramus and V. F. Lamb.

Also, all those pieces or parcels of land situate as aforesaid, being lots numbered 18, 25, 26 and 32, section 2, shown in deposited plan No. 1,144,—and said to be in the possession of W. A. Wright, G. E. Morgan and the estate of F. H. Carroll.

Also, all those pieces or parcels of land situate as aforesaid, being lots numbered 9, 10 and 25 to 28 inclusive, section 3, shown in deposited plan No. 1,144,—and said to be in the possession of Miss E. Turkington, the estate of C. A. Bell and the estate of P. Thompson.

And also, all that piece or parcel of land situate as aforesaid, being lot numbered 59, shown in deposited plan No. 7,927,—and said to be in the possession of Mrs. K. Schuback.

Dated at Sydney, this 19th day of December, 1945.

(L.S.) F. R. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(5868) JAMES McGIRR, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT VILLAWOOD, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (45-8,223—Schedule N153)

SCHEDULE.

All that piece or parcel of land situate in the Municipality of Fairfield, parish of St. John, county of Cumberland, being lots numbered 26 to 31 inclusive, 34 to 37 inclusive, and 46 to 52 inclusive, shown in deposited plan No. 1,039,—and said to be in the possession of Harry James Skipper and others.

Dated at Sydney, this 19th day of December, 1945.

(L.S.) F. R. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(5867) JAMES McGIRR, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT CASULA, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (45-10,606—Schedule N155)

SCHEDULE.

All that piece or parcel of land situate in the Municipality of Liverpool, parish of St. Luke, county of Cumberland, being lots numbered 4 and 5, section A, shown in deposited plan No. 7,633,—and said to be in the possession of Mrs. Violet Jane Hanscombe.

Dated at Sydney, this 19th day of December, 1945.

(L.S.) F. R. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(5866) JAMES McGIRR, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT VILLAWOOD, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (45-10,369—Schedule N151)

SCHEDULE.

All those pieces or parcels of land situate in the Municipality of Fairfield, parish of St. John, county of Cumberland, being lots numbered 90 and 92, shown in deposited plan No. 15,560 and lots 81 and 149, shown in deposited plan No. 16,186,—and said to be in the possession of Villawood Land and Investment Company Pty. Limited.

Dated at Sydney, this 19th day of December, 1945.

(L.S.) F. R. JORDAN, Lieutenant-Governor.

By His Excellency's Command,

(5863) JAMES McGIRR, Minister for Housing.

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Also, all that piece or parcel of land situate as aforesaid being part of lots numbered 18, 19 and 20, section 27, shown in deposited plan No. 477: Commencing on the south-eastern side of Pomeroy-street at the northernmost corner of lot A shown in deposited plan No. 8,425; and bounded thence on the north-west by that side of that street bearing 49 degrees 35 minutes 30 seconds 20 feet to the westernmost corner of the area of 1 acre 24 perches comprised within Certificate of Title registered volume 4,180, folio 84; on the north-east by a south-western boundary of that area bearing 139 degrees 35 minutes 30 seconds 396 feet to the north-western boundary of lot numbered 17, section 27, shown in deposited plan No. 477; on the south-east by part of that lastmentioned boundary bearing 229 degrees 35 minutes 30 seconds 20 feet to the easternmost corner of lot numbered 10 shown in plan lodged with instrument of transfer No. A870422 in the Registrar-General's Office, Sydney; and on the south-west by the north-eastern boundaries of lots numbered 1 to 10 inclusive, shown in the lastmentioned plan and the north-eastern boundary of lot A shown in deposited plan No. 8,425, in all bearing 319 degrees 35 minutes 30 seconds 396 feet to the point of commencement,—and said to be in the possession of the estate of James Alston Gregg.

Dated at Sydney, this 21st day of May, 1947.

(L.S.) J. NORTHCOTT, Governor.

By His Excellency's Command,

(4335) CLIVE EVATT, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT TCONGABBIE, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (46-16,152—Schedule 669)

SCHEDULE.

All those pieces or parcels of land situate in the Municipality of Holroyd, parish of Prospect, county of Cumberland, being lots numbered 191, 192 and 196 to 199 inclusive, shown in deposited plan No. 11,508,—and said to be in the possession of the Estate of Amanda Mulvina Shelton, deceased.

Dated at Sydney, this 21st day of May, 1947.

(L.S.) J. NORTHCOTT, Governor.

By His Excellency's Command,

(4336) CLIVE EVATT, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT RYDALMERE, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (47-24,330—Schedule 644)

SCHEDULE.

All those pieces or parcels of land situate in the Municipality of Ermington and Rydalmere, parish of Field of Mars, county of Cumberland, being lots numbered 42, 89, 107, 117, 118, 121, 232, 233, 244, 254 to 257 inclusive, 267, 276, 277, 287, 293, 294, 321, 336, 337, 338, 343, 344, 346, 363, 364, 366, 368, 372, 375, 376, 417, 443 and 451, shown in deposited plan No. 15,160,—and said to be in the possesion of the estate of Adelaide Louisa Palmer and others.

Dated at Sydney, this 21st day of May, 1947.

(L.S.) J. NORTHCOTT, Governor.

By His Excellency's Command,

(4338) CLIVE EVATT, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT RYEALMERE, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (47-25,285—Schedule 662)

SCHEDULE.

All those pieces or parcels of land situate in the Municipality of Ermington and Rydalmere, parish of Field of Mars, county of Cumberland, being lots numbered 7, 8, 15, 16, 17, 27, 29, 47, 50, 51, 55, 61, 62, 66, 68, 102, 106, 107, 108, 157, 218, 219 and 256, shown in deposited plan No. 15,173,—and said to be in the possession of Arthur James Blake and others.

Dated at Sydney, this 21st day of May, 1947.

(L.S.) J. NORTHCOTT, Governor.

By His Excellency's Command,

(4339) CLIVE EVATT, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT VILLAWOOD, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (45-7,876—Schedule 674)

SCHEDULE.

All those pieces or parcels of land situate in the Municipality of Fairfield, parish of St. John, county of Cumberland, being lots numbered 7, 10, 12, 24, 34, 35, 36, 42 to 45 inclusive, 48, 50, 52, 54, 55, 59, 60, 61, 64, 65, 73, 74, 76, 79, 82, 90, 92, 93, 94, 106, 107, 110, 113 to 116 inclusive, 119, 125, 126, 129, 130, 131, 140 to 143 inclusive, 146, 147, 150 to 153 inclusive, 158, 163, 167, 171 and 183 shown in deposited plan No. 16,186,—and said to be in the possession of Mrs. C. A. Maike and others.

Dated at Sydney, this 21st day of May, 1947.

(L.S.) J. NORTHCOTT, Governor.

By His Excellency's Command,

(4876) CLIVE EVATT, Minister for Housing.

HOUSING ACT, 1912, AS AMENDED.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT SEVEN HILLS, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912, as amended by subsequent Acts, and as affected by the Housing Act, 1941, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912, as amended, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales. (46-17,880—Schedule 606)

SCHEDULE.

All those pieces or parcels of land situate in the Shire of Blacktown, parish of Prospect, county of Cumberland, being lots numbered 114 and 116 shown in deposited plan No. 15,956,—and said to be in the possession of Mrs. Violet Eileen Hunt.

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HOUSING ACT, 1912-1949.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT VILLAWOOD, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act 1912-1949, as affected by the Housing Act, 1941-1947, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912-1949, including all such mines and deposits under the said lands as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales.
(L.A. 51-2,409—Schedule 1,731)

SCHEDULE.

All that piece or parcel of land situate in the Municipality of Fairfield, parish of St. John, county of Cumberland, being the sites of Kooringal-street and Pratten-road, the part of Koonoona-avenue situated to the north-east of Kamira-avenue and the lanes 20 feet wide and of variable width shown in that part of deposited plan No. 16,186 situated to the north-east of Kamira-avenue,—and said to be in the possession of the Municipality of Fairfield.

Dated at Sydney, this 26th day of September, 1951.

(L.S.) K. W. STREET, Lieutenant-Governor.

By His Excellency's Command,

(4521) C. A. KELLY, Minister for Housing.

HOUSING ACT, 1912-1949.—PUBLIC WORKS ACT, 1912, AS AMENDED.

ACQUISITION OF LAND FOR HOUSING PURPOSES (HOUSING SCHEME AT CONDELL PARK, NEW SOUTH WALES).

IT is hereby notified and declared by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 4 of the Housing Act, 1912-1949, as affected by the Housing Act, 1941-1947, so much of the lands described in the Schedule hereunder as is Crown land is hereby appropriated, and so much of the said lands as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the purposes of the Housing Act, 1912-1949, including all such mines and deposits under the said lands, as are mentioned in section 141 of the said Public Works Act, 1912, and that the said lands are vested in The Housing Commission of New South Wales.
(L.A. 51-1,644—Schedule 1,730)

SCHEDULE.

All those pieces or parcels of land situate in the Municipality of Bankstown, parish of Bankstown, county of Cumberland, being lots 57 and 114 shown in deposited plan No. 15,227,—and said to be in the possession of (Mrs.) Eunice Edna Poingdestre and another.

Dated at Sydney, this 26th day of September, 1951.

(L.S.) K. W. STREET, Lieutenant-Governor.

By His Excellency's Command,

(4519) C. A. KELLY, Minister for Housing.

LOCAL GOVERNMENT ACT, 1919.—PUBLIC WORKS ACT, 1912.

SOUTH GRAFTON MUNICIPAL COUNCIL: PUBLIC ROAD.

Acquisition of Land.

APPLICATION by The South Grafton Municipal Council having been made that the land described in the Schedule hereto be appropriated or resumed for the purpose of providing a public road, IT IS HEREBY NOTIFIED AND DECLARED by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, and by the Minister for Public Works, that so much of the said land as is Crown land is hereby appropriated and so much of the said land as is private property is hereby resumed under Division 1 of Part V of the Public Works Act, 1912, for the purpose aforesaid; AND the Minister for Public Works hereby further notifies that the said land is vested in *The South Grafton Municipal Council.*

Dated at Sydney, this 26th day of September, 1951

K. W. STREET, Lieutenant-Governor.

J. J. CAHILL, Minister for Public Works.

SCHEDULE.

All that piece or parcel of land situate in the Municipality of South Grafton, parish of Southhampton, and county of Clarence, being part of allotments 1 and 3 to 10 inclusive, section 4, town of South Grafton: Commencing on the south-western side of Through-street at a point bearing 111 degrees 30 minutes 30 seconds and distant 236 feet 7½ inches from the intersection of that side of that street with the south-eastern side of Bent-street; and bounded thence on the north-east by the aforesaid south-western side of Through-street bearing 111 degrees 30 minutes 30 seconds 77 feet 1½ inches to a north-western boundary of the Glenreagh to South Grafton Railway lands; on the south-east by that boundary, being lines bearing successively 191 degrees 2 minutes 455 feet 3½ inches and 188 degrees 40 minutes 153 feet 7½ inches to the intersection of that boundary with the north-eastern side of Spring-street; on the south-west by that side of that street bearing 293 degrees 35 minutes 30 seconds 78 feet 3¾ inches; and generally on the north-west by lines bearing successively 61 degrees 8 minutes 12 feet 2¼ inches, 8 degrees 40 minutes 127 feet 4½ inches, 11 degrees 2 minutes 458 feet 10½ inches and 331 degrees 16 minutes 15 feet 4½ inches to the point of commencement,—having an area of 3 roods 27½ perches or thereabouts, and said to be in the possession of A. L. Willits and others.
(Misc. 51-5,508) (4050)

LOCAL GOVERNMENT ACT, 1919.—PUBLIC WORKS ACT, 1912.

SHOALHAVEN SHIRE COUNCIL: IMPROVEMENT AND EMBELLISHMENT OF THE AREA.

Acquisition of Land.

APPLICATION by The Council of the Shire of Shoalhaven having been made that the land described in the Schedule hereto be appropriated or resumed for the purpose of the improvement and embellishment of the area, IT IS HEREBY NOTIFIED AND DECLARED by His Excellency the Lieutenant-Governor, acting with the advice of the Executive Council, and by the Minister for Public Works, that so much of the said land as is Crown land is hereby appropriated and so much of the said land as is private property is hereby resumed under Division 1 of Part V of the Public Works Act, 1912, for the purpose aforesaid; AND the Minister for Public Works hereby further notifies that the said land is vested in *The Council of the Shire of Shoalhaven.*

Dated at Sydney, this 26th day of September, 1951.

K. W. STREET, Lieutenant-Governor.

J. J. CAHILL, Minister for Public Works.

SCHEDULE.

All that piece or parcel of land situate in the Shire of Shoalhaven, parish of Nowra and county of St. Vincent, being lot 25 and part of lot 26, Violet Bank Estate, part of allotments 6, 7, 8, 9, 15 and 17, section 6, Town of Nowra, part of the land shown in plan marked "A" annexed to dealing A. 571,563, and part of lot "A", plan catalogued 2,187 (L): Commencing on the northern side of Junction-street at the south-western corner of the said lot 25, Violet Bank Estate, being a point bearing 90 degrees 33 minutes 50 seconds and distant 330 feet 10¾ inches from the intersection of that side of that street with the eastern side of Kinghorne-street; and bounded thence on the west by the western boundary of that lot and part of the western boundary of the aforesaid allotment 6, together bearing 17 minutes 40 seconds 235 feet 9 inches to the south-eastern corner of the aforesaid lot A, plan catalogued 2,187 (L); on the south by part of the southern boundary of that lot bearing 270 degrees 35 minutes 10 feet; again on the west by a line bearing 17 minutes 40 seconds 30 feet 3 inches to the northern boundary of the said lot A; on the north by part of that boundary bearing 90 degrees 35 minutes 10 feet to the aforesaid western boundary of allotment 6; again on the west by part of that boundary and part of the western boundary of the aforesaid allotment 7, together bearing 17 minutes 40 seconds 27 feet to the south-eastern corner of the land shown in plan marked "A," annexed to dealing A. 571,563; again on the south by part of the southern boundary of that land bearing 270 degrees 17 minutes 40 seconds 10 feet; again on the west by a line bearing 17 minutes 40 seconds 104 feet 9¾ inches to the northern boundary of the said allotment 17; again on the north by part of that boundary bearing 90 degrees 35 minutes 10 feet to the western boundary of allotment 8 aforesaid; again on the west by part of that boundary and the western boundary of allotment 9 aforesaid, together bearing 17 minutes 40 seconds 65 feet 10¾ inches to the southern boundary of the aforesaid allotment 15; again on the south by part of that boundary bearing 270 degrees 35 minutes 10 feet; again on the west by a line bearing 20 minutes 12 seconds 66 feet to the northern boundary of the said allotment 15; again on the north by part of that boundary bearing 90 degrees 33 minutes 50 seconds 10 feet to the north-eastern corner of the said allotment 15; on the east by the eastern boundary of that allotment bearing 180 degrees 20 minutes 12 seconds 66 feet to the northern boundary of the aforesaid allotment 9; again on the north by part of that boundary bearing 90 degrees

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Req:R930455 /Doc:CT 09172-158 CT /Rev:11-Jan-2011 /NSW LRS /Pgs:ALL /Prt:02-Jun-2022 14:39 /Seq:1 of 2
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M

NEW SOUTH WALES

(For Grant and title reference prior to first edition see Deposited Plan.)

[redacted]IFICATE OF TITLE

[redacted]ERTY ACT, 1900, as amended.

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Vol. 9172 Fol. 158

CANCELLED

1st Edition issued 4-5-1962.

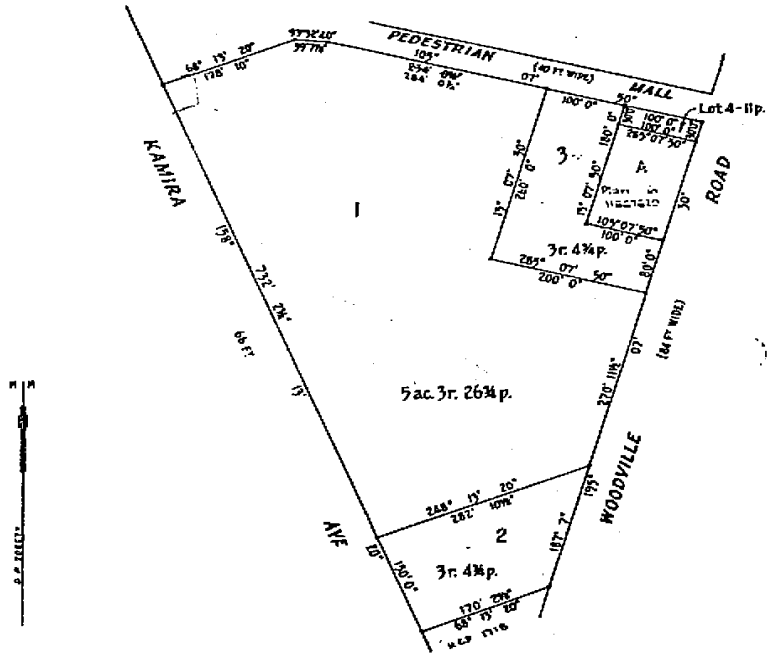
Vol. 9172 Fol. 158 (Page 1)

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness A Tenney

Registrar-General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 208677 at Villawood in the Municipality of Fairfield Parish of St. John and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

TOWN AND COUNTRY DEVELOPMENT PTY. LIMITED.

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Covenants created by Transfers Nos. H667619 and H667620.

Registrar General.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED.

70929 1 62 6T 1609 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 9172 Fol 158

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
The name of the firstly mentioned proprietor is now Hooker Town Developments Pty. Limited Reg. No. 2 of Lot 1 in D.P. 217764 This deed is cancelled as to the whole New Certificates of Title have issued for lots in Deposited Plan No. 217764 as follows:- Lots 1 to 27 incl. Vol. 9457 Fols. 108 to 134 incl. respectively REGISTRAR GENERAL	Change of Name	J316485		29.4.1963	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Variation	H947041		of Covenant in Transfer No. H667620 by deed dated 26th September 1961 Lot 27 in D.P. 217764 is subject to the provisions of Section 340A of the Local Government Act, 1919.	15-8-1962. 28.5.1963		

FORM No. 184A

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

(Page 2 of 2 pages)

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Req:R930527 /Doc:CT 09457-133 CT /Rev:12-Jan-2011 /NSW LRS /Pgs:ALL /Prt:02-Jun-2022 14:45 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Hilwa Street & Woodville Road, Villawood

M

NEW SOUTH WALES

(For Grant and title reference prior to first edition see Deposited Plan.)

[redacted]TIFICATE OF TITLE

PERTY ACT, 1900, as amended.

CANCELLED

Vol. 9457 Fol. 133

1st Edition issued 13-6-1963.

CANCELLED

Vol. 9457 Fol. 133

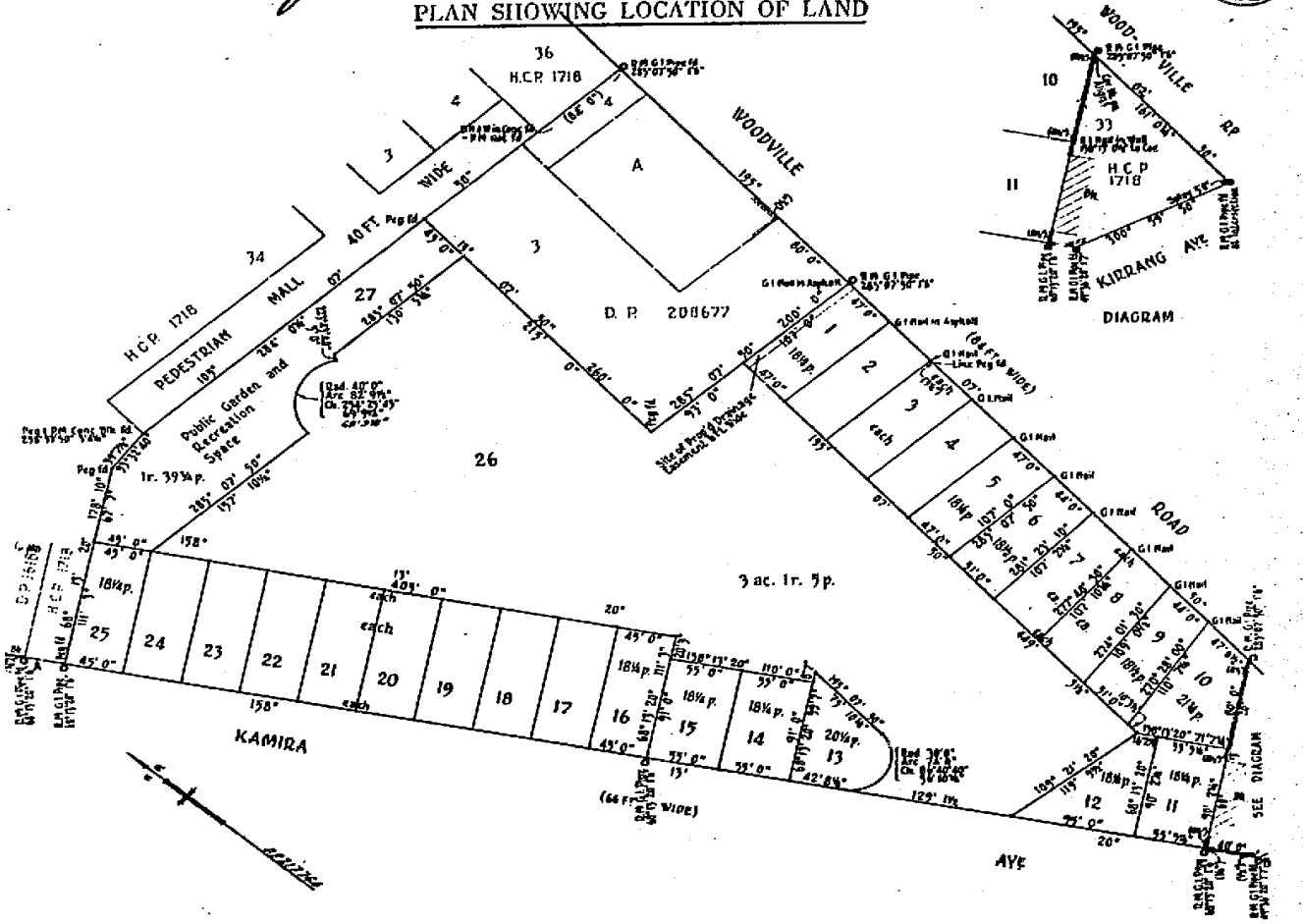
(Page 1)

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness B Bailey

Registrar-General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 26 in Deposited Plan 217764 at Villawood in the Municipality of Fairfield Parish of St. John and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~HOOKER TOWN DEVELOPMENTS PTY. LIMITED.~~

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Covenant created by Transfer No. H667619.
3. Covenant created by Transfer No. H667620 as varied by Deed dated 26-9-1961. Vide No. H947041.

Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

ST 1608 V. C. N. PLIGHT, GOVERNMENT PRINTER

Vol. 9457 Fol 133

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Cumberland Subdivisions Pty. Limited	Transfer	J406273	26.6.1963	11.8.1963	

Separate C/T issuing on D.P. 220348.

This deed is cancelled as to the whole (except road)

New Certificates of Title have issued for lots in Deposited Plan No. 220348 as follows:

Lots 1 to 20 Vol. 9636 Fols. 1 to 20 respectively.

Registrar General

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Covenant	J406273		Created by Transfer J406273	11.8.1963		
			In favour of the Council of the Municipality of Fairfield in the new road and appurtenant easement shown in D.P. 220348.	10-2-1964		

(Page 2 of 2 pages)

FORM No. 184A

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R930527 /Doc:CT 09457-133 CT /Rev:12-Jan-2011 /NSW LRS /Pgs:ALL /Prt:02-Jun-2022 14:45 /Seq:2 of 2
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Req:R903373 /Doc:CT 09636-013 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:06 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Hilwa Street & Woodville Road, Villawood

09636013

M

NEW SOUTH WALES

(For Grant and title reference prior to first edition see Deposited Plan.)

[redacted]IFICATE OF TITLE

[redacted]ERTY ACT, 1900, as amended.

Vol. 9636 Fol. 13

1st Edition issued 18-2-1964.

CANCELLED

Fol. 13 9636 (Page 1) Vol.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

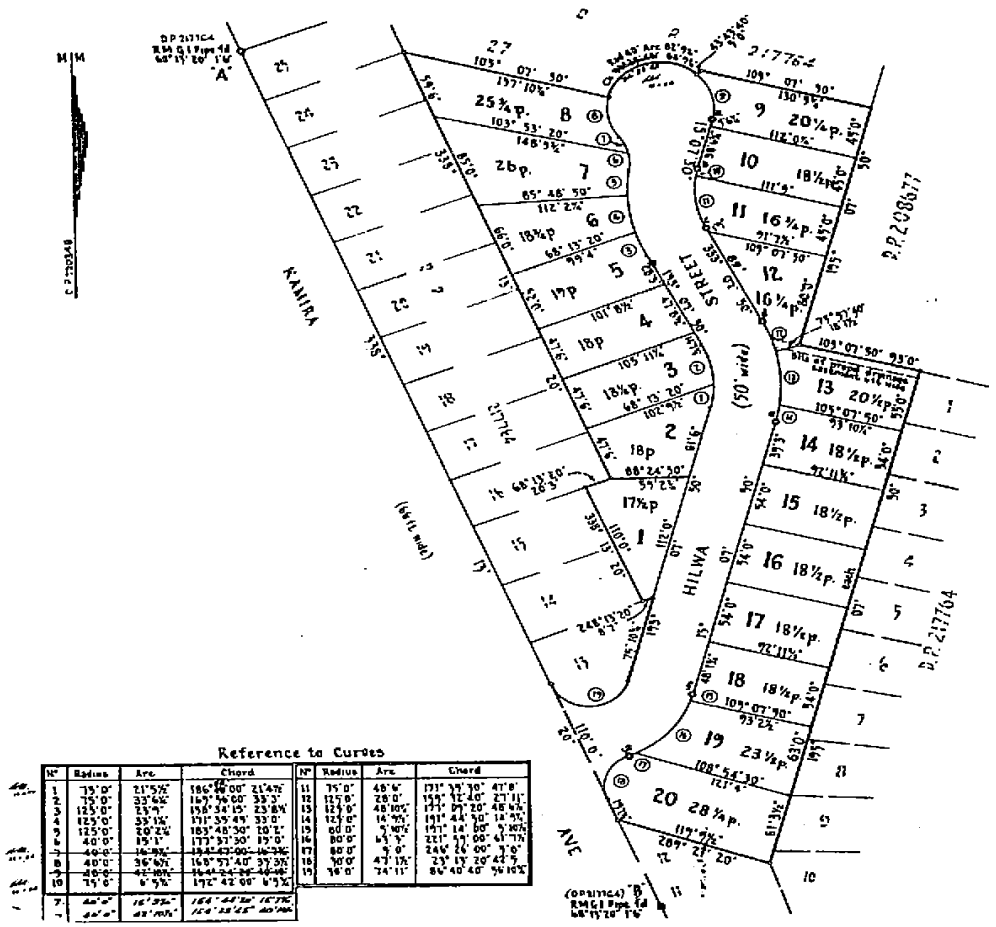
Witness B Bailey

SEE AUTO FOLIO

Registrar-General.

REGISTRAR GENERAL NEW SOUTH WALES

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 13 in Deposited Plan 220348 at Villawood in the Municipality of Fairfield Parish of St. John and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~CUMBERLAND SUBDIVISIONS PTY. LIMITED.~~

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Covenants created by Transfers No. H667619P and J406273.
3. Covenant created by Transfer No.H667620P as varied by Deed dated 26-9-1961. Vide No.H947041.
4. Easement for Drainage affecting the piece of land shown as Site of Proposed Drainage Easement 6 feet wide in plan hereon created by registration of Deposited Plan 220348.P

Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED.

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ST 1609 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 9636 Fol. 13

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Elias Elias of Villawood, Spot Welder	Transfer	J783330	22.9.1964	9.10.1964	

J495074 withdrawn
J886238
P949492
~~P961851~~ withdrawn
29/2
Q196115
S647225

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Mortgage	J783331 P	22.9.1964	to Rural Bank of New South Wales	9.10.1964				
~~Mortgage~~	~~J886238~~	~~11.1.1965~~	~~to Mola Howden Pty. Limited~~	~~20.5.1965~~				
Mortgage	Q196115 P	------	to S.W.B. Family Credit Union Limited	18-5-1977		Discharged	P949492	
S647225 P	Caveat by Commonwealth Trading Bank of Australia. Registered 26-8-1981							

CANCELLED

SEE AUTO FOLIO

(Page 2 of 2 pages)

FORM No. 184A

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R903373 /Doc:CT 09636-013 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:06 /Seq:2 of 2
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LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/5/2022 9:06AM

FOLIO: 13/220348

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9636 FOL 13

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/11/1989	Y722323	WITHDRAWAL OF CAVEAT	
8/11/1991	E47193	DISCHARGE OF MORTGAGE	
8/11/1991	E47194	DISCHARGE OF MORTGAGE	
8/11/1991	E47195	MORTGAGE	EDITION 1
5/6/1992	E511855	MORTGAGE	EDITION 2
25/10/1993		AMENDMENT: LOCAL GOVT AREA	
~~12/7/1994~~	~~U416902~~	~~TRANSMISSION APPLICATION~~	EDITION 3
27/11/1995	O720591	CAVEAT	
25/2/1998	3810717	DISCHARGE OF MORTGAGE	
25/2/1998	3810718	DISCHARGE OF MORTGAGE	EDITION 4
28/8/2003	9918593	WITHDRAWAL OF CAVEAT	
28/8/2003	9918594	MORTGAGE	EDITION 5
19/2/2007	AC918812	DISCHARGE OF MORTGAGE	
19/2/2007	AC918813	TRANSFER	
19/2/2007	AC918814	MORTGAGE	EDITION 6
20/6/2007	AD202504	CAVEAT	
15/10/2008	AE268166	WITHDRAWAL OF CAVEAT	
15/10/2008	AE268167	DISCHARGE OF MORTGAGE	
15/10/2008	AE268168	TRANSFER	
15/10/2008	AE268169	MORTGAGE	EDITION 7
15/3/2018	AN192647	DISCHARGE OF MORTGAGE	
15/3/2018	AN192649	MORTGAGE	EDITION 8 CORD ISSUED

Mortgagor

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/5/2022 9:06AM

FOLIO: 13/220348 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue

*** END OF SEARCH ***

Hilwa Street & Woodville Road, Villawood PRINTED ON 30/5/2022

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Received: 30/05/2022 09:06:26

Req:R903374 /Doc:DL U416902 /Rev:18-Sep-1997 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:06 /Seq:1 of 3
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RP3

TRANSMISSION APPLICATION

Section 93 Real Property Act 1900

U 416902 L

Office of State Revenue use only

B

(A) **LAND**
Show no more than 20 References to Title.

(B) **REGISTERED DEALING**
If applicable.

SEE ANNEXURE

(C) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
230F	MESSRS COLIN DALEY QUINN SOLICITORS 11 MONTGOMERY STREET, KOGARAH, 2217 DX 11105 KOGARAH Tel: 587-5066 REFERENCE (max. 15 characters): YMC:940334

(D) **DECEASED REGISTERED PROPRIETOR**

MERVYN SAMUEL TAYLOR

(E) **APPLICANT**

TA FLORENCE MAY TAYLOR

(F) I, the Applicant, being entitled as Devisee of the will/~~estate~~ of the Deceased Registered Proprietor (who died on 13th April, 1994) pursuant to ~~Probate/Letters of Administration~~ No. 1076777/94 granted on 6th JUNE 1994 to FLORENCE MAY TAYLOR, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the Land/Registered Dealing specified above.

(G) Certified correct for the purposes of the Real property Act 1900.
Signed in my presence by the Applicant who is personally known to me.

DATE 14th June 1994

Signature of Witness
JUSTICE OF THE PEACE For N.S.W.

Name of Witness (BLOCK LETTERS)
11 MONTGOMERY STREET
KOGARAH 2217
Address of Witness

F. Taylor
Signature of Applicant

EVIDENCE SIGHTED (office use only) Original Reg 3 B

CHECKED BY (office use only) CR OL 9

caveat does not prevent registration

Req:R903374 /Doc:DL U416902 /Rev:18-Sep-1997 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:06 /Seq:2 of 3
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(H)

CONSENT OF EXECUTOR OR ADMINISTRATOR

I, ... Executor of the will /Administrator of the estate

of the Deceased Registered Proprietor, hereby consent to this application.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

....
Address of Witness

.....
Signature of Executor/Administrator

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: If the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

(A) LAND
Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING
Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY
This section relates to the person or firm lodging the Application at the Land Titles Office.
Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR
Show the name in full. Address and occupation need not be shown.

(E) APPLICANT
Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc
Amend "will/estate", "Probate/Letters of Administation" and "Land/Registered Dealing" as appropriate.
In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the date of death of the Deceased Registered Proprietor, the number and date of grant of the Probate or Letters of Administration pursuant to which the Application is made, and the name of the person to whom the grant was made.

(G) EXECUTION
General The application must be executed by or on behalf of the Applicant.
By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.
By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY *[full name]* pursuant to Power of Attorney Book 1234 Number 567".
Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.
By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

(H) CONSENT OF EXECUTOR OR ADMINISTRATOR
This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.

Req:R903374 /Doc:DL U416902 /Rev:18-Sep-1997 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:06 /Seq:3 of 3
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THIS IS THE ANNEXURE REFERRED TO IN THE TRANSMISSION APPLICATION FROM MERVYN SAMUEL TAYLOR TO FLORENCE MAY TAYLOR

DATED the 14th day of June 1994

REGISTERED MORTGAGE NUMBER	CERTIFICATE OF TITLE AFFECTED
E858553	2/701316
E511855	13/220348
X998883 Z506722 Variation -E871450	36/SP7671
I121242	13/SP4560
T401718	Volume 10898 Folio 17
Z807298 (E782334)	2/200767 NOW BEING 8/71/10869

SIGNED by the said Devisee)
in the presence of)

F. Taylor
.....
FLORENCE MAY TAYLOR

.....

YVONNE CAMILLERI
JUSTICE OF THE PEACE FOR N.S.W.
11 MONTGOMERY STREET
KOGARAH 2217

P/67+/27

Req:R903375 /Doc:DL AC918813 /Rev:21-Feb-2007 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:06 /Seq:1 of 1
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Form: 01T
Release: 3.0
www.lands.nsw.gov.au

213 (1)

TRANSFER

New South Wales
Real Property Act 1900

AC918813L

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Reg by this form for the establishment and maintenance of the Real Property Act ... the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
24-01-2007 0004018725-001
SECTION 80(1)-ORIGINAL FIRST HOME PLUS
NO DUTY PAYABLE
DUTIABLE AMOUNT $ ********300,000.00
PRIVATE DWELLING

RELODGED

(A) **TORRENS TITLE** 13/220348

15 FEB 2007

(B) **LODGED BY**

TIME: 1057

Document Collection Box	Name, Address or DX and Telephone	CODES
535G	LLPN:123854C ESPREON DX 1494 SYDNEY 02 9283 5111 Reference: BLUE - ELIAS	T TW (Sheriff)

(C) **TRANSFEROR** Elias ELIAS

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 300,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** ~~Michael~~ ELIAS
MIKEL

OFFICE OF STATE REVENUE
(N.S.W. TREASURY)
1411509 140
ALTERATION NOTED

(I) **TENANCY:**

DATE 24 JAN 2007

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness: CIARA ATARIA
Address of witness: 159 Queen Street
Campbelltown NSW 2560

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness: LITSA PANOUTSOPOULOS
Address of witness: 48 NORTH STEYNE RD
WOODBINE NSW 2560.

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of transferee: M. Elias

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

DEPARTMENT OF LANDS

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 13/220348

SEARCH DATE	TIME	EDITION NO	DATE
30/5/2022	9:05 AM	8	15/3/2018

LAND

LOT 13 IN DEPOSITED PLAN 220348
AT VILLAWOOD
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP220348

FIRST SCHEDULE

ISAAKO IOSE
TAVAI PATEA
AS JOINT TENANTS IN 2/3 SHARE
ESAU IOSE
IN 1/3 SHARE
AS TENANTS IN COMMON (T AE268168)

SECOND SCHEDULE (6 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H667619 COVENANT
3 DP220348 EASEMENT FOR DRAINAGE AFFECTING THE PIECE OF LAND SHOWN AS SITE OF PROPOSED DRAINAGE EASEMENT 6 FEET WIDE IN DP220348
4 J406273 COVENANT
5 H667620 COVENANT
H947041 VARIATION OF COVENANT
6 AN192649 MORTGAGE TO SUNCORP-METWAY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Hilwa Street & Woodville Road, Villawood PRINTED ON 30/5/2022

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Received: 30/05/2022 09:05:24

Req:R903377 /Doc:CT 09457-108 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:07 /Seq:1 of 2
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0945708

M

NEW SOUTH WALES

(For Grant and title reference prior to first edition see Deposited Plan.)

IFICATE OF TITLE

ERTY ACT, 1900, as amended.

Vol. 9457 Fol. 108

1st Edition issued 13-6-1963.

CANCELLED

Fol. 108 Vol. 9457 (Page 1)

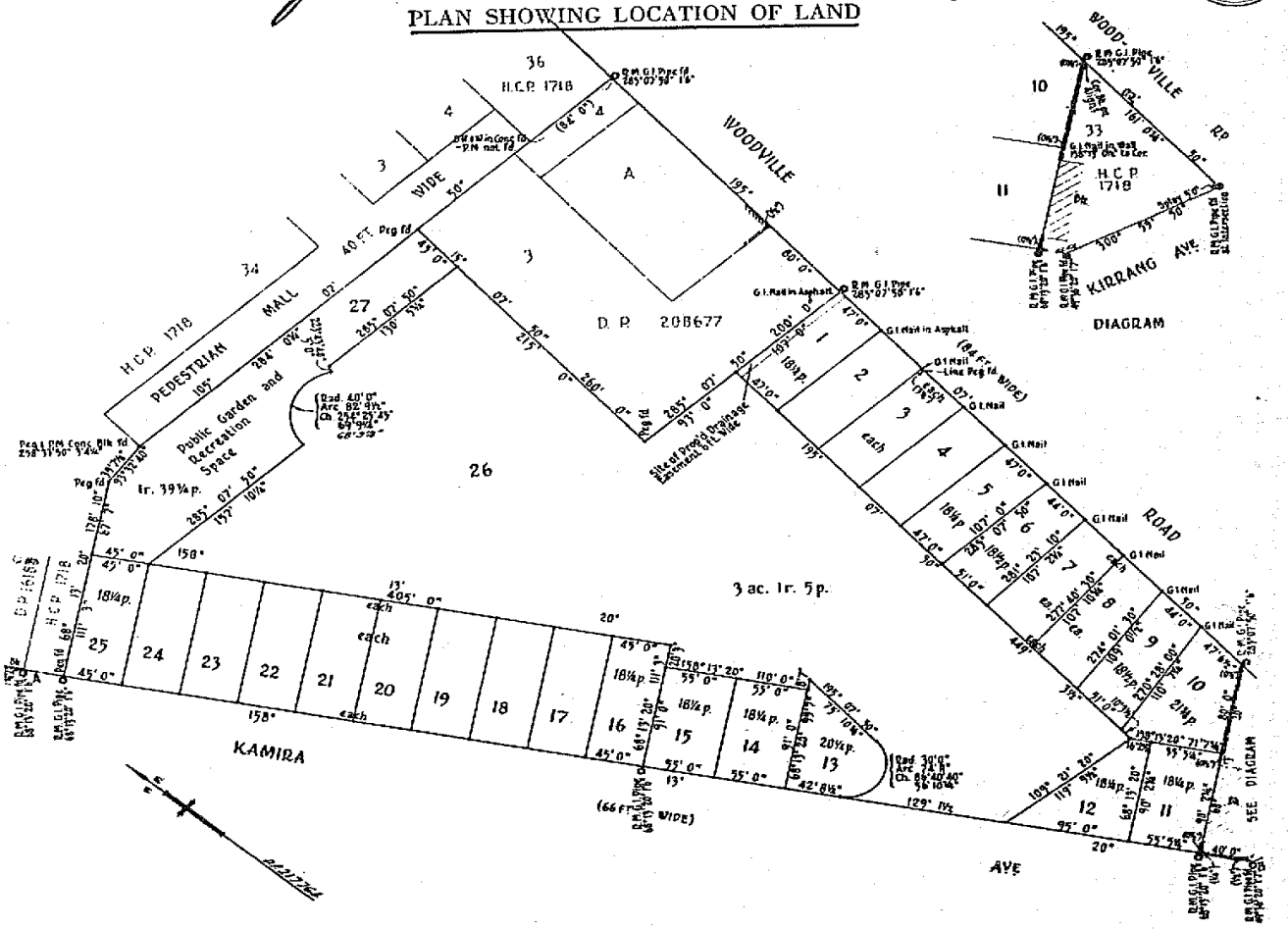
I certify that the person described in the First Schedule is the registered proprietor of the [illegible] estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness B Bailey

Registrar-General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 0] in Deposited Plan 217764 at Villawood in the Municipality of Fairfield Parish of St. John and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~HOOKER TOWN DEVELOPMENTS PTY. LIMITED.~~

Registrar General.

SECOND SCHEDULE (Continued overleaf)

GRY

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. CV Covenant created by Transfer No. H667619P
3. Covenant created by Transfer No. H667620P as varied by Deed dated 26-9-1961.
   CV Vide No. H947041.

Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

ST 1608 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 9457 Fol 108

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Perla Mines (Holdings) Pty Limited~~	~~Transfer~~	~~1448821~~	~~19-9-1963~~	~~24-9-1963~~	
~~Ivan Vrebac of Villawood, labourer and Desanka Vrebac his wife as joint tenants~~	~~Transfer~~	~~M556699~~	~~8-9-1972~~	~~22-9-1972~~	
~~Ivan Vrebac of Villawood, Labourer and Desanka Vrebac, his wife as tenants in common in equal shares~~	~~Transfer~~	~~P119665~~	~~30-9-1974~~	~~14-1-1975~~	
~~Ivan Vrebac of Villawood, Labourer~~	~~Transfer~~	~~Q367382~~		~~10-10-1977~~	
Hong Thanh Huynh and My Dung as joint tenants by Transfer T556797 Registered 31-5-1983					

~~CANCELLED~~

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Covenant	1448821 P		Created by Transfer 1448821	24-9-1963				
Transfer	J515315 P	22-10-1963	Easement for drainage (as more fully set out in said Instrument) affecting the site of proposed drainage easement 6 feet wide in the plan hereon	5-3-1964				
~~Mortgage~~	~~Q367383~~		~~to Commonwealth Savings Bank of Australia~~	~~10-10-1977~~		~~Discharged~~	~~T556797~~	
~~Mortgage~~	~~Q367382~~		~~to Commonwealth Savings Bank of Australia~~ Registered 31-5-1983			Discharged	W295975	

(Page 2 of 2 pages)

FORM No. 184A

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R903377 /Doc:CT 09457-108 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:07 /Seq:2 of 2
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LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/5/2022 9:06AM

FOLIO: 1/217764

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9457 FOL 108

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/11/1989	Y702357	MORTGAGE	EDITION 1
9/11/1993		AMENDMENT: LOCAL GOVT AREA	
22/11/1995	O709125	DISCHARGE OF MORTGAGE	EDITION 2
20/2/1998	3811692	MORTGAGE	EDITION 3
29/3/2001	7508404	DISCHARGE OF MORTGAGE	EDITION 4
5/4/2002	8486854	TRANSFER	EDITION 5

*** END OF SEARCH ***

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Received: 30/05/2022 09:06:27

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/217764

SEARCH DATE	TIME	EDITION NO	DATE
30/5/2022	9:05 AM	5	5/4/2002

LAND

LOT 1 IN DEPOSITED PLAN 217764
AT VILLAWOOD
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP217764

FIRST SCHEDULE

DIEM PHAN HUYNH
WAI KEUNG TSANG
AS JOINT TENANTS (T 8486854)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H667619 COVENANT
3 H667620 COVENANT
H947041 VARIATION OF COVENANT
4 J448821 COVENANT
5 J515315 EASEMENT FOR DRAINAGE AFFECTING THE SITE OF PROPOSED DRAINAGE EASEMENT 6 FEET WIDE IN DP217764

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Hilwa Street & Woodville Road, Villawood PRINTED ON 30/5/2022

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09178078

M

NEW SOUTH WALES

(For Grant and title reference prior to first edition see Deposited Plan.)

TIFICATE OF TITLE

PERTY ACT, 1900, as amended.

Vol. 9178 Fol. 78

1st Edition issued 4-5-1962

Fol. 78

9178

(Page 1) Vol.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

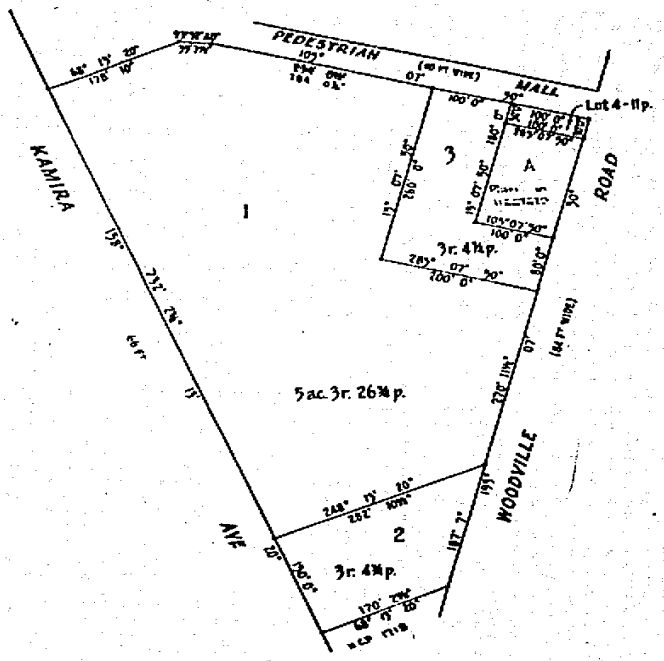
Witness A Tenney

CANCELLED

Registrar-General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND



S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 208677 at Villawood in the Municipality of Fairfield Parish of St. John and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~TOWN AND COUNTRY DEVELOPMENT PTY. LIMITED.~~

Registrar General

GRN

SECOND SCHEDULE (Continued overleaf)

CVl. Covenants created by Transfers Nos. H667619 and H667620.

Registrar General

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED.

70929 1 82 ST 1609 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 9178 Fol. 78

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Woolworths Properties Limited.~~	~~Transfer~~	~~H956832~~	~~14-12-1961~~	~~15-8-1962.~~	
~~Bonuts Lyalone (Australia) Pty. Limited~~	~~Transfer~~	~~K166375~~	~~12-10-1965~~	~~23-11-1965~~	
~~Cottee's General Foods Limited~~	~~Transfer~~	~~L736903~~	~~4-2-1970~~	~~17-2-1970~~	
~~Transfer~~ Bluejur Pty. Limited.	Transfer	N295673	1.6.1973	6.7.1973	

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Variation	H947041		~~of Covenant~~ in Transfer No. H667620 ~~by~~ Deed dated 26th September 1961	15-8-1962.				
Covenant	H947040 P		Granted by Deed dated 26th September 1961.	15-8-1962.				
~~Mortgage~~	~~K365583~~	~~15-6-1966~~	~~to The Mutual Acceptance Company of~~	~~7-7-1966~~		~~Discharged~~	~~L736901~~	
~~Mortgage~~	~~K991297~~	~~22-2-1968~~	~~Bank of New South Wales~~	~~22-2-1968~~		~~Discharged~~	~~L736902~~	

(Page 2 of 2 pages)

FORM No. 184A

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

H947041 Variation of Covenant
H947040 Covenant
H956832
J128668
WRONG REF.
K365583 CT 19.3.68
K991297M
L736901
L736902
N295673 T.

Req:R903379 /Doc:CT 09178-078 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:07 /Seq:2 of 2
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LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/5/2022 9:06AM

FOLIO: 3/208677

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9178 FOL 78

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1993		AMENDMENT: LOCAL GOVT AREA	
24/12/1998	5492522	TRANSFER	
24/12/1998	5492523	MORTGAGE	EDITION 1
27/6/2003	9704027	TRANSFER OF MORTGAGE	
8/9/2004	AA938166	DISCHARGE OF MORTGAGE	
8/9/2004	AA938167	MORTGAGE	EDITION 2
31/10/2014	AI996303	LEASE	EDITION 3
8/5/2015	AJ456973	DISCHARGE OF MORTGAGE	
8/5/2015	AJ456974	TRANSFER	
8/5/2015	AJ456975	MORTGAGE	EDITION 4
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
23/4/2020	AQ50574	DISCHARGE OF MORTGAGE	EDITION 6

*** END OF SEARCH ***

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Received: 30/05/2022 09:06:28

Req:R903380 /Doc:DL 5492522 /Rev:05-Jan-1999 /NSW LRS /Pgs:ALL /Prt:30-May-2022 09:07 /Seq:1 of 1
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Form: 97-01T
Licence: 10V/0096/95
Printed: 0897LTO

(2)

TRANSFEI

New South Wales
Real Property Act 190(

5492522R

ly

Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

071298 7707 04 402462351/03 $2.00
N.S.W. STAMP DUTY

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER LOTS 3 AND 4 DP208677

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
1136R	Vm Legal Services
	Reference (15 character maximum): DJB

Sighted & Evidence Re Change of Name.

(C) **TRANSFEROR** McDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED ACN 008 496 928

(D) acknowledges receipt of the consideration of $660,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T
TS (s713 LGA)
TW (Sheriff)

GOSPEL PIANO PTY LIMITED ACN 081 888 735

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 22.12.99

Signed in my presence by the transferor who is personally known to me.

McDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED Common Seal A.C.N. 008 496 928

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

The common seal of McDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (A.C.N. 008 496 928) was hereunto affixed by authority of its Board of Directors in the presence of:

.....
Director

.....
Director/Secretary

Signature of Transferor

STEPHEN CRAIG JERMYN DIRECTOR

SIMON JON MASMAN ALTERNATIVE SIGNATORY AS DIRECTED BY THE BOARD

Signed in my presence by the transferee who is personally known to me.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
SOLICITOR FOR ~~Signature of Transferee~~
DAVIDSON JAMES

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Checked by (LTO use) .....

Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/208677

SEARCH DATE	TIME	EDITION NO	DATE
30/5/2022	9:05 AM	6	23/4/2020

LAND

LOT 3 IN DEPOSITED PLAN 208677
AT VILLAWOOD
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP208677

FIRST SCHEDULE

DONG & YOUNG PTY LTD (T AJ456974)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 H667619 COVENANT
2 H667620 COVENANT
H947041 VARIATION OF COVENANT
3 H947040 COVENANT
4 AI996303 LEASE TO GOSPEL PIANO GROUP PTY LTD EXPIRES: 7/3/2017. OPTION OF RENEWAL: 2 1/2 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Hilwa Street & Woodville Road, Villawood PRINTED ON 30/5/2022

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 30/05/2022 09:05:25

Appendix F – Council and SafeWork NSW Searches

Commercial

GRACE FILE ID 4972177

MUNICIPALITY OF FAIRFIELD

Zoning ..... **BUILDING APPLIC...** No. 2725/65

Local Government Act Ordinance 71 Assess No Y. 4024 / 3857

PLANS AND SPECIFICATIONS: PLANS AND SPECIFICATIONS SHALL BOTH BE DRAWN AND WRITTEN IN INK AND BE SUBMITTED IN DUPLICATE. A general plan, drawn to scale of 1/8 in. to 1 ft. shall show all floor plans, elevations, sections, figured dimensions of all rooms and heights of ceilings, and a drainage diagram showing the proposed treatment of household wastes and roof waters. A site plan to a scale of 1 in. to 40 ft. shall show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the street to which it fronts and/or is bounded.

I, the undersigned, hereby make application to Council for the approval of plans and specifications of a building which I propose to erect and complete within TWELVE MONTHS from date of approval.

Name of Owner [redacted]

Address [redacted]

Name of Builder .....

Address .....

Street Woodville Road

House Name/No. .....

Lot No. 3

Sec. No. ..... D.P. NO 208677

Locality Villawood

Frontage 80 feet @ 180 x 100 at Rear

Depth 209 feet

Class of Building Shop (Dwelling, Shop, Shop and Dwelling, Etc.)

(Plans for all Commercial and industrial Buildings to be drawn by an architect; or a Structural Engineer's Certificate as to the soundness of the structure to accompany this application)

Type of Construction Brick (Brick, Fibro, W/Board, etc.) Estimated Area 3200 sq. ft.

Materials of Roof Tile Type of Roof .....

Will any second-hand materials be used in the construction? No

Estimated Value of proposed Building £ £21000 - 0 - 0

Applicant must supply the following information when submitting Building Applications for Council's approval:

(a) Is Kerbing and Guttering constructed fronting your property yes Condition good.

(b) Is Path Paving constructed fronting your property yes Condition good.

(c) Is Sewer available yes

(d) Is Water Main available yes Location (Footpath, Road Shoulder, Opposite Footpath) .....

I undertake to comply with the provisions of Local Government Act 1919 and Ordinances Nos. 71, 30, 39, 44 and 105, and all amendments thereto, and all special Conditions of the Council of the Municipality of Fairfield.

Date 22/11/65 Signature of Applica[redacted]

State whether applicant is owner, builder or architect Owner

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OFFICE USE ONLY

TP 86/65 approved SVA 24/11

REMARKS Vac

V.G. shows WOOLWORTHS PROPERTIES LTD as owner

BA 2365/69 per

50-365-6 Mr Palm.

	£	s.	d.	Receipt No.
Building Fee	45	-	-	675893
Road Opening Fee	4	10	-	
Builder's Sanitary Service				
Deposit Covering likely damage to paving, kerb and guttering, etc.	60	-	-	
TOTAL	109	10	-	Date 23-11-65

19th July, 6.
BA.2725/65.VAR/EW

Mr. J. E. Langham,
704 Princes Highway,
KOGARAH.

Dear Sir,

Re: Drive in Donut Shop. Lots 3 & 4,
Woodville Road, Villawood.

I have to advise that an inspection of the subject building by a Council Officer on 14th July, 1966, revealed that the erection and fitting out of the shop has been carried out to Council's satisfaction with the exception of items (3), (5), (9), (10) and (12) listed under "Conditions of Minimum Standards of Construction" attached to the Council approved plans.

Whilst no present action is contemplated in respect of the above Council reserves the right to insist on the execution of the subject works should any nuisance or insanitary condition arise.

Yours faithfully,

V. WINTON.

TOWN CLERK.

Per

Released under GIPA CRM 30264812022 30/05/2022

VR
19.7.66

B.A. 2725/65

SPECIAL CONDITIONS OF APPROVAL

1. No signs or advertisements shall be displayed or erected without the prior application to and approval of Council.

2. Full detailed plans and specifications of mechanical ventilation system(s) to be submitted to and approved by Council before installation commences.

3. Full detailed plans and specifications of the construction of the Cool-Room shall be submitted to and approved by Council prior to installation.

4. Application to be made to Council for a licence in accordance with the provisions of Ordinance 69, Local Government Act, 1919 (as amended) prior to occupation.

Conditions of Minimum Standards of Construction:

Kitchen.

1. The floor shall be finished with cement rendering, steel trowelled to a smooth even surface, ceramic tiles or other approved material, finished to a smooth even surface. The floor shall be graded and drained to an approved sanitary fitting coved at all angles.

2. The parts of the wall not faced with tiles, i.e. the surface of the walls above six feet shall be cement rendered and steel trowelled to a smooth even surface, and painted with a washable paint of a light shade.

3. The angles of the walls with the floor shall be coved with a minimum radius of 1½".

4. There shall be provided within the kitchen/bakehouse facilities for the cleansing of all instruments, fittings and appliances and also means for boiling water for such cleansing.

5. Architraves, skirtings, picture rails, etc., shall not be installed.

6. The ceiling shall be painted with a washable paint of a light colour.

7. Butting together of fittings, benches and equipment, forming a crevice which is not easily and readily cleansed shall not be permitted. Benches and fittings shall not be provided with false bottoms.

8. All benches, shelving, etc., wash hand basins, sinks shall be supported on "T" or angle iron into the wall or on approved metal frames.

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9. Ranges, fryers, refrigerators, ovens, pie-warmers, stock pots, food warmers, steamers, boilers, cupboards and the like, where not on legs at least 8" in height shall be placed on solid plinths, 3" in height, finished to a smooth even surface.

10. Stoves shall be placed at least 9" clear of walls and such 9" shall be maintained clear and free from obstructions.

11. Sufficient hand wash basins with water connected thereto shall be provided as close to the toilet and workrooms as practicable. The wall surface above the hand wash basins shall be faced with ceramic tiles or stainless steel sheeting to a minimum height of 18".

12. A minimum distance of 18" shall be maintained between the preparation bench tops and the like, and the underside of a window. The base of all window reveals in preparation or storerooms shall be splayed to an angle of 45°.

13. All light fittings shall, where practicable, be set into the ceiling so that the underside surface of the light fitting shall be flush with the ceiling.

14. An adequate number of approved glass washing machines or double bowl sinks with hot and cold water services thereto shall be installed as required by Council.

[redacted]

Building Inspector.

Released under GIPA CM/0648/2022 20/05/2022

S P E C I F I C A T I O N

of Work to be Done and Materials to be used in the Erection and Completion of

at

for

according to Drawings prepared and Instructions to be given by and under the supervision of and to the entire satisfaction of the Owner or his employee.

Released under CIPA CBM 5026/8/2022 30/05/2022

GENERAL CONDITIONS

SCOPE OF CONTRACT

The Contractor shall abide by and comply with the obvious intent and meaning of the Drawings and Specifications and shall not avail himself of manifestly unintentional errors and omissions therein, should such exist, nor fail to repeat or make plural or perfect any part obviously so intended, though singly shown or insufficiently expressed for the sake of brevity or needless repetition.

He shall finish the whole according to the true intent and meaning of the Drawings and Specifications taken together, whether the same may or may not be particularly shown on the drawings or described in the Specification, provided that the same is to be reasonably inferred therefrom.

MATERIAL AND LABOUR

The Contractor shall provide all materials and labour of every description necessary, all plant, gear, scaffolding and other requisites whatsoever necessary, for the proper effectual carrying on, execution and completion of the whole of the works described in this Specification.

DRAWINGS

Two (2) sets of 1/8" scale drawings and specifications will be supplied to the Contractor free of cost. All drawings and specifications to be returned to the Owner on completion of the work. Details will be supplied as the work proceeds, the Contractor to apply for and obtain these particulars before putting the work in hand. Details will in all cases be provided where the Owner deems them necessary for the proper carrying out of the work.

CONDITIONS OF CONTRACT

The Contractor will be required to enter into an agreement for the due and proper completion of the works in accordance with "Articles of Agreement" and "Conditions of Contract" as adopted by the Royal Australian Institute of Architects and the Master Builders' Federation of New South Wales.

SETTING OUT OF WORKS

The Contractor shall be supplied with such information as is necessary to enable him to set out the works. The Contractor shall amend at his own cost any errors arising from inaccurate setting out.

DEFECTS LIABILITY PERIOD

The Contractor shall make good all defects which occur within a period of 26 weeks after the issue of the Certificate of Practical Completion, and which could have been reasonably within the control of the Builder. Half of the Retention Fund stipulated in the Conditions of Contract shall be retained for this period.

SUB-LETTING

The Contractor shall not, without the Consent of the Owner, assign this Contract or sub-let any portion thereof, provided that such consent shall not be unreasonably withheld. Such consent shall not relieve the Contractor from responsibility for the due and proper performance of the Contract.

INSURANCES

The Contractor will be required to take out policies for fire, workmen's compensation and public risk, policies to be lodged with the Owner and the premiums paid by the Contractor. The fire insurances are to be for the full contract sum.

TIME OF COMPLETION

The Contractor must state in tender the time required to complete the work tendered for in this specification and shown on drawings under a penalty of forty pounds (£40) per day for liquidated damages for non-completion. Should the Builder deem, under the provisions of Conditions of Contract, himself entitled to an extension of time, he must, in writing apply for such extension of time at the time of happening of any event or matter for which he deems himself entitled to claim an extension of time.

NOTICES AND PERMITS

The Contractor shall comply with all such Ordinances, Regulations and By-laws in relation to the site, and shall give all notices and obtain all permits and pay all fees necessary in connection therewith.

DIMENSIONS

Where figured and scale dimensions do not agree, figured dimensions are to be in all cases adhered to. Any other discrepancies in measurements to be referred immediately to the Owner.

EXTRAS

No extras of any kind whatsoever will be allowed unless they have been agreed to in writing by the Owner, and the price to be paid to be noted in writing.

INSPECTION OF SITE

Tenderers are advised to inspect the site of the Contract, and it will be assured that they have become fully informed as to the extent and nature of the work required. No consideration will be granted for any misunderstanding as to the work to be done or materials to be used. The Contractor will be responsible for verifying all site dimensions and levels, the existence of all services, and lodge any complaints in relation thereto with the Owner before commencing work.

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FOOTPATHS

The Contractor shall apply for and obtain approval of the Local Municipal Council for the use of portion of the footpaths, and shall erect all temporary hoardings, stagings and fences as directed by the Council.

SANITARY ACCOMMODATION

The Contractor shall provide temporary sanitary accommodation for use by workmen to the approval of the local health authorities. The entrances of such accommodation shall be suitably screened and arrangements made with the local authorities for a regular pan service.

ELECTRIC POWER

The Contractor shall make arrangements for any electric power he may propose to use and all fees and costs are to be paid by him as part of this Contract.

MATERIALS

Generally: All materials are to be new, first quality of their respective kinds, free from defects and to be approved before being used.

Water: All water used on the works to be free from injurious impurities and to be provided by the Builder at his own cost.

Cement: Only approved fresh Government tested cement from unopened bags to be used and to be protected from moisture.

Sand: Sand to be clean and sharp, free from all impurities. If considered necessary by the Owner the sand is to be well washed as directed.

Lime: Lime is to be best quality fresh burnt, stone lime before mixing to be run through a fine sieve, and to be left for two (2) weeks before using.

Released under GIPA ORM 502648/2022 30/05/2022

PRIME COST ITEMS

Allow in tender for the purchase of all Prime Cost Items, fittings etc. as specified hereinafter. All fittings, etc. to be selected by the Owner as he may desire. These fittings where so specified are to be fixed by the Contractor to their respective positions as directed, in the very best manner. The prime cost amounts carry discount to the Contractor as per "Conditions of Contract" and all such fittings, etc. to be received on the site in first class quality, order and condition only, after which the Contractor is to be solely responsible for their safe-keeping and storage, and must replace any damaged or stolen. In the event of prime cost goods not being delivered in a condition considered satisfactory by the Contractor, he is to notify and receive the Owner's written sanction before accepting those goods. All charges for packing, freights, carriage, if any, to be paid by the Contractor. Any portion of the above sums not expended to be deducted at the final adjustment of accounts. The Owner reserves the right to himself to fix any of the prime cost items where he considers so doing may be necessary or advisable, and the Contractor will be required to credit the employer a sum equivalent to the cost of fixing same where fixing by the Contractor is so specified.

RENEWALS

The Contractor is to renew any portion of pavements and roadways subsiding or becoming damaged during carrying out of work. Any drains, water pipes, etc. met with to be dealt with by the Contractor as directed by the Owner.

DEFINITIONS

Throughout this specification, the term "Proprietor" is to be taken as referring to The Owner as named in Page 1 of this Specification, the term "General Contractor", "Contractor" and "Builder" as referring to the party contracting for the Building contract, and the terms "Sub-contractor" and "Approved Firm" as referring to parties providing labour and/or materials and employed by the General Contractor; and the terms "Cthers" and "Special Contractors" as referring to parties providing labour and/or materials and employed by the Proprietor. Approved firms are those firms approved or selected by the Owner. Wherever the term "Approved" is used the Owner shall be the sole judge and shall determine what is, or what is not, approved.

ON COMPLETION

The buildings are to be cleared of all rubbish, windows and floors cleaned and whe whole left in perfect order and fit for immediate occupation, and all keys, etc. handed over by the Contractor.

BASIS OF TENDERING

Tenders shall be submitted on the basis of information shown on the plans and specifications. Any additional work found necessary as a result of variations in site levels from those shown on the drawings, shall be charged as an extra and ajusted on completion of the work.

Released under CLPA CRM 502648/2022 30/6/2022

GENERAL INSTRUCTIONS

PROTECTION OF PROPERTY

The Contractor will be held responsible for the adequate protection of the property and existing premises on or adjoining the site and shall make good any damage to same caused by building operations

Workmen will be required to keep to working space allotted to the Contractor.

ACCIDENTS

The Contractor will be held responsible for all accidents that may happen during the progress of the works and is to make good all damage resulting therefrom at his own expense, and is to protect the Proprietor from all provisions of the various Acts.

INSURANCE

Contractor is to comply with Clause No. 14 of the R.A.I.A. Conditions of Contract and Amendments. Contractor shall insure his liability to employees under the Federal and/or State Acts of Parliament applicable, and also insurance in respect of liability to employees at Common Law.

Proof of insurance of employees is to be lodged with the Owner from time to time during the progress of the works. Contractor shall insure with an approved Insurance Company in the joint names of the Contractor and the Proprietor against Public Risk for the full legal liability that he and/or the Proprietor may be liable under this risk.

SUB-CONTRACTORS & OTHERS

Sub-Contractors and Others employed for any section of the works will be required to conform strictly to the general requirements and discipline of the job as imposed by the General Contractor and conform to his ruling in all matters affecting the conduct of the job. They will be required to commence their work and deliver their materials and equipment at such times to suit the General Contractor's progress.

The General Contractor shall take over and shall let all sub-contracts as required or as directed by the Owner and will be responsible for all payments to the sub-contractors.

The General Contractor shall allow access to the works to all separate Contractors that may be employed by the Proprietor, and to such other persons or firms as the Owner directs.

MATERIALS & WORKMANSHIP

All materials and workmanship shall be of the best quality throughout the works and subject to the approval of the Owner. All materials shall be new unless expressly specified to be existing materials to be re-used.

PLANS & SPECIFICATIONS

Contractor is to provide everything necessary for the proper execution of the works to the true intent and meaning of the plans and specifications taken together. Anything shown on the plans and not specified or vice-versa is to be taken as included in the Contract and any minor items although not mentioned or shown but necessary for the proper completion of the building as shown or specified, are to be executed by the Contractor without extra cost.

Released under GIPA CRM 5626 3/2022 30/05/2022

TOOLS & PLANT

Provide all necessary scaffolding, tools, plant, etc. necessary to carry out these works and maintain in good condition. Provide suitable storage for cement, lime, and all other building materials.

ATTENDANCE

Allow the use of ordinary scaffolding, plant and working space, power, water to special tradesmen including electrical and mechanical Contractors. Attend upon, cut away and make good after all trades when and where required.

Also arrange for taking delivery of supplies as required by the sub-contractors concerned.

PAYMENTS

Payments will be made by Progress Certificate in amounts at the Owner's discretion. The Contractor shall be entitled to receive payment at the rate of 80% upon the value of the work executed to the date of payment.

FOREMAN

A competent approved foreman shall be in charge of the works during the currency of the Contract.

DISCREPANCIES

Where any variation occurs as between the drawings and specifications such items or variations shall be referred to the Owner for his decision as to which shall be followed and shall not incur any extra to the Contractor.

CLEANING

The General Contractor shall remove rubbish and spoil from the site as it accumulates unless directed to dump same on site. He shall keep the premises clean at all times. Upon completion of the work the General Contractor shall leave the site in a clean, neat condition. He shall clean all walls, scrub all floors, ease all windows and doors and leave the premises clean and tidy on completion.

DEMOLISHER

The whole of the existing buildings on the site are to be demolished completely. All materials from such buildings are to become the property of the Contractor and shall be removed from the site, unless such materials as broken bricks, etc. may be used as filling in connection with the works. Disconnect and seal off all existing service pipes, electrical connections, etc. to the buildings to be demolished to the satisfaction of the appropriate supply authorities.

Demolish and remove existing fences to Highway.

Released under CJPACRM 50264/2022 30/05/2022

EXCAVATOR & LABOURER

CLEARING SITE

Strip off vegetable soil from building area, grub up any roots to a depth of 3'0", any holes under foundations or footings to be filled with concrete see under "Concretor", and other holes to be filled in 6" layers of soil and rubble and well consolidated.

TRENCHES

Excavate trenches for footings and foundations of all walls, piers, perches, steps and other parts to the depths and widths shown or required, the sides kept plumb and straight, the bottom level and solid, stepped in brick courses where shown or directed and kept free from water.

Should rock be met with, the excavations are to be taken out to a directed depth, scabbled true and even, stepped as required, and any loose boulders met with are to be removed and the holes filled with concrete, as specified in "Concretor".

Excavation in rock shall be treated as an extra under the Contract

Excavate for service pipes, drains and sewers to necessary widths, and deep enough to give not less than 12" cover of filling.

All trenches and excavations to be inspected and passed before any further work in connection with them is commenced.

Excavate as required across footpaths for drains discharging into street gutters.

PLANKING & STRUTTING

Provide, erect and maintain all planking and strutting that may be necessary to retain the sides of the excavations.

FILLING

Where directed, fill in and well ram around all foundations and finished parts with the best of excavation materials.

EXCAVATING & LEVELLING

The spoil from excavation is to be removed from site or used as directed to fill in areas and form natural levels of the land at rear of building.

DRAINER

GENERALLY

The whole of the drainage work shall be carried out in accordance with the rules and regulations of the Local Municipal Council and the M.W.S. & D. Board.

STORMWATER DISPOSAL

Supply and lay first quality salt glazed earthenware 6" diam. pipes from feet of downpipes to discharge into street gutters as indicated on site by Council, with all necessary bends, junctions, etc., as required. Pipes are to be laid in straight runs with regular falls, joints carefully made in 3 : 1 cement mortar and cleaned out on completion.

SOIL AND WASTE DISPOSAL

Connect all toilet pans, basins, floor gullies, kitchen fittings and dishwasher to sewerage lines in accordance with the abovementioned regulations.

POSITION OF SEWER MAIN

The approximate position of the sewer main indicated on the records of the M.W.S. & D. Board. Tenderers shall ascertain for themselves on the site the exact position and depth of the main. Extend sewerage lines from fittings to main in first quality E.W. piping with all necessary bends, junctions, etc. in straight runs with regular falls, all jointed in 3 : 1 cement mortar and well swabbed out on completion.

ON COMPLETION

Obtain certificates of satisfactory compliance from the M.W.S. & D. Board and the Local Municipal Council and hand to Owner prior to issue of Final Certificate.

Released under GIPA ORM 502648/2022 30/05/2022

CONCRETOR

AGGREGATE

Aggregate for concrete to be blue metal, clean and free from dirt, sand and cement to be as previously specified.

CONCRETE

All concrete shall be composed of four parts 3/4" blue metal, two parts sand and one part cement.

MIXING CONCRETE

All concrete ingredients shall be properly gauged in measuring boxes before being placed in mixer. Water shall be measured so as to ensure the required degree of stiffness in successive mixes.

All concrete shall be mixed in a power driven mixer of not less than three cubic feet capacity. The entire contents of the drum

shall be discharged before re-charging and the mixer is to be cleaned at frequent intervals whilst in use. The use of ready mixed concrete shall be permitted if so desired.

FORMWORK

The Builder shall provide and fix approved formwork to support concrete column, slabs and beams; formwork to be close jointed to prevent leakage of concrete and constructed for easy removal without jarring and not to be eased or struck until directed by the Owner.

REINFORCEMENT

Reinforcement generally shall be free from rust and scale, well tied at inter-sections, lapped 18" at joints and hooked at ends. All reinforcements shall have 1-1/2" cover all round. All to Engineer's detail.

ENGINEER'S DRAWINGS

The whole of the reinforced concrete work shall be carried out to the sizes shown on and in accordance with the Engineer's drawings supplied with the Owner's drawings and specifications.

FINISHES

All concrete floor slabs, etc. where tile finishes are indicated shall be left rough for "Tiler", but with slabs graded towards floor gullies.

All other slabs and paving where concrete finishes are indicated shall be finished off to a minimum thickness of 3/4" with three parts blue metal screenings, two parts sand, and one part cement.

CURING

Allow to keep all surfaces of fresh concrete damp during period of curing by means of layers of wet sand or hessian spread over same.

FLOOR SLABS - WATERPROOFING

Concrete floor slabs on ground shall be placed on 6" of well compacted sand fill. Over sand fill place .004" thick Visqueen film, lapped 6" at joints.

CONCRETE PAVING

Tenderers shall submit a separate price for the concrete paving to the site assuming that no earthworks, filling, etc. are required and that the site is levelled ready for the work to be carried out.

Paving shall be 4" thick, in natural cement colour, reinforced with No.310 ARC mesh reinforcement, divided into panels not exceeding 400 square feet in area with approved mastic jointing.

Allow for No.32 parking blocks to be constructed in parking bays, each 6'0" x 6'6", each block dowelled to surface of paving with No.4 3/4" dowels 8" long set 3" in holes drilled into paving. Allow for marking out parking bays each 16' x 8' in 4" yellow painted strips in first quality enamel.

CONCRETE FOUNDATIONS - ILLUMINATED SIGN

The Contractor shall allow for excavating in loam and clay for No.3 - 30" diameter concrete piers 6'0" deep in mass concrete as previously specified as foundations for an illuminated sign to be erected at the corner near factory.

Released under GIPA CRM 502548/2022 20/05/2022

BRICKLAYER

WALLS

All walls are to be built upon footings as previously specified.

External Walls which act as retaining walls below dampcourse level are to be 14 inch solid brickwork to finished ground line. From thence and/or otherwise the walls are to be in two leaves of 4½ inch brickwork having 2 in. cavity between. Connect the two leaves with No.10 gauge galvanised kinked wall ties set every 3 feet apart in each fourth course breaking bond. Keep wall ties free of mortar droppings and the cavity clean as work progresses.

Internal Walls which act as retaining walls below dampcourse level are to be in 9 inch solid brickwork to ground line. From thence and/or otherwise the walls are to be in 4½ inch brickwork. Build all other brickwalling to the dimensions, detail and finish shown on plan.

VENTILATION

In each leaf of external wall under dampcourse level provide two 9 in. x 6 in. approved vents to each room.

In outer leaf of external wall at level of one course below eaves soffit provide two 9 in. x 6 in. approved vents to each room. Make provision in inner leaf for vents to be fixed later by "Plasterer".

Provide vents in respect of gas bathheater and/or copper as required by the appropriate Authority.

Released under GIPA CRM 5026/18/2022 30/05/2022

DAMPCOURSE

On all brickwork, at level not higher than bottom of floor bearers, provide a continuous run of 2 lb. lead, or other approved dampcourse material to full width of each wall thickness, and to piers and fireplaces. To walls surrounding concrete floors lay an additional run of dampcourse one full course above the floor level and stepped down to meet lower dampcourse where other walls abut. Dampcourse material is to be run in long lengths, lapped 6 inches at joints and full width at all intersections.

FLASHINGS

Build in under all window sills 16 in. x 2 lb. lead or other approved material, to be turned up 1 inch at back of wood sill and 2 inches at each end of same. Flashing to be bent down across cavity and built 1 inch into outer leaf of external wall. Build in 9 in. x 1 lb. lead or other approved material over exposed door and window heads, etc., extend 6 inches beyond each end of opening, bend down across cavity and set 1 inch into outer leaf of external wall.

WEEP HOLES

Leave open perpend joints in external walls spaced at maximum of 2 feet apart over exposed openings.

BRICK REINFORCEMENT

In the walls at two courses above the level of highest opening build into each 4½ inches thickness, or part thereof, one continuous strand of 2½ inches wide galvanised wire mesh reinforcement lapped 4 inches at all joints and full width at all intersections.

STRAPS

Fix each door and window frame with six 12 inch long galvanised iron straps secured to frames and set in brickwork. Set 1 inch x 16 gauge galvanised iron straps 6 feet apart and 4 feet down cavity with ends turned 3 inches into brickwork to secure wall plates.

LINTELS

Provide mild steel angles or wrought iron bars of the following sizes over all openings to each 4½ inches thickness (or part thereof) of brickwork; all having 4½ inch bearing at each end.

METALWORKER

GENERALLY

See drawings for type and location of structural steel. Anchor bolts and other incidental items of structural steel to be built into brickwork shall be furnished to respective trades at proper time and shall include instructions or templates for their installation.

MATERIALS

All structural steel shall be in accordance with the Engineer's detail drawings.

SHOP DRAWINGS

Submit shop drawings for all structural steel work for approval. Fabricating of any materials before approval of shop drawings will be entirely at the risk of the contractor.

FABRICATION

Fabricate structural steel in accordance with the S.A.A. code for such work. Do all punching and drilling of steel required for attachment of other materials thereto.

ERECTION

Erect steel in accordance with the Engineer's drawings and instructions. Provide suitable temporary braces and stays to hold structural steel in position until permanently secured.

PAINTING

Clean structural steel of all rust, scale, sand and other foreign material and apply one shop coat of red lead paint, containing at least 25% of dry, red lead to each gallon of raw linseed oil.

After erection, touch up field connections and abraided places, welds, etc. with paint.

PIPE STANCHIONS
TO FRONT

Supply and install No.10 - 2" dia. galv. iron pipes 5'0" long with screwed caps set in positions indicated on elevations in 12" dia. concrete bases 2'6" deep.

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CARPENTER AND JOINER

TIMBERS GENERALLY

All timbers to be of approved quality of their respective kind and of the description hereinafter specified. Scantlings to be sawn square to the sizes specified and as provided by the Associated Country Millers of N.S.W. for merchantable quality. Scantlings to be accurately cut and fitted well spiked and securely fixed. The whole of the carpentry work throughout to be executed and finished in the best workmanlike manner, with all exposed timber especially selected and wrought for painting. Framing to be Merchantable Oregon.

ROOF CONSTRUCTION

Frame up roof generally with 9" x 3" oregon rafters and jack rafters at 2'0" centres fixed to 4" x 2" plates bolted to walls with one row of 2" x 2" herringbone strutting where spans exceed 8'0" in width. Provide eaves overhang as shown on drawings with 12" x 1½" oregon fascia and soffit lined and underside with 3/16" asbestos cement sheeting trimmed with 1-1/2" half round moulds at joints.

DOOR FRAMES

All external door frames shall be 5" x 3" oregon rebated frames built into brickwork with No.3 galv. iron frame ties to each side. Where flyscreen doors are indicated frames shall be double rebated. Trim externally with 1" quad at corners.

All internal door frames shall be 3" x 2" rebated frames, except where double swing doors are shown. Trim with 1" quad at corners.

DOORS

All doors are to be in accordance with Door Schedule shown on Drawing No.1.

DOOR FURNITURE

Allow the Prime Cost Sum of £60:0:0 (sixty pounds) for the supply of all door furniture to be selected by the Owner and fitted by the Builder.

CAULKING

Completely seal all joints around door and frames and other openings with approved caulking compound to render watertight. Leave all joints neat, smooth, clean and solid.

KITCHEN CEILING

Line underside of rafters over Kitchen with 1/4" thick white "MARLITE" sheeting fixed with chrome plated screws and washers in accordance with manufacturer's instructions and with 1/2" aluminium cover moulds between sheets.

Trim at junction with walls with 1 - 1/2" oregon quad, neatly mitred at corners.

TOILET PARTITIONS

Frame up toilet partitions off 4" high concrete base in 3" x 2" D.A.R. oregon framing, sheeted both sides with selected Tilux wall sheeting. Partition shall extend to ceiling height. Trim at walls with 1" quadrant.

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SHELVING

Shelving to Mens and Womens Change Rooms, Office and Store shall be 1" thick pine shelving as shown on drawings supported generally in 2" x 2" oregon vertical supports and 2" x 1" ledges plugged to walls where necessary. All other fittings to Kitchen are included in Prime Cost Sum for equipment specified later.

ROOF OVER PORCH

Frame up in 4" x 2" oregon framing with rafters at 18" centres to support roof over Porch. Roof covering and fascia is included in prime cost sum for "Roofing". Line underside with 3/16" flat asbestos cement sheeting to match underside of eaves specified elsewhere.

ROOFER

ROOFING

Supply and fix 26 gauge galv. iron 3.S metal tray roofing with 2" thick B grade Stramit Board under the whole supported on rafters previously specified.

The roof is to be complete including all edge mouldings, guttering and downpipes.

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GLAZIER

GENERALLY

All glass shall be first quality, free from all flaws and blowholes or other defects and to be fixed with back putty, sprigs, or with bends or fillets as required.

SHEET GLASS

The whole of the windows not otherwise specified shall be glazed with 21 oz. sheet glass.

OBSCURE GLASS

Fixed glass panels in toilet doors, toilet windows and windows to male and female change rooms shall be glazed in selected obscure glass.

PLATE GLASS

All other glass panels, except those previously specified, shall be 1/4" thick polished plate glass.

MIRRORS

Above each wash basin in Ladies and Gents Toilets and Mens and Womens Change rooms supply and fix a 24" x 18" polished plate glass mirror with polished edges, secured to wall plugs with glass headed nickel plated screws.

GENERALLY

Do all that is necessary to complete the work and leave in perfect order on completion.

PLUMBER

QUALITY OF WORK

The whole of the work is to be carried out in accordance with the requirements and the regulations of the Local Municipal Council and the M.W.S. & D. Board and the certificate of satisfactory compliance with the requirements of these authorities must be lodged with the Owner prior to the final certificate being issued.

FLASHING TO PIPES

Where all pipes, vents, etc., pass through roof, flash with 4 lb. lead so as to render watertight.

COLD WATER SUPPLY

Lay on water from M.W.S. & D. Board main to meter in 1" diam. copper pipe and extend to building in similar piping. Run branches to all groups of fittings in 3/4" copper piping and from branch lines to individual fittings in 1/2" diam. copper. Supply and install in an approved position stop cock and meter as required by the M.W.S. & D. Board. All piping shall be built into walls and under concrete floors and wherever possible shall be concealed from view.

HOT WATER SUPPLY

Supply unit as selected by owner.

The Builder shall connect to all sinks, basins and dishwasher shown on drawings in 1/2" diam. copper piping, recessed where possible.

HOSE COCKS

Provide and fit No.2 C.P. hose cocks on external walls where indicated on drawings.

SANITARY FITTINGS

As shown on plan.

GAS SERVICE

Connect to existing gas main in black iron piping as required by the Aust. Gas Light Company and extend to building. Install meter in position against rear wall internally and connect to hot water unit and other fittings as shown on mechanical drawings.

TAPS

All taps to basins and sinks shall be of the "Easyclean" pattern with red or green inserts as required for hot and cold services. Fit C.P. mixing tube between taps over sink units in kitchen.

TRAPS

All sanitary fittings shall have regulation brass traps connected to 2" galv. waste pipes to discharge into outside gulleys.

FLOOR GULLIES

Provide and fix 4" brass gullies with C.P. gratings where indicated on plans.

Released under CIPA CRM 50648/2022 30/05/2022

GENERALLY

Do all that is necessary to complete the work and leave in perfect order and make good after all trades.

ELECTRICAL ENGINEER

The whole of the work is to be carried out by a licensed electrical contractor in accordance with the regulations of the County Council, and a certificate of satisfactory completion is to be obtained on completion and handed to the Owner.

AIR CONDITIONING, REFRIGERATION AND EQUIPMENT SUPPLY

Store: Air conditioning unit, ductwork and shelving.

It is the responsibility of the general contractor to accept delivery of the various abovementioned items and to ensure that all equipment is satisfactorily installed by the nominated subcontractors and connected to the water electrical or gas services as may be required as soon as possible after delivery.

Released under GIPA CRM 502648/2022 30/05/2022

WALL AND FLOOR TILER

GENERALLY

All concrete surfaces are to be thoroughly cleaned off and wetted before any tiling is laid.

All tiles are to be soaked in water for at least 24 hours before fixing and shall be set in cement mortar composed of three parts sand and one part of Portland cement. Broken or damaged tiles are to be taken out and replaced. Every precaution is to be taken to protect tiled floors from all plaster, paints or grit.

All tiling work shall be carried out by a firm approved by the Owner.

FLOOR TILING

Allow the prime cost sum of £ 4- 2- 0 for the supply and fixing of selected first quality floor tiles to the whole of the internal floors throughout. Tiles to be laid on a 1" thick bed of 3 : 1 cement mortar well graded to outlets.

WALL TILING

Allow the prime cost sum of 3- 15- 0 for the supply and fixing of selected Ceramic wall tiles internally and externally as follows:

Kitchen: To a height of 6'0" above floor level to all walls.

Sales Area: To a height of 6'6" to rear wall and wall to kitchen and to sill height on other two walls.

Ladies, Gents & General Toilets & Airlocks:

5'0" above floor level.

PLASTERER

The walls of the undermentioned rooms shall be cement rendered in 3 to 1 cement mortar steel trowelled to a smooth, even finish as finish:-

Kitchen: From top of tiles to ceiling height.

Sales Area: To all surfaces other than where tiling is specified.

Mens & Ladies Toilets:
From top of tiling to ceiling.

Store & Passage:
From tile skirting to ceiling height.

NOTE: Walls of Mens Change Room, Office and Womens Change Room shall be painted over natural surface of brickwork.

PLASTER CEILINGS

Ceilings to Mens and Ladies Toilets, Airlocks, Store, Office, Mens and Womens Change Rooms and Passage shall be in 3/8" fibrous plaster sheeting with set joints, laid on 2" x 1" oregon battens at 12" centres, finished at junctions with wall with 6" fibrous plaster scotia.

Ceiling to Sales Area shall be in 2'0" x 2'0" "Perfotile" acoustic tiles laid full width and length of ceiling and finished at walls with selected 12" fibrous plaster cornice.

For ceiling to kitchen, see under "Carpenter & Joiner".

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PAINTER

PAINTS

All paints, varnishes, etc. to be used on the job shall be products manufactured by Lewis Berger & Sons (Aust.) Pty. Ltd. and shall be brought on to the job in unopened containers.

PAINTING GENERALLY

No painting is to be done in unsuitable weather.

All finishing tints to be selected.

All woodwork to be painted is to be primed with red lead before being fixed and an additional coat given all faces which will be built-in.

All work which is to be glazed and puttied to be painted before glazing.

Each coat of oil paint to be put on in a different shade. Each grounding coat well rubbed down and the whole of each coat must be finished before the next is applied unless permission to the contrary is given by the Owner.

EXTERNALLY

External surface of concrete blocks shall be painted two coats of Siliconised Dux Balm sealer and two coats of Berger "Breeze". Downpipes, guttering and roof flashing shall be painted two coats of galv. iron Primer and one coat of Bergermaster.

Woodwork, including doors shall be knotted, stopped, primed and painted two coats of full gloss Bergermaster.

INTERNALLY

Internal surfaces of brickwork where exposed and cement rendered walls and fibrous plaster ceilings shall be painted two coats of Berger "Breeze".

All internal woodwork shall be knotted, stopped, primed and painted two coats full gloss Bergermaster.

Exposed metalwork shall be well cleaned down free from scale and painted two coats Bergermaster.

Released under GIPA CRM 502648/2022 30/05/2022

DOBBIE'S
PLAN PRINTING SERVICE
19 KING ST., ROCKDALE
Phone 59-8658

Released under GIPA CRM 502648/2022 30/05/2022

MUNICIPALITY OF FAIRFIELD

Application No. 2725/65 Lot 3 & 4

House No. ..... Woodville Rd ..... Street

Approved by Council subject to the following conditions:-

1. The building to be erected in strict accordance with:
   (a) The provisions of Local Government Act and Ordinance 71.
   (b) Approved plans and specifications, and in accordance with Council's building code.
2. The strict observance of the provisions of Part XI, Local Government Act, 1919, and Ordinances made thereunder.
3. No part of the building to be less than 25 feet from street alignment.
4. Lot number and name to be prominently exhibited on site.
5. Survey Certificate of land to be produced on demand.
6. Where dwellings are erected in Residential Areas, a certificate is to be obtained from the Water Board to state that the internal plumbing and drainage meets the requirements of the by-laws of the Metropolitan Water, Sewerage and Drainage Board.
7. Correct levels to be obtained for fences on street frontage, all vehicular entrances and footpath paving and kerb and guttering to be protected against damage during building operations.

Date 3.12.65

V. WINTON
Town Clerk

per

BA.272/65

SPECIAL CONDITIONS OF APPROVAL

1. No signs or advertisements shall be displayed or erected without the prior application to and approval of Council.

2. Full detailed plans and specifications of mechanical ventilation system(s) to be submitted to and approved by Council before installation commences.

3. Full detailed plans and specifications of the construction of the Cool-Room shall be submitted to and approved by Council prior to installation.

4. Application to be made to Council for a licence in accordance with the provisions of Ordinance 69, Local Government Act, 1919 (as amended) prior to occupation.

Conditions of Minimum Standards of Construction:

Kitchen.

1. The floor shall be finished with cement rendering, steel trowelled to a smooth even surface, ceramic tiles or other approved material, finished to a smooth even surface. The floor shall be graded and drained to an approved sanitary fitting coved at all angles.

2. The parts of the wall not faced with tiles, i.e. the surface of the walls above six feet shall be cement rendered and steel trowelled to a smooth even surface, and painted with a washable paint of a light shade.

3. The angles of the walls with the floor shall be coved with a minimum radius of 1½".

4. There shall be provided within the kitchen/bakehouse facilities for the cleansing of all instruments, fittings and appliances and also means for boiling water for such cleansing.

5. Architraves, skirtings, picture rails, etc., shall not be installed.

6. The ceiling shall be painted with a washable paint of a light colour.

7. Butting together of fittings, benches and equipment, forming a crevice which is not easily and readily cleansed shall not be permitted. Benches and fittings shall not be provided with false bottoms.

8. All benches, shelving, etc., wash hand basins, sinks shall be supported on "T" or angle iron into the wall or on approved metal frame.

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9. Mixers, fryers, refrigerators, ovens, proovers, [illegible] food warmers, steamers, boilers, cupboards and the like, where not on legs at least 8" in height shall be placed on solid plinths, 3" in height, finished to a smooth even surface.

10. Stoves shall be placed at least 9" clear of walls and such 9" shall be maintained clear and free from obstructions.

11. Sufficient hand wash basins with water connected thereto shall be provided as close to the toilet and workrooms as practicable. The wall surface above the hand wash basins shall be faced with ceramic tiles or stainless steel sheeting to a minimum height of 18".

12. A minimum distance of 18" shall be maintained between the preparation bench tops and the like, and the underside of a window. The base of all window reveals in preparation or storerooms shall be splayed to an angle of 45°.

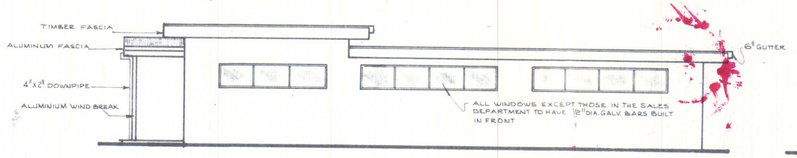
13. All light fittings shall, where practicable, be set into the ceiling so that the underside surface of the light fitting shall be flush with the ceiling.

14. An adequate number of approved glass washing machines or double bowl sinks with hot and cold water services thereto shall be installed as required by Council.

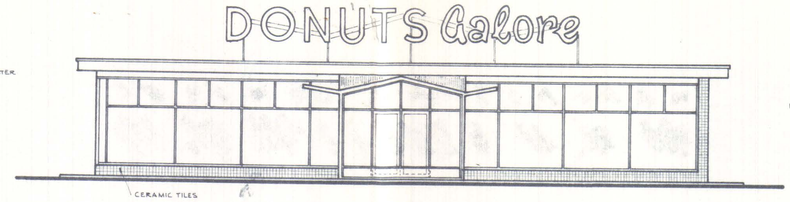
D Deegan.

Building Inspector.

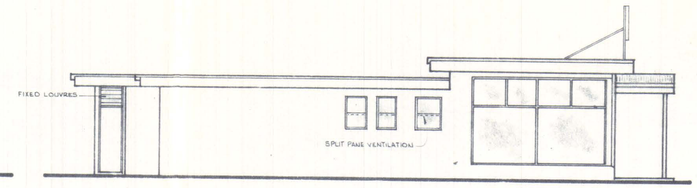
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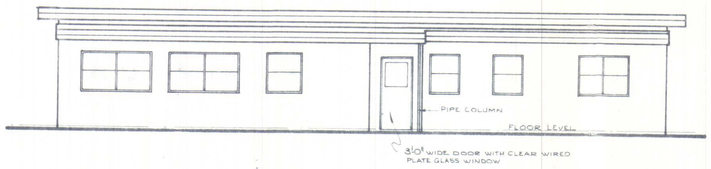
SIDE ELEVATION



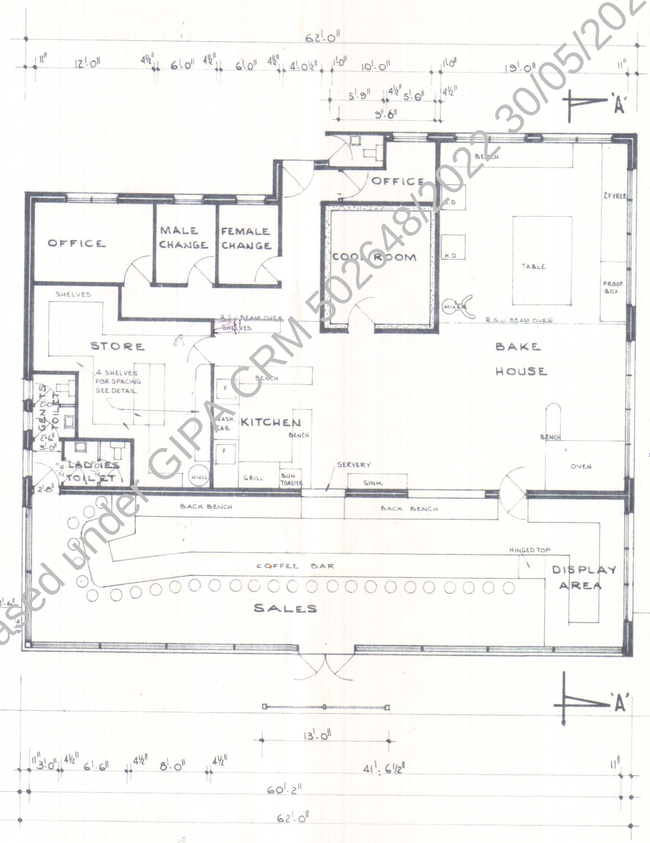
FRONT ELEVATION



SIDE ELEVATION

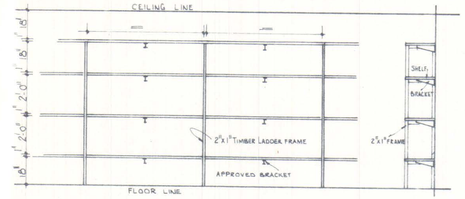


REAR ELEVATION

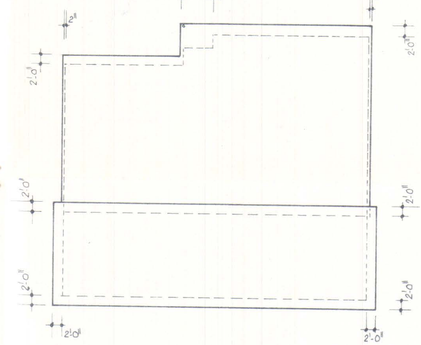


FLOOR PLAN

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

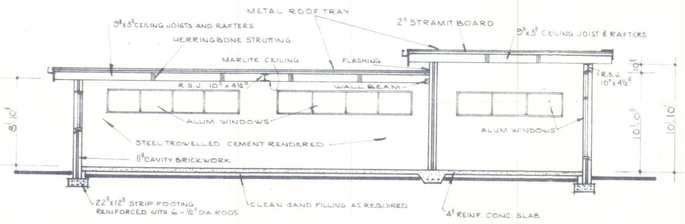


DETAIL OF SHELVING TO STORE ROOM



ROOF PLAN

SCALE: 1/16" = 1'-0"



SECTION THRU' 'A'-'A'

NOTES:

BUILDER IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS. ALL FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH ORD. 71 AND LOCAL COUNCIL REQUIREMENTS.
ALL WINDOW SIZES ARE TO BE MADE TO SUIT BRICKWORK OPENING SIZES.
BUILDER IS TO BE RESPONSIBLE FOR THE FORWARDING OF ANY INSPECTION CARDS, TO THE AUTHORITIES CONCERNED, AS THEY MAY BE REQUIRED.

PLAN OF PROPOSED DRIVE-IN DONUT SHOP TO BE ERECTED FOR J. E. LANGHAM

AT LOT 3 & 4 ~~HUME~~ HIGHWAY. GREENACRE.
WOODVILLE RD VILLAWOOD

DOBBIES DRAUGHTING SERVICE
19 KING STREET ROCKDALE
53 8658

Released under GIPA CRM 502648/2022 30/05/2022

MUNICIPALITY OF FAIRFIELD

Zoning 1A

BUILDING APPLICATION

Permit No. 2365/69

Local Government Act Ordinance 71

Assess No. M 4038

PLANS AND SPECIFICATIONS: PLANS AND SPECIFICATIONS SHALL BOTH BE DRAWN AND WRITTEN IN INK AND BE SUBMITTED IN DUPLICATE. A general plan, drawn to scale of 1/8 in. to 1 ft. shall show all floor plans, elevations, sections, figured dimensions of all rooms and heights of ceilings, and a drainage diagram showing the proposed treatment of household wastes and roof waters. A site plan to a scale of 1 in. to 40 ft. shall show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the street to which it fronts and/or is bounded.

I, the undersigned, hereby make application to Council for the approval of plans and specifications of a building which I propose to erect and complete within TWELVE MONTHS from date of approval.

Name of Owner [redacted]

Address DO NUTS GALORE (AUST) PTYLTD

704 PRINCES HIGHWAY, KOGARRAH 2-0572

Name of Builder CIVIL & CIVIC PTY LTD

Address AUSTRALIA SQUARE,

SYDNEY, 2000.

Street WOODVILLE ROAD

House Name/No. -

Lot No. 3 & 4, VOL. 9178 FOL 78 & 79

Sec. No. - D.P. NO 208677

Locality VILLAWOOD

Frontage 80' AND 30' TO WOODVILLE ROAD

Depth 200'

Class of Building SHOP (ALTERATION ONLY)

(Dwelling, Shop, Shop and Dwelling, Etc.)

(Plans for all Commercial and industrial Buildings to be drawn by an architect; or a Structural Engineer's Certificate as to the soundness of the structure to accompany this application)

Type of Construction BRICK (Brick, Fibro, W/Board, etc.) Estimated Area 3,000 sq. ft.

Materials of Roof METAL Type of Roof PITCHED AND FLAT

Will any second-hand materials be used in the construction? NO

Estimated Value of proposed Building $ 25,000 - ALTERATIONS ONLY

Applicant must supply the following information when submitting Building Applications for Council's approval:

(a) Is Kerbing and Guttering constructed fronting your property YES Condition GOOD

(b) Is Path Paving constructed fronting your property YES Condition GOOD

(c) Is Sewer available YES

(d) Is Water Main available YES Location (Footpath, Road Shoulder, Opposite Footpath) CONNECTED

I undertake to comply with the provisions of Local Government Act 1919 and Ordinances Nos. 71, 30, 39, 44 and 105, and all amendments thereto, and all special Conditions of the Council of the Municipality of Fairfield.

Date [redacted] Signature of Applicant [redacted]

State whether applicant is owner, builder or architect BUILDER

DRIVE IN FOOD BAR

OFFICE USE ONLY

55

FP 2862

REMARKS

No Plans

	$	c	Receipt No.
Building Fee	56	00	178127
Road Opening Fee			
Builder's Sanitary Service			
Deposit Covering likely damage to paving, kerb and guttering, etc.			
TOTAL	56	00	Date 19/11/69

Released under GIPA CRM 502648/2022 30/08/2022

BURGER CHEF ESTABLISHMENT
AT
WOODVILLE RD. VILLAWOOD
FOR
COTTEE'S GENERAL FOODS PTY LIMITED.

Released under GIPA CRM 502648/2022 30/05/2022

CIVIL & CIVIC
PTY LTD

SPECIFICATION OF WORK TO BE DONE

AND MATERIALS TO BE SUPPLIED IN

THE ERECTION AND COMPLETION

OF

BURGER CHEF ESTABLISHMENT

AT

WOODVILLE RD. VILLAWOOD

FOR

COTTEE'S GENERAL FOODS. PTY. LIMITED

Released under GIPA CRM 502648/2022 30/05/2022

Design By:
Civil & Civic Pty Limited
Australia Square,
Sydney. 20572

November 1969

Job No. 69438

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SECTION A - PRELIMINARIES

A1 INTENT OF THIS SPECIFICATION

This Specification describes the work to be executed and the materials to be used in accordance with the drawings, the File Details, the relevant Engineering drawings and the requirements of Ordinances, By-Laws, Regulations and Standards applicable.

A2 EXTENT OF WORK

The work includes all

- ~~site preparation~~
- necessary excavation for construction and services
- ~~grading and levelling~~.
- the construction, erection and completion of a single storey addition
- parking area and access to it.
- site works.

The service installations include

- main water supply
- hot and cold water reticulations.
- air conditioning
- mechanical ventilation
- roof and stormwater plumbing
- toilet and sewerage systems
- gas supply
- electricity supply
- special equipment

A3 REGULATIONS AND AUTHORITIES

The Contractor shall

- conform to all Regulations, By-Laws, Acts, Awards, Rules and Requirements of all Federal, State and Municipal Authorities having jurisdiction over any part of the work.

- pay all fees, services charges, taxes and other related costs.

- apply for all testing necessary, obtain certificates showing the satisfactory completion of the work and all official documents required.

- provide for all temporary hoardings, barriers, crossings, night lightings, scaffolding and other safety measures required by the Authorities, properly maintained and removed on completion.

Released under GIPA CRM/502648/2022 30/05/2022

A4 DEFINITIONS

The following definitions shall be guiding for this Specification:

"The Proprietor" shall mean Cottee's General Foods.

"The Contractor" shall mean Civil & Civic Pty. Limited.

"The Engineer" shall mean Civil & Civic Pty. Limited.

"Sub-Contractors" and "Approved firms" refer to the parties providing labour and/or materials and employed for that purpose by the Contractor.

"Approved" shall mean approved in writing by the Engineer.

"Selected" shall mean selected by the Engineer.

"Equal" or "Similar" shall mean approved equal or similar to that specified by the Engineer.

"The Works" shall mean the whole of the work described in the Contract Documents.

Where brand names or manufacturers are mentioned alternatives may be used if approved by the Engineer.

Released under GIPA CPW 502 of 2022 30/05/2022

A5 RESPONSIBILITY AND CONDITIONS

It is the Contractor's responsibility to adopt and use all such building methods as he shall consider as best suited to the efficient, safe and expedient carrying out and completion of the work of this contract.

The Contractor shall provide the best possible and most suitable working conditions for the various building operations on the site.

The Contractor shall be resonsible in all respects for all work by Sub-contractors and/or Suppliers nominated by the Proprietor if the Sub-contractor and/or Supplier is bound by the Contractor's sub-contract or supply documents.

A6 CO-ORDINATION

The Contractor shall be responsible for the proper co-ordination, direction and supervision of all the works and trades of this Contract, including the work of sub-contractors, whether nominated or otherwise.

The Contractor shall co-ordinate the setting out of the work of all such trades and/or sub-contractors and shall have prepared scaled drawings showing the accurate locations of pipes, ducts and services and the core holes required.

The Contractor shall ensure that all sub-contractors obtain working access to all relevant sections of the site and building at the required dates and shall check on exact dimensions for building in.

A7 SUPERVISION

It is the Contractor's responsibility to fully supervise the whole of the works of this contact, including the work of all sub-contractors, and he shall therefore provide all necessary qualified personnel and staff.

The Contractor shall also supervise work manufactured off the site in workshops, or stockpiled off the site.

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A8 SETTING OUT AND SURVEY

The Contractor shall:

- engage a licensed land surveyor to determine the correct site boundaries and to locate the proper position of the buildings in accordance with the drawings.

- set out all lines and levels for the works and establish proper bench marks and set out points as necessary.

- co-ordinate and be fully responsible for the accurate and comprehensive setting out of:

  (1) the facades, ceilings, walls, partitions, floor outlets, various services penetrating floors and ceilings

  (2) the finished levels of floors, ceilings, walls, built-in services, etc.

  (3) the restricted false ceiling spaces and the fitting therein of all ducts, pipes, conduits, services, fittings etc.

  (4) pipe ducts, etc, and the services therein.

A9 TEMPORARY CONVENIENCES AND SERVICES

The Contractor shall arrange for, provide, maintain and remove on completion the following temporary conveniences and services to facilitate the building operations and pay all charges incurred:

- water from the towns main
- electric light and power services
- telephone service to the Contractor's site office.
- workshops, sheds, storage, for use by the Contractor.
- necessary and separate toilet and washing accommodation for workmen and staff, maintained in clean and hygenic condition and in accordance with the requirements of the Local Health Authorities.

A10 LABOUR, MATERIALS, PLANT EQUIPMENT

The Contractor shall:

- supply all necessary labour for all trades, including sufficient managing and controlling staff or personnel competent of carrying out the works as described in this Specification.

- supply all materials required for the satisfactory completion of the works and in accordance with the drawings and thisSpecification.

- provide all necessary plant, equipment, tools, tackle, cranes, hoists, gantries, mixers, pumps, vibrators, scaffolding and shuttering necessary for the efficient and proper execution of the works and in compliance with the appropriate Standards, as accepted in Australia.

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A11 MATERIALS COMMON TO SEVERAL TRADES

Cement - shall be fresh Portland Cement of selected manufacture and complying with S.A.A. - A.2 Standards.

Lime - shall be hydrated and comply with S.A.A. - A4

Sand - shall be clean, sharp and free from saline and organic impurities.

Aggregate shall be in compliance with the requirements of A.S. No. A77, "Australian Specification for Aggregate for Concrete" and shall be of the gauges specified hereafter.

A12 PROTECTION OF MATERIALS

All materials which may be affected by the weather shall be covered and protected from damage while in transit to the site and after delivery and installation.

This applies also to all Sub-Contractors' materials.

In no circumstance s shall materials be mixed on floors without adequate protection to floors and adjoining materials.

Installed materials shall be protected from damage and staining by other materials or building operations.

A13 DRAWINGS, SPECIFICATION & DIMENSIONS

The Contractor shall provide everything necessary for the proper execution of the work to the true intent and meaning of the drawings and the specification taken together. Anything shown on the drawings and not specified, or vica versa, shall be taken as included and any minor items, although not mentioned or shown, but obviously intended or necessary for the class of work herein specified shall be executed by the Contractor as being part of the Contract.

Stated dimensions shall be followed in preference to dimensions scaled from the drawings, but wherever possible, dimensions shall be taken and checked on the site.

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A14 SHOP DRAWINGS

The Contractor shall obtain and check all required shop drawings for steelwork, mechanical and power equipment and other equipment as applicable.

A15 DEFECTS LIABILITY PERIOD

The defects liability period for this Contract will be 6 months, during which period workmanship and/or materials becoming defective, (except due to abuse or other interference by others than the Contractors or his employees) shall be made good, removed and replaced by satisfactory workmanship and/or materials at the Contractor's expense.

A16 INSURANCES

The Contractor's General Insurance Cover shall apply and in compliance with Clause No.7 of the General Conditions of Contract and including:

- damage to the works.
- damage to property and persons.
- workers compensation in accordance with the Workers Compensation Act.

A17 SIGNBOARDS

The Contractor shall design, supply, erect and remove on completion a signboard of suitable size, stating the work carried out, the names of the Proprietor, Contractor and any other information required by the Proprietor.

A18 MAKING GOOD AND PROTECTION

During building operations the Contractor shall protect as well as possible any existing kerbs, gutters, footpath, roadways, crossings, fences, drains and/or property of adjoining owners and shall make good any damage to same incurred as a result of the building operations.

The Contractor shall comply with all regulations, orders, instructions or requirements of any public authority having jurisdiction in matters of protection and persons.

The Contractor shall from time to time inspect all roads, properties and services liable to be damaged by the building operation, ascertain what precautionary or protective works and/or action is needed and carry out same.

A19 CLEANING

During the progress of the Contract, the Contractor shall regularly remove and cart away debris, spoil and surplus building materials from the site and buildings and keep the works in a reasonably clean condition.

A20 ON COMPLETION

On completion the contractor shall:

- clean all floors and windows
- ease and oil all locks and like working parts
- remove all stains and paint and mortar droppings
- tabulate and hand over all keys
- test all services, fixtures, equipment in the presence of the Proprietor or his accredited representative
- provide all maintenance and service directions
- leave the premises and site clean, tidy and ready for immediate occupation and operation.

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A 21 SAFETY

The Contractor shall take all necessary safety measures, provide barriers, fences, night lighting, etc, in strict accordance with the requirements of any Authority having jurisdiction over the job.

A22 STANDARDS

Wherever reference is made to B.S.I. (British Standards Institute) or S.A.A. (Standards Association of Australia) Specifications, Standards, Codes or Rules, the requirements of the editions and amendments to them current at the date of tendering, shall apply and be deemed to be incorporated in this Specification.

A23 RIGHT OF ENTRY

The Proprietor shall have the right of entry to the premises at any time for any person or persons nominated, authorised or employed by him.

A24 SERVICE DRAWINGS

Should there be any variation to the installation of the various services and drainage, the Contractor shall on completion issue a maintenance manual showing the position of pipes, conduits, valves, inspection and cleaning eyes and openings, stopcocks, switches, junctions, etc.

A25 EXCLUSIONS

The following items are excluded from theContract:

- CO_2 extinguishers in hoods.
- Cutlery & Cooling Utensils, other than indicated in list of equipment
- Hire of Cigarette vending machine
- Hire cost of signs
- Blinds and/or special shading

Released under GIPA CRM 50264/2022 30/05/2022

SECTION B - DEMOLISHER, EXCAVATOR AND LABOURER

B1 DEMOLITION

The Contractor shall demolish all work as shown on the drawings. ~~concrete slabs on the site together with all footings, piping and services~~ and all demolished materials shall become the property of the Contractor and shall be removed from the site.

~~B2 SITE PREPARATION~~

The whole of the site shall be cleared of all vegetable growth including trees and shrubs and their roots and removed from the site.

Areas disturbed by the demolition shall be filled and consolidated as directed by the Engineer.

Excavations and filling shall be carried out in accordance with the drawings and excavated material shall be used for filling.

Filling shall be spread in layers of not more than 6" consolidated thickness and thoroughly compacted to achieve deristy equivalent to 95% of maximum dry density as measured by the modified A.A.S.H.O. test.

If necessary the filling material shall be watered to obtain optimum condition of compaction.

If any loose boulders are met with they shall be removed and broken up and used as hardcore filling as directed.

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B3 EXISTING SERVICES

Care shall be taken that no damage occurs to existing services. All diversions, extensions or other changes to these services as required for the building operations shall be carried out to the requirements of the relevant authority controlling the service.

B4 EXCAVATION GENERALLY

Earthworks shall be finished with sufficient space to permit the erection of formwork and shoring, and the installation of drains, working space for masonry work and for the inspection of the footings.

Excavations shall be kept free from water with plumb sides and level bottom, stepped and formed as per Engineer's drawings.

In case water enters excavations which are meant to receive concrete, the water shall be pumped out, any soft material, unsuitable for receiving the concrete, taken out and replaced with clean sand to the required levels.

Should any excavation below slabs on ground or fill, be made below levels shown to obtain solid bottom or for any other reason, the void formed shall be filled with hand-packed dry hardcore to level and thoroughly consolidated.

Should any excavation, below any footing beam or other structural member, be made below the levels shown to obtain solid bottom or for any other reason, the void formed will be filled with 1:3:6 mass concrete to the required level.

B5 EXCAVATION IN DETAIL

The Contractor shall excavate in any material encountered to the depths and sizes shown on the Engineer's drawings for:

- footings
- beams
- sumps
- pits
- manholes
- drains
- services

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B6 TIMBERING AND SHORING

Excavation shall be carried out in a safe and careful manner and the Contractor shall provide all required timbering and shoring to retain excavation. Timbers shall be removed during the execution of the work and no timbers shall be left in the ground or other undesirable positions.

B7 BACK FILL

All areas to be backfilled shall be filled in layers not exceeding 6" in depth and well rammed and compacted with the best of the excavated material.

B8 SUB-GRADE

The sub-grade under the ground floor slabs shall be 6" finished thickness of 1½" gauge road base, thoroughly consolidated to a density equivalent of 95% as measured by the modified A.A.S.H.O. test and topped with crushed rock, rolled and finished to a level surface and to ensure the undamaged application of the membrane specified under "Concretor".

CO-ORDINATION

The Sub-Contractor must co-ordinate his hydraulic work and plumbing installation with the other Trades work as the work progress on Schedule.

PRECAUTIONS & SAFEGUARDS

The sub-contractor shall carry out the work in a careful, secure safe and tidy manner, and take all precautions against accidents or damage whether arising from bad workmanship, breaking of machinery or plant, inefficient timbering, flooding or any other cause whatsoever.

The sub-contractor shall provide, erect and maintain warning signs, temporary fences, barriers and night lights adjacent to any works such as trenches and excavations or stacks of materials which could be danger to persons or traffic of any kind. He shall obey all directions given to him with regard to the provision of lighting and barriers but shall not be thereby relieved of responsibility for any accidents or damage.

RESTORATION OF SURFACES

The sub-contractor shall be responsible for the restoration of any road paving, etc., as a result of this Contract. Any roads, paths, etc. so effected shall be restored with materials of the same standards of construction in all respects to that existing before the commencement of the works.

~~TESTING OF SEWER PIPELINES~~

Sewerage pipelines shall be subjected to a hydrostatic test of not more than 10 feet head at the downstream end and not less than 4 feet at the upstream end applied for at least 15 minutes, except that if the difference in level between the extremities of the line under test exceeds 6 ft. the maximum head may be increased to as much as 15 feet.

No line shall be tested until 24 hours have elapsed after the last joint has been made, also the line is to stand full of water for at least 15 minutes prior to testing.

Testing shall be carried out in the presence and to the satisfaction of the Architect and a representative of the Water Board.

The amount of leakage shall not exceed 0.1 gallon per joint per hour (equivalent to 1 gallon for 40 joints for 15 minutes) Should any joint give greater leakage than the above it shall be made good by the sub-contractor and retested as above after 24 hours.

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All necessary drainage plugs, hoses and other equipment necessary for the above tests shall be provided by the sub-contractor who shall give at least three days clear notice to the Architect prior to testing.

CERTIFICATE OF COMPLETION OF WORKS

Certificates showing satisfactory completion of the works shall be obtained from the Water Board and furnished to the Architect at the completion of the contract.

SECTION 3 MATERIALS

GENERAL

All pipes, fittings and other materials shall be of the best quality of their respective kinds and must be approved by the Architect. They shall conform to relevant current Australian Standard Specifications and Codes except where the provisions thereof conflict with the specification. Where such Australian Standard Codes and Specifications do not exist, the relevant current British Standard Specification and Codes shall apply.

~~VITRIFIED CLAY PIPES AND FITTINGS~~

Vitrified clay pipes and fittings which are to be flexible jointed with rubber rings shall conform with the Australian Standard Specification No. A164 and shall be gauged, tested and stamped by the Local Authority.

~~CAST IRON PIPES FOR SEWER~~

Cast iron pipes shall be either "Stanton" or similar spun pipes in accordance with A.S.A. 146 (1965) with spigot and sockets suitable for jointing with rubber ring gaskets.

Cast iron pipes for underground sewer shall be to S.A.A. A88 or "Stanton" spun pipes to A.S.A. 146 Class 'B' cement lined, where long lenghts are advantageous.

Cast iron pipes and fittings shall be with inspection openings.

COPPER PIPES

Copper pipes shall be solid drawn tube and in accordance with A.S.B. 158 (1967) Australian Standard Specification for Copper tubes.

Copper tube shall be installed for:

a/ domestic. Water supply - Table 2 where laid in ground externally or where in exposed positions, and Table 5 in protected positions in the building.

b/ Gas services pipes to be Table 2 and 3 as for water respectively.

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c/ Waste pipes - to be Table 4.

d/ Vent pipes to be Table 5.

Fittings for copper pipes shall be 70/30 cast brass and tested, copper or gunmetal.

~~SECTION 4 - SEWER DRAINAGE~~

~~GENERALLY~~

Excavate for and lay of cast iron pipes and vitrified clay pipes together with all necessary bends, junctions, floor wastes, gully etc., as indicated on drawings. In addition to general laying of sewer pipes the sewer shall be connected to existing M.W.S.&D.B main as shown on the drawing.

All pipelines shall be laid in accordance with Australian Standard Code No. CA 56.

~~GREASE ARRESTOR~~

The sub-contractor shall construct grease arrestor pit in location shown on drawing. The pit shall be concrete reinforced, and chequerplate covered, including vent, all in accordance with M.W.S.&D.B. Standard drawing.

~~INSPECTION PIT FOR SEWER~~

Construction of inspection pit for sewer shall be 24" x 24" 6" thick concrete walls and bottom and shall be intergrally waterproofed and rendered inside with waterproof cement render. The pit cover and frame shall be similar to "GATIC" type E complete with brass frame, to be filled to suit floor finish.

~~FLOOR WARNING GULLY~~

Install 4" C.I. Gully complete with riser and cast iron grating in the position shown. The gully to be set on 6" thick concrete base. After testing and approval, the spaces under the sockets shall be filled with sand, mortar or concrete to complete the bedding, according to which material is used for supporting the barrel of the pipe.

~~FLOOR SINK~~

A 9" x9" floor sinks with bronze grating shall be constructed as detailed on the Architectural drawing No.....

~~BOUNDARY TRAP~~

Boundary trap shall be 4" cast iron complete with C.I. sealed cover.

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~~FLOOR TRAPS~~

Floor traps shall be cast iron, with 4" brass risers including inlets where required and shall finish flush with the finished floor surface with an approved screw-in gate which shall be chromium plated.

In service area floor waste riser shall be 6" in dia with bronze removable strainer and bronze grating chromium plated.

~~RUBBER RING JOINTING~~

The rubber ring shall be placed over the spigot of the pipe to be jointed which shall then be forced home into the socket of the adjacent pipe allowing the rubber ring to roll into its true position. The position of the ring shall be checked with an approved feeler gauge and if it has not rolled into correct position, the pipes shall be rejointed to approval.

~~CONNECTION TO PUBLIC SEWER~~

Make connection to the sewer as directed by the M.W.S.&D.B.

SECTION 5 PLUMBER

EXTENT OF WORK

The work covered by this section includes supply, installation and testing of the sanitary installation.

PIPING

All piping shall be carried out with the materials specified and in accordance with the layout and sizes shown on the drawing or as required by the Water Board.

All pipework within the building shall be concealed where practicable and where exposed or directed it shall be chromium plated and fitted with C.P. wall roses.

Co-operation is to be maintained at all times with all trades and where needless chasing of walls and floors can be obviated, pipes shall be built in as the job proceeds.

All pipelines shall be installed in a neat workmanlike manner and pipes shall be free of all walls and each other.

As far as possible pipework shall be set out before brickwalls are built and no enclosing walls shall be built until the set out has been inspected and passed by the Architect.

The pipework generally shall be so arranged as to provide easy access to cleaning eyes etc.

The pipes shall be fixed clear of each other and easily replaceable for their full length.

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SINK UNIT

S/S Sink unit 18 s.w.g. satin finish, stainless steel sink and drainer, 8 feet long and 2 feet wide with three bowls and double drainer. Sink to be fitted with C.P. tea strainer.

The s/s top shall be solidly backed with heavy plywood and timber rails under all edges, all secured to the stainless steel with waterproof adhesive and with sufficient fixings for securing to a timber cupboard.

Sink shall have 2" knee actuated waste similar to that manufactured by E.H. Lee & Courtney.

Connect the sink outlets to the waste pipe system with bowl outlet connection and 2" dia. copper waste pipe complete with all necessary brass I.O. fittings and a 2" brass or copper union trap.

WASH BASIN

Each lavatory basin shall be 20" x 16" white vitreous china of an approved type similar and equal in all respects to 'Fowler' Ware-Hamilton with two tapholes and overflow, complete with No. 651 concealed white enamelled high tensile alloy brackets 1½" C.P. plugand washer and rubber stopper. The brackets shall be securely fixed to the wall with cadium coated bolts.

Each basin shall be set level on the brackets, securely fixed at a height of 2'7" from the floor to the front edge of the basin and connected to the drainage system with 1½" C.P. copper waste pipe complete with all necessary brass or copper I.O. fittings and a 1½" C.P. Universal type trap.

CLEANER'S SINK

Cleaner's sink shall be 21" x 16"

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LOW DOWN SUITES

Each low down suite shall be white vitreous china, of an approved type similar and equal in all respects to ' Fowler Olympic Interlock Pharma-Kleen' toilet suite.

Pans shall be of 'S' trap type. Each seat shall be 'Fowlerware' white composition, full front, moulded from the highest quality phenotic material and shall be not less than ½" thick in any part. Hinges shall be heavy pattern bar type with off set pillars and the whole heavily chromium plated.

Each pan shall be frogged to the concrete floor with 2:1 cement composition and set level. The connection to the drainage system shall be made with a 4" cast iron pan piece drop carried through the concrete floor into an upturned C.I. bend.

The outlet of each pan shall be entered into the pan piece and jointed with a paint and well packed putty joint. The cistern shall be set at the reguired height on brackets and brass screw fixed to the wall.

Cistern. shall be of 2½ gallon flush type with top push button action, silent pattern brass valve and C.P. brass push button.

SECTION 6 COLD WATER SUPPLY

GENERALLY

~~Excavate for and make connection to the existing 4" water main~~ with 1" tapping ~~and~~ 1" stop tap and extend with lines of water service of the diameters indicated on the drawings to the various points shown. Branch lines to fittings shall be of an equivalent size to the tap outlet indicated below.

All water services pipelines and branch lines shall be of standard gauge copper tubing screwed joint and table 2 and 3 for capillary type fittings and brazed joints. Table 2 shall be used for pipelines above and below the ground and in exposed positions where damage is likely. Table 3 shall be used above ground only and in protected positions where damage is unlikely. Approved capillary type fittings shall be used for jointing tubes up to and including 2" dia. and screwed jointing shall be used for taps. All fittings shall be tested and stamped by the appropriate Authority.

Pipes within the building shall be concealed where practicable and where exposed shall be chromium plated and fitted with C.P. wall roses. All fittings used on copper pipelines shall be 70/30 cast brass, copper or gunmetal.

All pipes where buried in the ground shall have a cover of eighteen inches; elsewhere to be securely fixed with stout holdfasts.

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PIPING

In no instance whatever shall any pipes be fixed behind other pipes.

SOIL WASTE AND VENT PIPES

All vertical and horizontal branches over 2½" diameter shall be of cast iron and 2½" dia and less shall be of copper tubing. Joints shall be socket and spigot type and jointed with rubber rings for cast iron pipes and slipped and silver soldered or brazed joints for copper pipes.

The whole of the pipework shall be securely fixed in position with metalic anchors and hangers, care being taken to insulate copper tubing from other metalic pipework by lagging with P.V.C. Tape.

The horizontal lines shall be so arranged to have maximum grade and cleaning eyes fitted in accessible position.

VENT where indicated on the drawing shall be carried up to regulation height and terminated with approved covl. Cover flash over roofing upturn around vent with copper collar brazed to vent pipe and dressed down all round, Flash and over flash at the roof shall be so arranged as to provide a minimum of 3" over flash lap to the upstand to make perfectly watertight.

Released under GIPA CRM 50260 8/2022 30/05/2022

SANITARY FIXTURES

GENERALLY

Provide and install in positions shown on drawings and connect to the appropriate waste or soil pipe as previously specified the following sanitary fixtures which shall comply with the local authorities' rules and regulations and be all to the approval of the Architect.

1 s/s sink unit
1.~~3~~ wash basins
1 cleaner's sink
~~2 low down suites~~
~~2 toilet paper holders~~

Allow for taking delivery, freight, cartage etc.

All vitreous china products shall be white first class non-crazing vitrosity not less than 99.5% and manufactured in accordance with British Standard No. 3402/1961.

The sub-contractor shall install all sanitary fixtures in positions where indicated on the drawings, complete with all necessary brackets, bolts and other fittings.

WATER SERVICE Cont.

Before installation, pipes and fittings shall be thoroughly cleaned by blowing out, or as directed, to remove all scale, dirt and other extraneous matter. Where necessary, the ends of pipes shall be reamed to remove all burrs.

On completion, the water service shall be tested by the sub-contractor to a pressure of 300lbs./sq.in., and any defects remedied to the satisfaction of the Architect.

~~WATER METER~~

Take delivery form M.W.S.&D.B. of one (1) 1" water meters and install in position shown on the drawing, complete with all necessary valves and fittings in accordance with Water Board's requirements.

TAPS AND FITTINGS

Provide and fix approved pattern taps and fittings in the various positions scheduled below.

Taps shall be first quality chrome plated on solid cast Australian Standard pattern, headed screw down 'Easy clean' type complete with 'H' and 'C' indicator buttons.

Where combination outlet is required for the hot and cold supply each to be provided with brass breaching pieces.

Generally taps are to be so arranged that pipework is concealed from view.

Taps to fixtures are as follows:

a/ SINK
C.P. sink set consisting of ½" flanged recess taps H&C brass breaching piece and de-luxe swivel outlet with aerator.

b/ BASIN
3 sets ½" C.P. C-H taps breaching piece with swan neck and aerator outlet.

c/ FLOOR WASTE
3 ½" C.P. Hose taps adjacent to floor waste, fitted at a height of 18" above the finished floor level.

~~d/ W.C. SUITE~~
~~2 ½" C.P. cistern tap.~~

~~e/ CLEANER SINK~~
~~One (1) ¾" C.P. capstan headed pillar tap with C.P. flange.~~

f/ URN
(One) ½" C.P. recessed cock and C.P. brass swivel jointed piece.

g/ HOT WATER SYSTEM
¾" brass stop tap

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TAPS Cont.

h/ STANDPIPE
One (1) over gully and one (1) external, ¾" brass hose tap.

i/ A.C. PLANT
¾" brass stop tap and plug.

In addition brass master stop taps and valves appropriate type and of the same size as resp.pipeline, where required by Water Board regulations.

SECTION 7 HOT WATER SYSTEM

Provide and install a 60 gal. main pressure hot water tank, electrically controlled, approved type.

Extend H.W. pipe in copper in size required to the following points:

Kitchen sink, three basins and cleaner's sink.

All hot water piping shall be insulated with double thickness of hairfelt covered with sisalcraft type wrapping. Copper tie wire shall be used to secure the wrapping.

Provide pressure reducing valve, stop tap and overflow pipe.

All pipe sizes shown on the drawing refer to the outside diameter of Type 3 copper tube. Brazed joint shall be used. Alternatively capillary or compression fittings may be used.

Valves or similar fittings shall not be brazed into the lines. Unions shall be provided where necessary to permit easy dismantling. Pipes shall be graded downwards in the direction of flow of the water.

Before lagging is applied test all pipework to 320 lbs. per sq. inch, inspect all joints and tape up leaks.

Released under OIA CRM 5026/6/2022 30/05/2022

SECTION 8 GAS SUPPLY

GENERALLY

The work covered by this section of the specification comprises:

Supply of all materials, installation of gas reticulation in copper pipes as shown on the drawings.

The whole of the work to be carried out in accordance with drawing specification and the latest Code for installation of ~~Liquefied Petroleum~~ Gas Association, and such further instructions as may be given during the progress of the works and to satisfaction of the Architect.

~~A person appointed to carry out gas fittings work shall be licenced L.P.G. installer.~~

~~The gas supply to be used from 'ESSOGAS' L.P.G. 100 lbs cylinders~~ for domestic purposes. Installation of cylinders pipework, connections, automatic change over ~~regulator~~, pressure gauges and equipment to be installed in accordance with ~~Code~~ and supplier's recommendations.

Connection to catering equipment to be made to manufacturer's instructions, specified elswhere.

~~Cylinders and regulating equipment shall be located outside of~~ building, supported on piers. Cylinders and regulating equipment shall be so located ~~that~~ pressure relief discharge openings are situated at least 3 ft. horizontally away from any opening into a building which is below the level of the pressure relief discharge openings.

Released under GIPA CPW 5926 48/2023 30/05/2023

MATERIAL

Copper tubes for gas service shall be Type 3 A.S. B158 and Type 2 where laid in ground. Pipe laying and jointing shall be deemed to include the supply all necessary tees, boxes and other fittings and shall be tested by the appropriate authority.

RETICULATION SYSTEM

Reticulation system shall be made in accordance with the A.G.A., A.L.P.G.A. Code of recommended Practice for the Reticulation of L.P. Gas and T.O.P. Gas by underground mains.

Gas pipe shall be laid to an even grade, minimum of 1 in 120 Fix pipes to walls with M.S. clips and 'Loxins' or equal metalic anchors. Insulate copper line at each support with double wrapping of 2" wide P.V.C. tape. Provide sufficient supports to prevent sagging of gas line.

Provide drainage and cleaning provisions form tailpipe at the nearest low point.

Samples:

Shall be identified by the following data to be recorded in the sampler's field notebook:

- Job Site
- Name of Concrete Supplier
- Delivery Docket or Batch Number
- Date and Time Sample Taken
- Method of Sampling used
- Sample Number
- Location of Concrete Batch after Placement

The method of sampling to make each test cylinder shall be in accordance with A.S. No. A100, the point of sampling shall be as laid down in 3s(iii) or A.S. No. A100 and not as in Clause 13 of A64. The sampling procedure shall be as in 4(iv) of A.S. No. A100.

Number of Test Cylinders:

The following table shall apply in lieu of the number of samples required in the relevant Clause of CA2 and A64 and a slump test shall be made of the concrete from which each cylinder is moulded.

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POUR	NO. OF TEST CYLINDERS
A. Columns, bearing walls or footings where F'c is greater than 2,000 psi	Two from each truck load
B. Other pours of one truck load	Two
C. Other pours of from 2 to 6 trucks	At least one from each truck load
D. Other pours of from 7 to 20 trucks	Six
E. Other pours of from 21 to 40 trucks	12 in two groups of six
F. Other pours of from 41 to 60 trucks	18 in three groups of six
G. Other pours of over 60 trucks	24 in four groups of six.

A pour is an operation involving the continuous placing of concrete between construction joints.

Where the source of supply or the specified quality changes during the pour, then the above table shall be used to determine the number of test cylinders required from each separate section of the pour. The sampling shall be distributed evenly throughout the number of trucks necessary for any pour, and in pours of over six truck loads not more than

Number of Test Cylinders: (cont'd.)

one cylinder shall be taken from any truck to give the required minimum number.

Acceptance Criteria:

The acceptance criteria of Clause 3.6 of CA2-1963 and Clause 15 of A64 shall NOT apply, but shall be as follows and shall be known as "A.C.S.E. - Standard".

Where more than one cylinder is taken from any truck load, then the compressive strength of the concrete from that truck shall be taken as the average of all cylinders from it. Where only one cylinder is taken from any truck, the strength of the concrete in that truck shall be the strength of that cylinder from it.

Making and Curing Test Cylinders :

The making and curing of test cylinders shall generally be in accordance with A.S. A103-1957. After moulding, the top of each specimen must be covered with a glass or metal plate as in C (ii) of A103. All specimens must be marked with the specimens numbers by inserting a fine wire into the specimen and attaching a label to this wire.

The following data must be recorded in the sampler's note book:

- specimen numbers.
- method of compaction
- number of strokes per layer if hand compaction used.
- slump

Field Storage of Specimens for First Day after Moulding :

The moulds must be placed on a rigid surface which is approx. horizontal and appropriate precaution taken against vandalism, accidental disturbances and adverse climatic conditions.

If possible, the moulds shall be stored in a lockable shed or room. If this is not possible, they shall be protected by box-like covers marked "Test Cylinders - DO NOT TOUCH". Such covers shall be adequate to protect the specimens from sunshine, rain, wind and frost. The storage conditions must be such that the temperature of the air adjacent to the moulds remains at between 48 and 88 degrees F. during the first 24 hours.

Transporting to Laboratory and Removal from Moulds :

The moulds must be transported to a N.A.T.A. Laboratory within the periods ± three hours of the end of the above 24 hour period, and in such a manner as to avoid excessive jarring and movement.

Removal from the moulds shall be carried out only by experienced personnel of the Laboratory.

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Curing and Testing:

The subsequent during, capping and testing of the specimens shall be done by an idependent N.A.T.A. Laboratory in accordance with A.S. No.103.

D7 REINFORCEMENT

All reinforcing steel shall be handled, bent, cleaned, fixed and spliced in accordance with Rule 4.2 of CA2-1963.

Reinforcement shall be accurately placed in the positions shown on the drawings and shall be securely held by blocking from the forms with metal, concrete or plastic supporting chairs, or by metal hangers, or by other approved means as may be required, and by wiring together at all intersections with annealed wire of not less than 16 gauge. Reinforcement not readily identifiable as to grade shall be liable to rejection.

Where concrete shall be poured on subgrade and membrane, the supporting chairs shall be set on pieces of asbestos cement sheeting or masonite to ensure that membrane is not pierced by chairs.

Note : Reinforcement in position shall not be walked on. Mesh reiforcement shall be flattened and supported on chairs as before. Lifting of mesh during the pours shall NOT be permitted. Barrow runs shall be supported from the forms or the subgrade in such a way as not to damage the membrane.

Released under GIPA CRM/E020618/2022 30/05/2022

D8 FORMWORK

Construction of Forms :

Formwork shall be constructed in accordance with Rule 4.3 CA2-1963 and in addition :

(a) Tolerances in formwork construction shall conform with the constructional tolerances specified in Rule 4.5 CA2-1963 for the concrete work or as indicated on the Engineer's drawings.

(b) The formwork shall be so constructed as to produce finishes to the concrete in accordance with the following list :

Type A From Undressed Timber

Type B From sized softwood mill dressed on one face and either mill dress or tongued and grooved on the two edges.

Type C From hardboard, waterproof plywood and other approved material.

Type D From metal forms.

Cleaning and treatment of forms :

As in accordance with Clause 4.3 of CA2-1963.

Inspection Openings:

As in accordance with Clause 4.3.3. of CA2-1963.

Removal of Forms :

As in accordance with Clause 4.3.4 of CA2-1963

Natural Ground Forms :

Where concrete is to be deposited against or upon rock, the rock surface shall be thoroughly cleaned of all loose material dried grout, flakey or scaley coatings, organic deposits or other foreign matter. Open fissures shall be cleaned to a suitable depth and to firm rock on the sides. Surfaces shall be washed with clean water and air jets, and all water left in the depressions shall be removed.

Any flow of water into the excavations shall be diverted through proper side drains to a sump or removed by other approved methods that shall avoid washing the freshly deposited concrete.

Pipes and drains shall be filled by grouting after the concrete has thoroughly hardened.

Where concrete is to be deposited against or upon earth the surfaces shall be damp but not wet. Free draining sub-grades in hot weather shall be wetted to a depth of 3". Care shall be taken not to disturb the sub-grade prior to placing of concrete.

Released under GIPA CPM 502648/2022 30/05/2022

D9 POURING OF CONCRETE

Transporting :

The concrete shall be transported from the ready mixed truck to its final position in clean skips, vehicles, containers or chutes as rapidly as possible and no segregation or loss of materials shall be permitted. The concrete shall not be used if the workability at the time of placing as determined by the slump test is unsuitable for proper compaction.

Concrete shall not be poured at a time or under such conditions which shall not permit the standard of concreting required by this Specification to be attained. Extra care shall be taken in pouring concrete for walls and columns. Where a free drop of the concrete exceeds 4'-0", it may be necessary to pour the concrete through enclosed cutes.

Compaction :

The concrete shall be thoroughly compacted by means of approved mechanical vibrators, vibrating screeds and hand methods and carefully worked around the reinforcement and embedded fixtures and into the corners of the formwork.

Compaction : (Cont'd.)

Further, the compaction shall be such that all surfaces of the concrete shall be free from honey combing and large air bubbles and shall present a continuous uniform solid surface.

Continuity of Pour :

Concreting shall be carried out continuously between the construction joints indicated on the Engineers' drawings. Where no joints are shown or where additional construction joints are required, they shall be to the approval of the Engineer and in accordance with Rule 4.4 of CA2-1963.

Concreting shall proceed at such a rate that the concrete remains sufficiently plastic to be worked readily into its final position. No concrete which has partially hardened or has been contaminated by foreign materials shall be deposited in the works. Retempered concrete shall not be used.

Concrete shall not be placed at a rate greater than shall permit satisfactory compaction nor at a depth greater than 18" before compaction thereof.

Released under GIPA CERM 502648/2022 30/05/2022

D10 CURING

Immediately the surface of the concrete is screeded, trowelled or otherwise finished, the exposed surface shall be protected from drying by one of the following methods:

(a) Waterproof sheeting sealed at all laps and held firmly in position.

(b) A continuous waterspray

(c) An applied curing compound equivalent in its effect to (a) or (b) above and approved by the Engineer.

Nevertheless, the method used shall not cause damage to the concrete surface nor affect the application of later finishes. The protection shall be maintained for at least seven days in the case of normal Portland Cement concrete and at least three days in the case of concrete made with early high strength cement. If the formwork is removed from any formed surface within the above times one of the above curing procedures shall be applied immediately. When the concrete is placed when the air temperature is below 40°F or above 90°F, the relevant clauses of CA2-1963 Rule 4.1 shall apply.

D11 CONSTRUCTION AND EXPANSION JOINTS

The location of construction joints shall be planned in advance and shall be approved by the Engineer prior to commencing pouring of concrete. In general, they shall be located at mid-span of beams and/or slabs.

Before placing new concrete on or against concrete which has set, the forms shall be tightened and the surface of the set concrete shall be thoroughly roughened and cleaned of all laitance or loose material. Immediately before placing the new concrete the set surface shall be thoroughly wetted and covered with a coat of strong cement grout followed immediately by the placing of the new concrete.

Key joints, control joints and/or expansion joints shall be located and constructed as shown on the structural drawings.

D12 BUILD-IN FIXINGS

The Contractor shall supply and:

- accurately locate and build in all required bolts, brackets, lugs, anchors and other fixings.
- accurately locate and construct all sleeves, cores, holes and trimming for any piping and conduits required by all trades and sub-contracts.
- build in all frames for sump covers, trench covers, pit covers, etc, as may be specified for all trades.

Released under GIPA CRM 502/2022 30/05/2022

D13 FORM IN CONCRETE

The Contractor shall allow for forming in concrete work:

- all vent and inspection openings
- all drip grooves
- all flashing grooves
- all kerbs, nibs and projections
- all sumps, trenches and recesses in floors
- all grading of floors, spoon drains, etc.

all as shown on the drawings or necessary.

D14 BASES AND PLINTHS

Bases and plinths shall be formed to the dimensions and shapes shown on the Structural, Mechanical and Hydraulic Services drawings with all required core holes, recesses, pits, stoppings, holding down bolts, kerbs and bases under equipment.

D15 SERVICE PIPES AND CONDUITS

If shown on the drawings all service pipes and conduits shall be positioned between top and bottom reinforcement. Where service pipes are to pass through concrete, circular galvanised sheet iron sleeves with wood cores shall be inserted in the concrete for the full thickness of the concrete element in which they occur and the wood cores knocked out just before placing of piping.

D16 SLAB FINISHES

Where ceramic tile floor finishes are specified or scheduled the concrete slabs shall be set down 1½" and shall be left rough screeded and broomed to provide maximum keying for applied finishes.

All other floor areas shall be screeded to a level surface and during the initial setting finished off the woodfloat and just before the final setting worked off the steel float with driers dusted on and worked in and to a perfect smooth and level surface and to the satisfaction of the Engineer.

Released under GIPA CPW 502648/2022 30/09/2022

D17 FELT INSULATION

Where concrete slabs are supported on brick or block walls, bituminous felt strips of the width equal to the thickness of the abutting concrete shall be inserted as shown on the Structural and/or Architectural drawings.

D18 WATERPROOF MEMBRANE

Under the concrete floor slabs a .008" thick polythene membrane shall be provided with fully taped joints and turned up at edges of slabs.

~~D19 REINFORCED CONCRETE BLOCK~~ RETAINING WALL

As shown on drawings and File Details to be 8" hollow core concrete blocks with vertical reinforcement passing through the cores. The cores to be filled with mortar as the work progresses.

~~D20 STAIRS~~

Stairs to toilets and back entrance to be reinforced concrete, to Structural Engineer's details. Concrete to be left rough ready to receive 1½" steel trowel granolithic finish. All edges to be rounded and provide No. 2 full length non slip inserts to each tread.

SECTION E - STEELWORKER

E1 GENERALLY

This section includes the supply, fabrication, delivery, storage, handling and erection of all structural steelwork shown and noted on Structural and Architectural drawings, complete with all necessary brackets, bolts, connections, splices, base-plates and all other necessary components.

E2 MATERIALS

The whole of the material, methods and techniques in the structural steelwork shall comply with the requirements of the following codes:

S.A.A. Int. 351	Structural Steel in Building
S.A.A. Int. 352	Code for Manual Metallic Arc-welding in Building Construction
A.S. No. A.1 - 1956	Structural Steel & Aust. R.S. Sections for Structural purposes.
A.S. No. A.33 - 1955	Carbon Steel Plates for Structural Engineering Purposes.
B.S. 548 - 1934	High Tensions Structural Steel for Bridges and General Building Construction
B.S. 968 - 1941	High Tensile (Fusion Welding Quality) Structural Steel for Bridges and General Building Construction
A.S.No. B100	Black Bolts, Screws and Nuts
A.S.No. B157	High Tensile Bolts, Nuts and Washers

In addition all steel to be welded shall comply with Clause 104 of the S.A.S. Interim Code 351, in regard to carbon , sulphur and phosphorous contents.

All materials shall be straight and clean. If straightening or flattening is required it shall be done by a process and in a manner that shall not injure the material. Sharp kinks or bends shall be cause for rejection.

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E3 SHOP DRAWINGS

The fabricator shall allow for the preparation of detailed shop drawings. The shop drawings shall give complete information necessary for the fabrication of the component parts of the structure including the location, type, size and extent of all welds and bolt holes. The drawings shall be prepared from the Engineer's working drawings and with reference to the Architectural and Mechanical dravings as required. The fabricator shall provide 2 copies of the shop drawings to the Engineer for checking. Approval shall be given for compliance with the Engineer's details only.

Dimensions, tolerances and hole positions shall be the responsibility of the fabricator. The fabricator shall allow 7 (seven) days for the approval of the shop drawings by the Engineers.

E4 FABRICATION

All fabrication shall conform to part VI of S.A.A. Interim Code 351.

All sizes shown are nett sizes after machining and prices are to allow for the difference between this weight and the actual gross weight required.

Beams shall be precambered if indicated on the drawings. They shall be reasonably straight and free of twist. Holes for bolts excepting hold down bolts shall be of a diameter one sixteenth of an inch greater than the diameter of the relevant bolts.

Where bolt heads and nuts bear on inclined surfaces the washers shall be suitably tapered.

Wire wrap concrete encased steel columns and beams with 8 gauge wire at 3" pitch set in centre of concrete between flanges and outside face of concrete.

Released under GIPA ORM 302648/2022 30/05/2022

E5 ERECTION

The Sub-Contractor shall manufacture, transport, unload stack and erect all structural steelwork in accordance with the best practice and to the satisfaction of the Engineer.

Temporary Bracing

Steel frame work shall be carried up true and plumb and temporary bracing shall be introduced wherever necessary to take care of all loads to which the structure may be subjected, including equipment and the operation of same. Such bracing shall be left in place as long as may be required for safety.

Temporary Connections

As the steelwork is erected it shall be temporarily bolted or welded into position to take care of all dead load, wind and erection stresses until the structure is properly aligned and the final connection can be made.

E6 WELDING

All welding shall conform to the S.A.A. Interim Code 352. All welding shall be carried out by and under the supervision of persons qualified in accordance with

WELDING Contd.

Section 4 of S.A.A. Interim Code 352, or by experienced welders whose work has been approved. Welding symbols are shown in A.S. No. Z6 - 1955.

The electrodes, welding technique and sequence of operation of all site welding shall be subject to the approval of the Engineer or his representative.

All completed welding shall be examined by the Engineer and any suspect welds shall be removed and re-made at the erectors expense. The cost of any special testing techniques to prove the sufficiency of welds shall be borne by the erector.

E7 BOLTED CONNECTIONS

All bolts shall be of such length that no threaded portion shall be within the thickness of the parts jointed. At least one washer shall be used beneath each unit.

Holes for bolts shall be the exact dimension required for the bolts detailed whether shop drilled or field drilled and all connections shall be checked and make tight before other surrounding work is commenced.

E8 HOLDING DOWN BOLTS

The steel fabricator shall supply to the Contractor all holding down bolts in accordance with the drawings. The Contractor shall locate and build in these holding down bolts in the correct positions and in accordance with the drawings.

E9 LINTELS AND BEAMS

The Builder shall supply and build in all R.S. J's angles, lintels, plates etc. shown or required. All steelwork over openings shall bear 9" onto brickwork at each end.

10" Cavity Walls	M.S. Angle per 4½" Brick Skin
up to 6'0" clear span	3½" x 3½" x 3/8"
Internal Walls	**M.S. Angle or Flat Bar**
up to 4'0" clear span	3" x 3/8" flat bar
up to 6'0" clear span	4½"x3½"x3/8" M.S. Angle

26 gauge expanded metal lathing shall be fixed over all steel faces which are to be rendered, as specified in "Plasterer".

Released under GIPA ORM 502648/2022 30/05/2022

E10 PROTECTIVE COATING

Before dispatch from the place of fabrication, all structural steelwork shall be cleaned from scale, rust and other foreign matters and painted on good coat of zinc chromate primer. All joints shall be painted before assembly and bolted together while still wet.

Any paintwork damaged during transit and erection shall be made good before painting later coats. Steelwork to be encased in concrete shall not be painted. Any lintel bar exposed to the weather shall be galvanised.

E11 PLANT

The erector shall supply all the falsework, plant, equipment, tools, machinery and appliances including drift pins and fitting-up bolts necessary for the expeditious handling of the work. The suitability and capacity of all plant and equipment used for erection shall be to the satisfaction of the Engineer.

Released under GIPA CRM 502648/2022 30/05/2022

SECTION G - BRICKLAYER

G1 STANDARDS

All work specified in this Section shall comply with the following Standards and Codes:

(i)	No. A21-1964	Clay Bricks
(ii)	No. A123-1963	Mortar for masonry construction
(iii)	S.A.A. Int. 324-1953	Metal wall ties for brickwork
(iv)	S.A.A. Int. 325	Lightweight reinforcement for brickwork.

Where work is not covered by above standards and codes, this shall be carried out in the best workmanlike practice and to the satisfaction of the Engineer.

G2 BRICKS

Face bricks shall be from a local Brickworks and shall be equal to approved samples, first quality hard burnt machine made of even colouring straight and square with unbroken sharp arises.

Common bricks shall be of the selected grade and from a local brickworks and equal to approved samples.

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G3 MORTAR

Materials shall be:

- Portland cement to SAA Spec, A23, fresh, stored in a dry store and used in the sequence of delivery.
- Hydrated Lime to SAA Spec. A4, stored and used as last.
- Sand, clean, sharp, well graded to B.S. Spec. 1200 and to the approval by the Engineer.
- Water from the main town supply.

Mixing

All brickwork shall be laid with cement mortar consisting of one part cement, one part hydrated lime and six parts sand by volume. All material shall be measured in gauge boxes and mixed in a mechanical mixer, firstly the sand and lime mixed dry, secondly the water added and mixed and finally the cement added and mixed.

All mortar shall be used within 60 minutes of mixing and any mortar not so used will be discarded. Re-Mixing of old mortar shall not be permitted. The use of retarded mortar shall be permitted.

G4 STORAGE HANDLING AND LAYING.

Materials generally shall be stored and handled in such a way as to prevent damage and materials delivered to the works damaged shall be rejected.

No bricklaying shall take place in unsuitable weather and finished work shall be protected against frost or inclement weather.

Bricks shall be wetted with clean fresh water before being laid and the top of previous laid brickwork shall be wetted each day before laying of successive brickwork.

Brickwork shall be built solid or with cavities of the widths shown and:

- set out with a gauge rod and to suit detail drawings for heights
- kept level, true, plumb and out of windings.
- laid frog up on a full bed of mortar with full end joints and perpends lined up.

Bricks shall be laid in running bond and by experienced tradesmen only; cutting of bricks shall be avoided where possible but where cutting is required this shall be done with a power cutting tool.

Joints in brickwork shall be 3/8" thick and smoothed with a long tool. Joints in brickwork scheduled to be rendered shall be flush finished and without nibs. Perpend joints in brickwork shall be flush filled.

No section of the walling shall be carried up more than nine (9) courses above adjoining work and shall then be raked back. Toothing shall not be permitted.

Cavities shall be kept clean from mortar droppings by putting a batten with lifting wires on the brick ties and lifted and cleaned every row of ties. Straps, ties, reinforcing anchors, lintels, door frames, window frames, dampcourses, flashings, etc. shall be built in as and where shown or required.

Over dampcourses and flashings bricks shall be left loose at convenient intervals to allow cleaning of cavities and shall, after cleaning, inspection and passing be built in cement mortar.

All work shall be carried up to the various forms and shapes shown and face work kept clean as much as possible.

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G5 BRICK TIES AND REINFORCEMENT

Cavity wall ties shall be

- dual limb galvanised 8 gauge wire ties to S.A.A. Int. 324
- built into brick cavities at 36" centres every 5th course and staggered

Brick reinforcement shall be in conformity with S.A.A Int. 325 and laid in every 10th course of brickwork the full length of the walls.

Where brickwork abutt steel and/or concrete columns galvanised hoop iron frame ties shall be ramset to the columns every sixth course of brickwork whilst the work progresses and built into horizontal joints.

G6 CONSTRUCTION JOINTS

Construction joints in brickwork shall be formed in strict accordance with the Structural and/or Architectural drawings or as directed by the Engineer.

G7 BUILDING-IN AND FORMING

The following shall be built in or formed :-

- all openings, recesses, corbels, nibs, chases, covers, vents, etc.
- all grounds, plugs, nailing blocks, bolts and fixings.
- all door and window frames with all anchors and fixing lugs bedded and the heads and jambs of steel door frames grouted up solid for the full length.
- all anchors, ties, bolts, and other fixings required or necessary for structural steel and timber.
- all lintels and bars specified under Steelworker or Metalworker allowing for 9" bearing on brickwork or blockwork at both ends.

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Cutting and chasing for services shall be avoided where possible and recesses for such services shall preferably be formed by using narrow, solid bricks. Any necessary or unavoidable cutting and/or chasing shall be done with machine tools and the depth of such chases shall not exceed 1/3 of the thickness of the wall skin in which they occur.

Wherever possible pipes and conduits shall be located inside the brick cavities.

The Contractor shall do all the cutting required for other trades and make good after. Close co-ordination with other trades and/or Nominated sub-contractors shall be maintained in this regard.

G8 FLASHINGS AND DAMPCOURSES

The Contractor shall provide and build in :

- all dampcourses of "Super Alcor" or equal where detailed or required the full thickness of the brickwork in which they occur, taken across and up two courses of brickwork in cavity, taken across inner skin and turned down over flashings and /or barriers where applicable.

- all "Super Alcor" flashings over openings and in other required positions to ensure complete weather proofing of the building and to the satisfaction of the supervising officer.

- weepholes over damp-proof courses and flashings at approx. 3'0" centres.

G9 CLEANING

On completion all brickwork not being rendered shall be cleaned with diluted muriatic acid and rinsed with clean fresh water and to the satisfaction of the supervising officer. Care shall be taken not to damage or stain other parts of the building, and if such damage occurs, the Contractor shall make good or replace the damaged parts to the satisfaction of the supervising officer.

~~G10 BRICK PAVING~~

~~Lay brick paving in 6" consolidated sub-grade as specified in Clause B 8, laid to an even fall of 1" in 4'0". Lay approved bricks on flat (frog down) in basket weave pattern, bedded and grouted in 3:1 cement mortar.~~

~~Form the edges to pavings with matching bricks in a single soldier course, level with brick paving and set into cement mortar.~~

~~G11 EXHAUST FAN TO AIRLOCK~~

~~Allow for building into 10" cavity brickwork No 1 "Expelair" 50 C.F.M. fan complete with all necessary flushings, in position shown on drawings.~~

G12 WALL PLATES

Wall plates to be secured to top of brickwork with 1" x 10gg galvanised hoop iron straps carried four courses and built in securely into brickwork at 3'0" centres.

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SECTION H - ROOFER

H1 GENERALLY

The work specified in this Section comprises of the supply and installation of the whole of the roof sheeting, including all necessary flashings to obtain a complete waterproof structure, including all gutters, downpipes and cappings as shown on the drawings.

All work shall be carried out by a specialised Sub-Contractor recommended by the Manufacturer and to the latter's instructions.

All materials shall comply with the relevant S.A.A. Codes and subsequent amendments thereto.

At completion all excess material shall be removed from the roof and the work left clean.

H2 ROOFING

The whole of the roof, including the awning, will be decked with 24 gauge Brownbuilt or equal galvanised steel decking fixed to timber battens in accordance with the manufacturer's recommendations.

Released under GIPA GRW502648/2022 9005/2022

Material

To be "Lysaght Trimdeck" or similar approved zinc coated steel sheet (1.75 oz. per square foot coating weight). Overall thickness .020" width 30" diameter in single length from ridge to eaves.

Purlin Spacings

To be 2'3" from end spans and 3'0" for internal spans.

Sheet Laying Procedure

Sheets to be laid with side flaps facing away from the direction of prevailing southerly weather. Deck flanges should be turned upwards at the ridge, and turned downwards at the gutters with an approved "Flange Bending Tool".

Fixing Procedure

Fix through every valley at each end and through alternative valleys at intermediate supports, with 2½" x 12 gauge "Sebfast" roofing screws (Nettlefolds Article No. 9033). Roofing material must be in direct contact with its supporting timber. Side laps to be fastened with ¾" x 12 gauge "Sebfast" self tapping screws (Nettlefolds Article No. 9032) at 18" centres, with a side lap fastener always located over each purlin or support.

Coloured Finish to Roofing

To be a selected paint finish as specified in Clause

H3 TRIMS AND FLASHINGS

24 gauge galvanised iron flashings with revetted and soldered joints.

All trims exposed shall be coloured matching the roofing material.

H4 EAVES GUTTERS

Eaves gutters shall be of the dimensions shown on the detail drawings and manufactured from 20 gauge G.I. complete with all required stop ends, outlets, sumps, overflows, etc. and with all joints rivetted and soldered.

Box gutters shall be laid with equal falls to the outlets.

H5 DOWNPIPES

Downpipes shall be formed from 20 gauge galvanised iron, 4" x 4" and the lengths of pipe shall be well entered and the joints fully soldered, and shall include all required fasteners, bends, junctions, offsets, shoes etc.

Released under GIPA GRM 506648/2022 30/5/2022

H6 INSULATION

The whole of the roof shall be insulated with 2" thick semi-rigid mineral wool bats fitted tightly between the roof battens and a layer of double sided sisalation type 450 or equal fixed and laid over the purlins with all joints overlapping 3" and fully taped with self adhesive tape as per manufacturer's printed recommendations and to obtain an airtight membrane.

H7 PENETRATIONS

Where penetrations of roof and insulation are shown or required these shall be fully weatherproofed and sealed as above.

As shown on File details, all penetrations passing through the roof, the Contractor shall cut an opening to 3" oversize all round to the required penetration. Solder to roof deck a 20 gauge G.I. apron with a soldered 3" high 20 gauge G.I. collar to produce a neat fit around the penetration and left ready to receive overflashing collars, soldered in turn to penetrating flues and pipes etc. Exposed open rib ends to roof should be fitted with a soldered on cap.

All joints to be watertight, and all above work to be paint finished to match roof. The sisalation specification in Clause H6 should be cut and taped to the penetration to ensure a continuous water vapour.

SECTION J - CARPENTER & JOINER

J1 STANDARDS

Work as specified in this Section shall be subject to the following Australian Standards.

i.	A.S. No. 0-56	Schedule of Dimensions of Structural Timbers
ii.	A.S. No. 0-82	Sawn Eastern Australian Hardwoods
iii.	A.S. No. 0-87,88	Plywood
iv.	S.A.A Int. 321 & 322	Doors and Door Frames
v.	(E) 0-54 1942	Grading Rules for Sawn and Hewn Structural Timbers

J2 TIMBERS

Timber for structural work throughout and for concealed framing shall be of merchantable grade Oregon, complying with

i. The Timber Marketing Act of N.S.W.

ii. The S.A.A. Grading Rules.

iii. S.A.A. Int. Codes No. 360 and 361.

Such timber shall be air dried and after delivery to the site be stacked free from the ground with spacers between the timbers and covered against the weather and sunshine to prevent warping, cupping etc.

Timber for joinery work shall be of selected grades of Queensland Kauri, Queensland Maple, or such other timber specially called for on the drawings or in this Specification and shall be kiln dried with a moisture content of between 12 and 15%.

Unless otherwise stated all timber dimensions are nominal with normal trade allowances for sawing and dressing.

Mouldings shall be true to detail, cleanly cut, sharp [illegible] finishing timbers.

All exposed surfaces of joinery timbers, unless [illegible] otherwise specified, shall be machine and [illegible] to be free from surfaces without machine marks [illegible] for the finishing coats.

Released under GIPA CRM 502648/2022 30/05/2022

J3 PLYWOOD AND HARDBOARD

All plywood shall be selected quality without knots, cracks or other faults and shall be veneered when specified hereafter with selected veneers as named. All plywood in this contract shall be waterproof grade.

Hardboard, where specified, shall be 3/16" tempered Masonite or equal and sheets shall be wetted in accordance with the manufacturer's recommendations and stacked flat for at least 48 hours before being used.

J4 ROOF FRAMING

To the extent shown on the roof framing plan, the roof shall be framed up with 9" x 2" and 4" x 2" rafters at 3'0" centres with 4" x 2" jack rafters to form concealed eaves, gutters and supporting 14" x 1½" fascia board. Purlins to be notched over and well spiked to 4" x 2" wall plates and 4" x 3" purlins. Provide 2" x 1½" battens at 3'0" centres to support roofing.

J5 CEILING FRAMING

To the extent shown on ceiling framing plan to raked ceilings over public areas provide 2" x 1½" battens at 18" centres fixed to underside of roof rafters. To level ceilings provide 8" x 2" ceiling joists at 18" centres for 16'0" spans, and 4" x 2" ceiling joists at 18" centres for 7'0" spans. Provide 7" x 2" hanging beams at 7'0" to all ceiling joists. Provide 4" x 2" wall plates to support ceiling joists at junction to walls and a 10" x 2" timber beam supported by M.S. hangers, to supported ends of ceiling joists over serving area, the whole as shown on drawings and details. Allow trimming and blocking for light fittings, and air conditioning equipment and outlets.

Released under CIPA CRM 502648/2022 30/05/2022

J6 WINDOW WALLS

All windows and Main Entrance doors shall be "Aluwall" as manufactured by L. E. Bowman & Co. Pty. Ltd., complete with aluminium facings and clip-on moulds, installed and flashed as per Architectural and Manufacturer's detailed drawings.

J7 DOOR FRAMES

External

External door frames to be 6" x 2½" rebated paint finish and fixed to timber plugs, set in brick joints complete with external master seal and architraves all as shown on details. Frames to toilet doors to be carried up to ceiling height to provide an opening above the door for fixed glass louvre blades as shown on details.

DOOR FRAMES Contd..

All external door frames scheduled and/or detailed as pressed metal will be Howell, Wunderlich, or equal 18 gauge pressed steel, shop primed, to suit thickness of the walls in which they occur with due regard to wall linings or finishes double or single rebated as detailed to suit door thickness and with 1½" wide architraves on each face, complete with welded-on loose pin butts, and provision for striker plate, door closers and other fittings as scheduled. Erect plumb and true, and provide with temporary struts to prevent bulging and bending of jambs and heads and with steel angle brace at bottom of frame, to be cut away after fixing. Built in with lugs and screws as the work proceeds and where abutting brick walls solidly grouted up at backs of jambs and heads, into the brickwork with 8 No. hoop iron frame ties screwed to the jambs with 2 No. 1" cadium plated roundhead screws and built into brick joints. The frames will be finished with rebated timber moulds as detailed.

Released Under GIPA CRM 502648/2022 30/05/2022

J8 DOORS

Except for the main entrance doors, all doors shall be 1½" thick hollow core with paint grade veneers and 3/8" f.s. edgestrips glued on all edges and to the dimensions shown on the door schedule. External doors shall be waterproof quality.

All doors, except those specified to have spring hinges will be hung with three No. 4" brass butt hinges and fitted with hardware as per schedule.

The Main Entrance doors shall be 'Alywall' with aluminium facings as per Manufacturers details.

J9 GLASS PARTITIONS

The glazed partitions shall be constructed as shown on drawings and details, with ex. 7" x 2" jambs, mullions and heads, complete with glazing beads and as detailed in File Details.

Over these partitions a bulkhead shall be constructed similar to the stud framed partitions which shall be framed with 4" x 2" top and bottom plates, 4" x 2" studs and 1'6" centres and two rows of horizontal noggings and lined with timber boarding as specified hereafter.

J10 HARDWARE

General

Hardware throughout shall be of good fit and of the makes specified or equal, or, where make and pattern are not specified to approved samples provided and submitted by the Contractor.

All furniture and fittings except where specified to be stainless steel shall be of cast brass and heavy satin chromium plated in accordance with A.S. No. CK4-1947.

Refer "Schedule of Doors" at the end of this Specification where necessary abbreviations used in Schedule are referred to in description of hardware.

Door Hanging:

All doors shall be hung with No. 2 butt hinges, 4" brass.

All W.C. doors shall be hung with No. 2 approved C.P. spring hinges.

Locks and Latches:

Shall be "Lockwood" 570 series.

Indicator Bolts:

Shall be "Astra" or "Efco" with emergency outside operation.

Levers:

Shall be "Astra" No. 3 or similar "Efco" lever handles.

Pull Handles:

Shall be 6" D-handle on 10" x 4" backing plate

Push Plates:

Shall be 15" x 4" x 16 gauge stainless steel satin finish fixed with C.S. screws.

Kick Plates:

Shall be 9" high by width of door x 16 gauge satin finish stainless steel fixed with matching C.S. screws at 9" centres maximum.

Closers:

Shall be "Lockwood" surface mounted C.P. and of the appropriate type.

Released under GIPA CRM-502648/2022 30/05/2022

J11 EAVES LINING

To be 3/16" "Hardiflex" building board, nailed with 1¼x14gge. countersunk head galvanised painted nails, at 12" centres, punched just below the surface.

Sheets to be joined at 4'0" centres with a Lumex Aluminium jointing mould. Surface to be finished flat with nail holes stopped and filled with an approved stopping compound.

Outside edge of eaves lining to finish neatly into a rebate in the rear of the faced board. as shown on the file details.

Inside edge of eaves lining to finish against walls, with an ex. 2" x1" timber cover trim. All above work to be paint finished ventilation to roof timbers to be provided by holes made in the eaves lining with alum. wire insect screen fixed over these holes to the top surface of these eaves lining sheets all as shown on File Details.

J12 CEILING TRIMS

Provide a ceiling trim to all junctions of ceilings to walls, and soffit lining to walls. Ceiling trim to be ex. 2"x1" with 3/8" x 3/8" rebates in No. 2 corners diagonally opposite each other all as shown on File Details.

J13 DROPPED BULKHEAD TO COOL ROOM

Provide 3"x2" stud frame between top of cool room and underside of ceiling studs to be at 18", checked into 3"x2" top and bottom, plates to be left ready to receive Gyprock lining.

J14 TIMBER BOARDING

To the extent shown on the drawings, provide in 6" x 1" American Cooler "channel" section timber boarding concealed fixed to timber battens, to natural timber finish as Specification.

J15 GLAZED SCREEN TO OFFICE

As shown on File Details No. 5 Frame to be ex. 5½"x1½" timber, nailed to wooden plugs set in brick joints glazing beads to be ex. 1" x 1" timber nail fixed to frame. All work to be paint finish.

Released under GIPA CRW 502/48/2022 30/05/2022

J16 SCREEN TO TOILETS

To be constructed as shown on File Detail No. 8. generally ex. 4"x4" posts set 3'0" apart bolt fixed at the bottom edge of concrete slabs. Posts to have a ¼" keep rebate ready to receive ex. 6"x1½" timber slates set 3" apart, the first slate starting 6" above the ground.

Slates to be bolted to each post with No. 2 3/8" dia. round headed black bolts. All work to be paint finish.

J17 HAND RAIL

To be constructed as shown on File Details. Generally allow for ex. 4"x4" timber balasters, bolt fixed to edge of concrete stairs, rebate 1/4" at top to support a ex. 6"x1½" hand rail, bolt fixed together, all work to be paint finish.

J18 OVERHEAD CUPBOARD

To be constructed as shown on File Details, No. 6. All sides fronts, shelves doors, and bulkheads to be constructed out of 3/4" pine board, finished with a paint quality veneer, and all exposed edges finished with a 3/8" timber edge strip. All shelves to finish 1" clear of back wall and doors to be fitted with connected hinges, 4" C.P. satin finish 'D' pulls and ball catches. All work to paint finish.

J19 SWITCHBOARD CUPBOARD

Doors and frames to be as scheduled. Allow for No. 4 ex. 2"x2" timber battens to be bolt fixed to rear wall of switch board cupboard, as required by the Electrical Authorities for mounting of meter, and switch boards.

J20 LINEN CUPBOARDS

To be as shown on File Detail No. 7. All doors, sides, shelves etc. to be constructed out of 3/4" pine board finished with a paint quality veneer, and all exposed edges to have a 3/8" timber edge strip.

Shelves to be adjustable type 1'6" wide supported by 'Kwikhook" slotted post fixed to back wall and supporting 12" long steel brackets.

Sliding doors to be hung with "Wormald" Bros Industries No. 230 Wardrobe set and fitted with recessed C.P. satin finish Door pulls.

Released under GIPA CRM 502/48/2022 30/05/2022

J21 SHELVING & COAT HOOKS TO AIR LOCK

As shown on File Detail No. 1 Shelf to be ex. 10" x 1" timber supported on metal brackets screw finish to wall.

Coat hooks to be selected, brass, C.P. satin finish screw fixed to ex. 4" x 1" timber board screw fixed to wall. All above timber work to be paint finish.

J22 SHELVING TO STORE ROOM

To be 1" pine board with all exposed edges fitted with a 3/8" timber strip.

Shelves shall be in No. 2 rows to the extent shown on the Drawings, at 6'0" and 3'0" above the floor.

Shelves shall be 18" wide, set 1" from the wall and supports by "Kwikhook" slotted steel posts and brackets as manufactured by Wormald Bros. Industries.

Post shall commence 4" above floor level, and finish 7'0" above floor, be fixed at 3'0" centres to walls, with approved sized screws and "Rawlplugs." All above work shall be paint finish.

Released under CIPA CRM 502648 2022 30/05/2022

~~J23 L.P. GAS CYLINDER CUPBOARD~~

To accomodate No. 6 100lb. bottles complete with connecting pipes, and automatic "switch over" valve. Cupboard to be built into rear of store, by recessing internal cavity wall as shown on drawings and File details. Brickwork over opening to be supported by 3" x 3" x 3/8" galv. M.S. angles supported at mid spans by 2" dia. pipe cols. complete with base plates. Cupboards to be fully flashed, and sealed to prevent any gas leaks entering the cavities or the building. Inside of cupboard to be fair faced.

Door frame to be ex. 5" x 2½" double rebated complete with storm moulds and fixed to brickwork as shown on File Details. Doors to be No. 4 2'8" x height as shown on details, fully timber doors to paint finish. No. 2 doors to be fitted with top and bottom barrell bolts and No. 2 doors fitted with a dead lock with morticed key cylinder.

SECTION K - PLASTERER

K1 GENERALLY

All finishing coats covered by this Section shall be applied in accordance with : -

(i) The Schedule of Finishes.

(ii) A.S. No. CA27-1959 "Internal Plastering on Solid Backgrounds".

K2 MATERIALS, WORKMANSHIP

Cement shall be Portland Cement of an approved brand, stored in a dry place, used fresh and comply with A.S. No.A2.

Sand shall be sharp, coarse, well washed before using and free from salt, vegetable or other deleterious matter.

Lime shall be fresh hydrated lime of an approved manufacturer to A.S. No.A4.

Water shall be fresh and clean and from the town main.

Preparation :

Surfaces not sufficiently rough to give a good bonding shall be roughened by hacking. Brush walls down lightly, brush with fresh clean water to reduce suction before applying render.

Care shall be taken not to stain or damage adjoining work from droppings and splashings by applying coversheets etc. All damage done shall be made good by the Contractor at his expense.

Finishes:

Finish internal angles square/
Finish salient angles to ceiling height above floor level with "Lysaght No. BB 303" galv. metal guards and finish above guards to the same radius at the guards.

Finish other salient angles to doors and windows parallel round.

All surfaces to be finished off the steel float to a smooth and even surface without imperfections and trowel marks.

Making good :

Any cracks or other defects that may appear before completion or before the expiry of maintenance period shall be cut out, stopped and/or pointed up to the satisfaction of the Engineer and repainted at the Contractor's expense.

Released under GIPA CRM 502648/2022 30/05/2022

K.3 CEMENT RENDER

All wall faces scheduled as to be rendered shall be coated with a mix of one part cement, one part hydrated lime and four parts sand, finishing 5/8" thick and applied in one coat and finished off the wood float.

External cement rendered surfaces shall be as above but including one application of an approved bonding agent, "Comstik" or equal.

K.4 GYPROCK CEILING LINING

Where scheduled the ceilings and wall sections shall be lined to the extent as shown on the drawings with 3/8" thick plaster sheets with taped and set joints between sheets and at intersections and corners fixed directly to wall studs and/or for ceilings fixed to 2" x 2" and 2" x 1" battens as detailed with 1" galvanised clouts at 8" spacing, punched, stopped and smoothed off and lift ready for painting.

All work shall be done in strict accordance with the manufacturer's recommendations.

Released under GIPA CRM 502648/2022 30/05/2022

SECTION L - TILER

L1 MATERIALS

All materials to be used in this trade shall be the best quality of their respective kinds and shall conform with the current S.A.A. codes.

L2 PREPARATION

Surfaces to be tiled shall be thoroughly cleaned of all foreign matter and all loose particles removed.

L3 GENERALLY

Selected tiles shall be in accordance with B.S. 1281- 1959 and shall be of selected size, pattern and colours, free from blemishes and of equal size and thickness.

Surfaces to be wall tiled shall be rendered as specified before, finished off the woodfloat and fully cut at a change of backing materials.

Released under CIPAC RM 5026482022 30/05/2022

L4 FLOOR TILES

Where scheduled, floors will be covered with selected unglazed ceramic floor tiles and will be

- set in a mortar bed of one part cement, four parts sand and 1/10th hydrated lime.
- laid with equal falls to floor wastes and outlets.
- well wetted before laying.
- cut neatly around floor wastes, outlets and fixtures.
- pointed up with matching coloured cement.
- thoroughly cleaned on completion.
- tile sides and bottom of set down to floor wastes
- over full length of control joint in concrete slab, provided Nos 2 1½" x 1½" x 1/8" brass angles butted together back to back and securely "ramset" to concrete slab. Floor tiles to finish level with top leg of angles, to form a separation strip for tiling on each side to control joint.

L5 WALL TILES

Where scheduled walls will be covered with selected glazed ceramic wall tiles and will be

- set in a mortar bed of one part cement, four parts sand and one tenth part hydrated lime.

All tiles will be

¼" thich glazed ceramic wall tiles of selected colour and size

Provided with round edges for all external corners, cappings and stop ends.

Fixed to finish with backs flush with adjoining wall finishes.

Well wetted before laying.

Cut around fixtures and fittings as necessary and set with close joints neatly pointed up in white cement mortar.

All joints point up with white cement on the completion of the tiling work.

Released under GIPA CRM 502648/2022 30/05/2022

SECTION M - GLAZIER AND PAINTER

M1 GENERALLY

GLAZIER

All glass required for this work shall be:

- in accordance with A.S. No. CA26-1957
- delivered to the job when required.
- the best of its respective kind free from air bubbles, scratches, blemishes, flaws, and other imperfections.
- cut smooth with straight edges.
- having clearance all round of 1/16" 26oz. glass and 1/8" all round for thicker glass.

M2 BEDDING OF GLASS

Glass in all external windows and doors shall be bedded according to "Aluwall" instructions.

Glass in partitions and internal doors shall be fixed with timber beads as detailed.

M3 GLASS

All windows, doors to Main Entrance and in partition and the glazed partitions shall be glazed as follows:-

All external glass	selected ¼" drawn sheet glass
Glass internal partition	32oz. drawn sheet glass
Glass louvres to toilets	¼" cast wire Georgian glass

M4 MIRRORS

Mirrors where required in this specification or shown on drawings shall be:-

- of 1/4" polished plate glass free from all distortion and other defects.
- silvered without blemish and with full cover.
- sealed over the silvering by the electro-copper process and returned on the polished edges.

The Contractor shall allow for the supply and fixing in positions as shown 2 No. 42" x 2'0" mirrors each drilled at four corners and screw fixed to walls with cork spacers between back of mirror and wall finishes.

Released under GIPA CRM 502648/2022 30/05/2022

M5 PAINTER

GENERAL

Materials to be used for the work of this section shall conform with the relevant codes and rules of the Australian Standards. All labour, materials and incidentals shall be provided for this work.

All surfaces mentioned in the Schedule of Finishes to be painted shall be treated as specified hereafter.

All paint shall be brought to the site in unbroken containers with intact labels, and shall be applied without mixing of additional dryers. All finishing coats shall be coloured in accordance with Colour Schedule.

M6 PREPARATION

All woodwork to be painted shall be stopped, filled, sandpapered to a smooth surface and dusted down. All woodwork to be polished shall be treated with patent fillers in matching colours, and lightly sanded and dusted before application of next coat. All plastered surfaces to be painted shall be brushed down to remove loose sand or other foreign material.

All ironwork shall be free from loose scale and rust etc.

Released under GIPA GRM 502648/2022 30/5/2022

M7 PAINTING

Paint shall not be mixed on unprotected floors or pavings. The painter shall allow at least 24 hours to elapse between the application of successive coats.

Paint shall be applied in accordance with the manufacturers printed directions. Only thinners recommended by the paint manufacturers shall be used.

Painting, except for priming coats, shall not commence until glazing is completed. Painting shall not be carried out in temperatures lower than 55°F.

Exterior painting shall not be carried out on wet surfaces or in unsuitable weather.

Paintwork shall be protected at all times. Adjacent work and floors shall be protected from paint splashes and droppings. On completion of the painting, all work dirtied by this Trade shall be made good and left ready for occupation.

M8 EXTERNAL WOODWORK

External woodwork shall be:-

- sanded, stopped, knotted, filled, etc.
- primed one coat of pink or white primer and sanded
- painted one coat of undercoat and rubbed down
- finished two coats of full gloss enamel.

M9 INTERNAL WOODWORK

Internal woodwork shall be:-

- sanded as specified under "Carpenter and Joiner"
- primed one coat of pink or white primer and sanded
- painted one coat of undercoat and rubbed down
- finished one coat of full gloss enamel.

Internal woodwork to be polished shall be:-

- sanded as specified under "Carpenter and Joiner"
- filled with filler matching the natural wood or with staining filler as may be directed
- lightly sanded
- given two coats of Scandinavian oil, sanded lightly between coats and wax polished.

Released under OIA CRM 502648/2022 30/05/2022

M10 INTERNAL METALWORK

All internal metalwork, except structural steelwork etc. shall be:-

- primed one coat of zinc chromate primer (shop coat)
- painted one coat of undercoat and rubbed down
- painted one coat of external full gloss enamel

Copper, stainless steel and aluminium shall not be painted.

M11 EXTERNAL METALWORK

Structural steel and other ferrous metal surfaces

- primed one coat of zinc chromate primer (shop coat)
- painted one coat of undercoat and rubbed down
- painted two coats of full gloss enamel

Galvanised iron

- application of wash primer (to neutralise mill acids and provide a key for subsequent coatings)
- primed one coat of zinc chromate primer
- painted one coat of undercoat and rubbed down
- painted two coats of full gloss enamel

M12 GYPROCK CEILINGS

Where scheduled, gyprock lined ceilings shall be:-

- sealed one coat of neutralising sealer
- painted two coats of full gloss enamel

M13 PLASTIC SPRAY

Where scheduled, cement rendered walls shall be spray painted with plastic such as Plastevic or equal.

M14 ON COMPLETION

On completion, all paintwork shall be delivered up clean and all damage shall be made good.

Released under GIPA CRM 502648/2022 30/05/2022

SECTION 0

ELECTRICAL SERVICES

0-1 GENERAL

This Submission shall include the building only and is to be used in conjunction with the submission for each particular Site.

All Electrical work shall be carried out in accordance with the S.A.A. Wiring rules A.S. No. CC-1 Part 1, (1961 including Amendments) and the Regulations of the local supply Authority.

Released under GIPA CRM 50264/2022 30/05/2022

0-2 MAIN SUPPLY

The main supply provided by the local Authority shall be a 415 Volts, 3 phase, 4 wire, 50 HZ MEN system. The supply shall be overhead to the front of the building. Consumers mains shall be wired in PVC cable enclosed in PVC flexible conduit.

0-3 MAIN SWITCHBOARD

The main switchboard together with main switches metering, time clocks and circuit breakers shall be mounted in an electrical cupboard situated off the corridor near the rear door. Provision is made for two tariff metering and control equipment for Remote area lighting and Roadside Sign on the switchboard.

All final sub-circuits shall be protected by minature circuit breakers of the relevant capacity. Reference Drawing No. 69357:E1.

0-4 GENERAL CABLING FOR SUB-CIRCUITS

All final sub-circuits shall be wired in PVC Insulated stranded cable, minimum size being 3/029.

0-5 GENERAL LIGHTING

Lighting shall be provided by various methods as detailed below.

	Location	Type of Fitting	Size
(a)	Dining Area	Provision for Incandescent Fitting	100W
(b)	Serving, Preparation Store and Office	Perapex enclosed surface Fluorescent	2x40W
(c)	Under Eaves and Hall	Surface Fluorescent	2x40W
(d)	Toilets and Locker	Surface Oyster 10" Dia.	100W
(e)	Roof Sign	Quartz Iodine Flood	500W

Released under GIPA CRM 502648/2022 30/05/2022

0-6 GENERAL PURPOSE OUTLETS

10 amp 3 pin switched general purpose outlets of the flush type shall be provided generally as detailed on Drawing No. 69357:E2.

NOTE G.P.O.'s 5 & 6 will be 15 amp rating and wired to separate circuits.

0-7 OTHER CIRCUITS

Wiring shall be provided and connected to the following items :-

(a) Hot water service, 3 phase 415/240 Volt 15 AMP.

(b) Air Conditioner, 3 phase 415/240 Volt 30 AMP.

(c) 3 Exhaust Fans, 1 phase 240 Volts ½ HP.

(d) 2 Refridgerator Motors, 1 phase 240 volt ¾ HP.

(e) Serving Island, 4 circuits, 7 phase 240 volt 15 AMP.

0-8 SIGNS

The following signs shall be supplied and erected :-

(a) The Roadside sign (Neon or Plastic) constructed to the clients Specification shall be installed but not wired.

(b) An illuminated Menu Board (Plastic) with side panels shall be supplied and wired.

The Neon and Plastic Signs are supplied on a monthly Rental basis.

0-9 CLOCKS

Two 12" Dia. Synchronous Wall clocks with red case shall be provided, one for the Dining Area and one for the Working Area.

0-10 CAMERA EQUIPMENT

A Nizo movie camera, battery operated, capable of taking 1 frame per minute, complete with 1 roll of film and batteries shall be mounted in a suitable position on the ceiling. A digital clock shall be mounted on the Serving Counter.

A film Editor for viewing the film shall also be provided.

These are available from Goodman Bros., Hunter Street, Sydney.

0-11 TELEPHONES

Two conduits shall be supplied in the slab for a telephone located in the office.

Released under CPA CPM 502648/2022 30/05/2022

SECTION P - MECHANICAL SERVICES

P1 BASIS OF DESIGN

Air conditioning will be provided for the Preparation area 370 sq.ft. including office and public area 300 sq.ft. Whilst the Servicing area will be provided with mechanical exhaust systems for the french fryer, broiler and chicken frying units.

Facilities will be provided to supply the store with a nominal air quantity to conform with local authorities requirements.

The air conditioning system shall provide the Preparations and Public areas with conditions of 70^{o} FDb $\pm$ 10^{o} F 55% RH $\pm$ 5% Summer, 70^{o} FDb $\pm$ 10^{o} F winter with outside conditions of 93^{o}FDb, 73^{o}FWb Summer, 45^{o} FDb Winter.

The plant would normally be operated to provide indoor conditions of 70^{o} - 71^{o} FDb maintained except in very hot or very cold weather.

No humidity control has been provided, however, due to coil characteristics, 55% $\pm$ 5% RH is nearly always met.

The package A.C. unit shall be located in the plant room adjacent to the store, and will be provided with a supply air duct work system within the ceiling space, with ceiling diffusers and side wall registers evenly distributing the conditioned air throughout the Preparation and Public areas.

The calculations have been based on the following conditions:

1. Lighting	Public area 2,000 watts incandescent Preparation area 750 watts fluorescent
2. Population	15 People total.
3. Fresh Air	Equivalent to Exhausted CFM
4. Insulation	2" thick mineral wool or equal under roof decking (2,000 sq.ft. approx.) Ceiling space not ventilated.
5. Shading	Outside overhang on front of building
6. Glazing	Single pane clear, no blinds or curtains.

Released under GIPA CRN 502648/2022 30/05/2022

7. Plant Room — 6' x 3' minimum plant room space

The system has been designed with no allowance being made for future building or services extensions.

P2 TESTING AND COMMISSIONING

Testing, commissioning and adjusting all air conditioning equipment, air quantities, temperatures and zoning will be undertaken to ensure satisfactory, economical operation of the system.

P3 MAINTENANCE

The air conditioning system will be maintained for a period of 12 months from the date of setting into operation during which time we will attend to failures of this system except if due to normal wear and tear. A complete maintenance manual will be provided.

P4 PERFORMANCE GUARANTEE

We will guarantee that the proposed air conditioning system will maintain the indoor conditions in the air conditioned spaces within limits and exceptions specified in the "Basis of Design", provided that the loads are not exceeded.

Released under GIPA GRM 5126482022 30/05/2022

SCHEDULE OF FINISHES

Public Area:

- Walls - glazed above dato; below dato rendered and painted.
- Ceilings - gyprock or similar with gloss paint finish.
- Floors - tiled.

Food Preparation Area:

- Walls - cement rendered with sprayed plastic finish.
- Ceilings - gyprock or similar with gloss paint finish.
- Floors - tiled.

All Other Areas:

- Walls - cement rendered with P.V.A. paint finish.
- Ceilings - gyprock or similar with gloss paint finish.
- Floors - steel trowel finish while concrete is green.

Released under GIPA CRM 502648/2022 30/05/2022

MUNICIPALITY OF FAIRFIELD

Application No. 2365/69 Lot 3/4

House No. WOODVILLE RD. Street

Approved by Council subject to the following conditions :-

1. The building to be erected in strict accordance with :
   (a) The provisions of Local Government Act and Ordinance 71.
   (b) Approved plans and specifications, and in accordance with Council's building code.
2. The strict observance of the provisions of Part XI. Local Government Act, 1919, and Ordinances made thereunder.
3. No part of the building to be less than 25 feet from street alignment.
4. Lot number and name to be prominently exhibited on site.
5. Survey Certificate of land to be produced on demand.
6. Where dwellings are erected in Residential Areas, a certificate is to be obtained from the Water Board to state that the internal plumbing and drainage meets the requirements of the by-laws of the Metropolitan Water, Sewerage and Drainage Board.
7. Correct levels to be obtained for fences on street frontage, and vehicular entrances and footpath paving and kerb and guttering to be protected against damage during building operations.

28 NOV 1969

Date

V. WINTON
Town Clerk

per

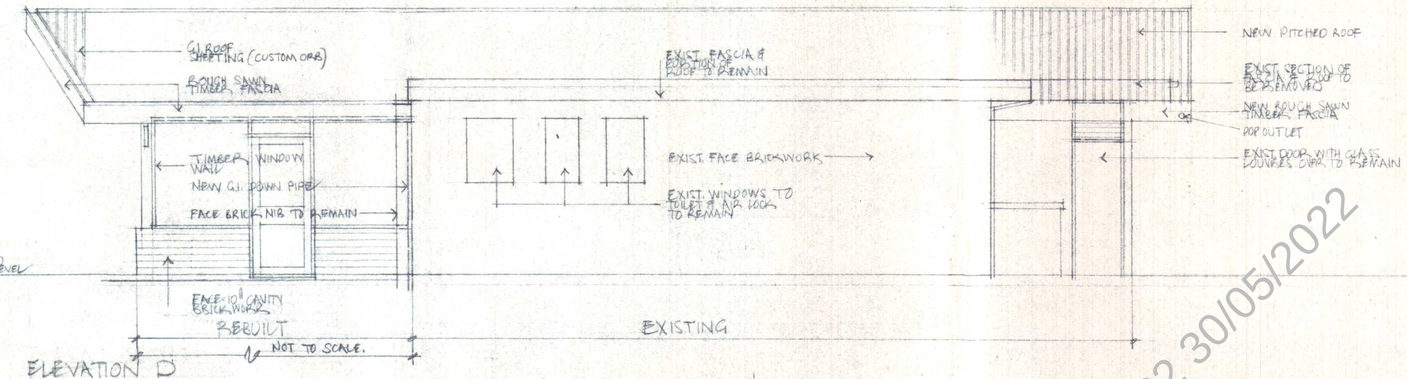
Released under GIPA CRM 502648/2022 30/05/2022

WARNING

These building plans must be submitted to the Building Plan Section of the Metropolitan Water, Sewerage and Drainage Board Mezzanine Floor, 341 Pitt Street, Sydney at least 14 days prior to the commencement of work to ensure that the proposed structure meets with the requirements of the Board's By-Laws pertaining to :

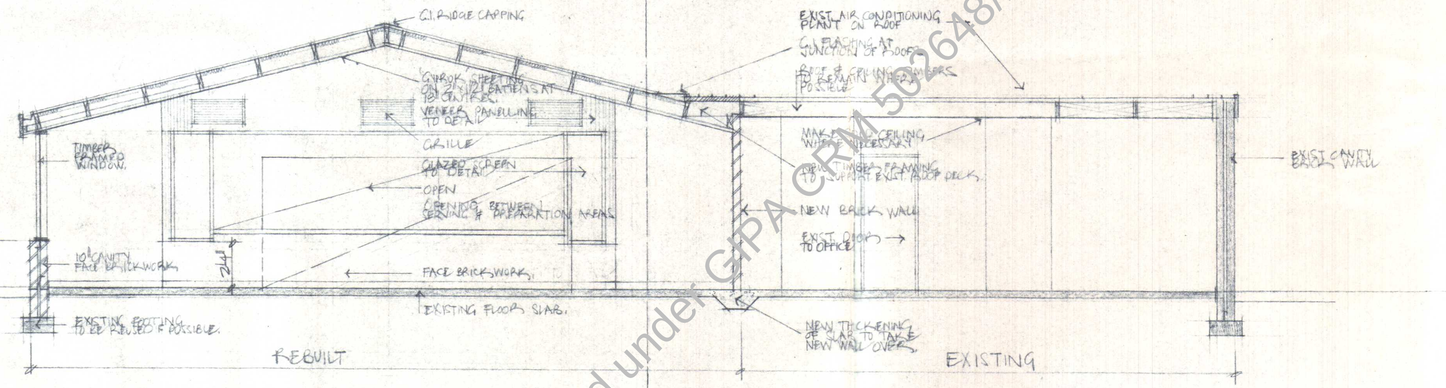
(1) Location of sanitary fixtures
(2) Relationship of building to
   (a) Alignments
   (b) Sewers
   (c) Stormwater Channels

FAILURE TO SUBMIT THESE PLANS BE FORE COMMENCEMENT MAY RESULT IN THE OWNER BEING PENALTY AND MAY RESULT IN THE DEMOLITION OF WORKS AT THE OWNER'S EXPENSE

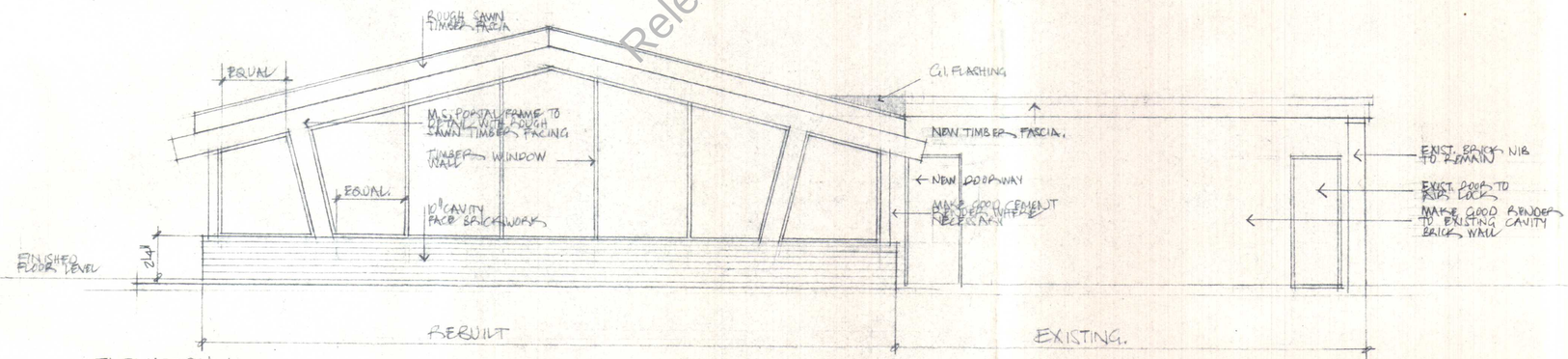


ELEVATION D

BREAK IN SECTION.



SECTION B-B.



ELEVATION A

Released under GIPA CRM 562648/2022 30/05/2022

REV	NO	ISSUED TO	DATE
A	2	COUNCIL	17/11/69
A	1	S.S	"
A	1	P.E.	"
A	1	P.E.	17/2/70
A	1	PURCHASING (ALUMAWALL)	19/3/70
	1	"	
B	4	STRUCTURAL STEEL CONTRACT	20/3/70
B	1	SITE (PRELIM ONLY)	25/3/70
C	1	CLIENT	
	2	ALUMAWALL CONTRACT	25/3/70
	2	SITE	
	1	PLUMBING	
	1	P.E.	
	4	MECH	
	4	PURCHASING (PLUMBING)	
C	1	S ENG	26/3/70

issue	rev. no.	revision description	appd date
C		APPROVED FOR CONSTRUCTION	1/4/70
C		HEIGHT OF BACK SILL TO ALUMAL INCREASED.	29/3/70
B		ROOF SIGN APPROVED	26/3/70

VILLAWOOD

PROJECT MANAGEMENT
CIVIL & CIVIC
DESIGN AND CONSTRUCTION

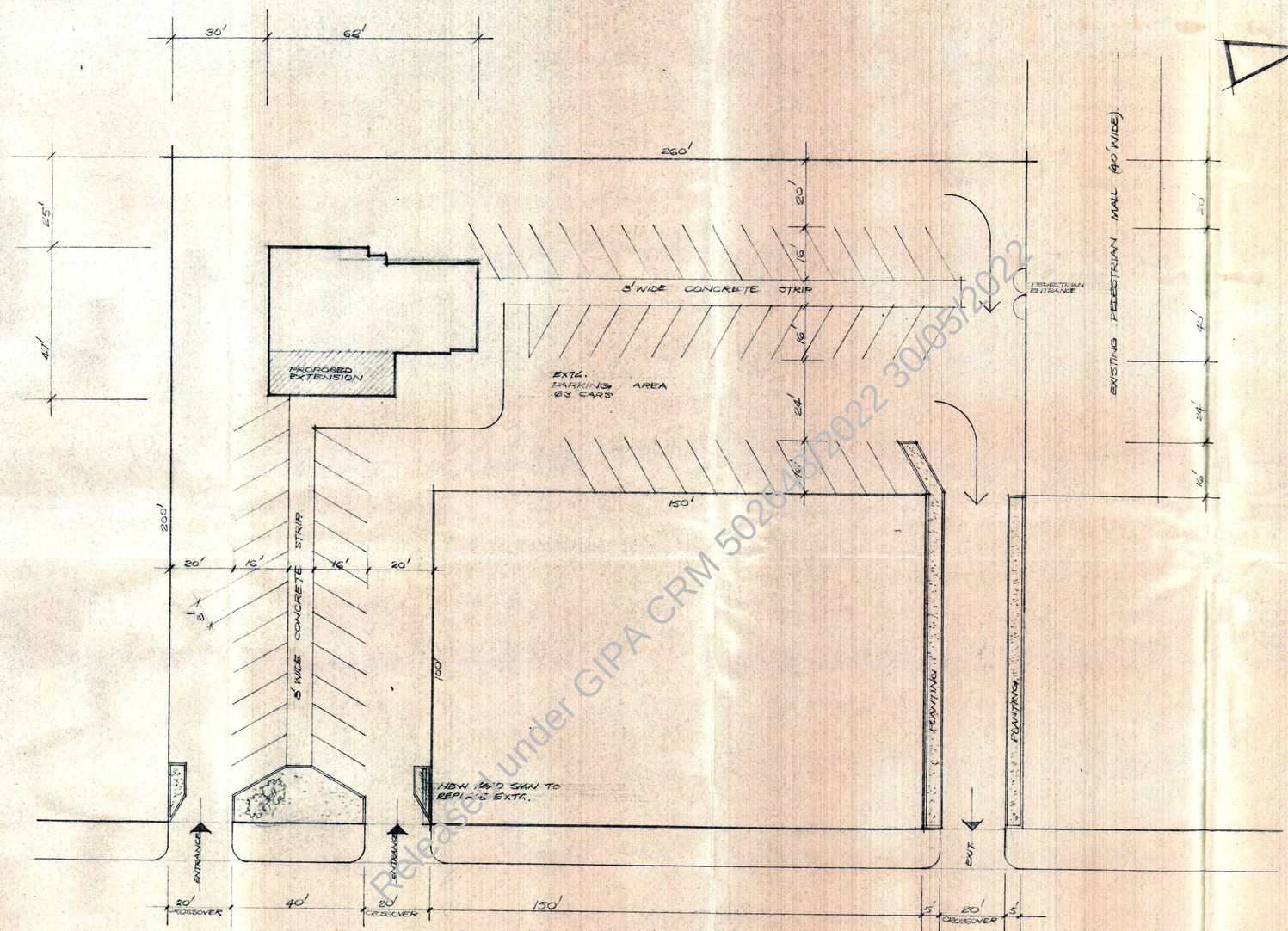
client: COTTEE'S CENTRAL FOODS

project: BURGER CHEF ESTABLISHMENT

title: ELEVATIONS & SECTION.

drawn	checked	co-ordinated	approved	date
PWD				12/1/69

scale	drawing number	issue
1/4"	6946 1 · GA · 3	C



SITE PLAN.
(AS EXTG.)

Released under GIPA CRM 502045/2022 30/05/2022

A	1.	P.E	17.11.69
A	1.	S.S. C&C.	"
A	1	COUNCIL	"
A	1	CLIENT	23/2/70
	2	SITE	
	1	PE	
A	A	S ENG.	26/2/70

issue	rev. no.	revision description	app'd date
A		APPROVED FOR CONSTRUCTN	25/3/70

VILLAWOOD.

PROJECT MANAGEMENT
CIVIL & CIVIC
DESIGN AND CONSTRUCTION

client: COTTEE'S GENERAL FOODS

project: BURGER CHEF ESTABLISHMENT

title: SITE PLAN.

drawn	checked	co-ordinated	approved	date
JB	[illegible]	P.F.	P.F.	13/11/69

scale	drawing number	issue
1/20"	69461. GA. 1	4

ELEVATION C.

NORTH.

EXIST. D.P. TO BE REPLACED

POLE WITH INCOMING WIRES TO REMAIN.

STORE

SHELVING

POSITION OF DESK

CUPBOARD UNIT

SHELF UNDER FLOOR SAFE

EXIST. WINDOW BUILT UP TO MATCH EXIST. FACE BRICKWORK

OFFICE

2 BOWLED S.S. SINK UNIT

CUPBOARD UNIT OVER

GLAZED SCREEN

PREPARATION TABLE (MOVABLE)

CHICKEN PREPARATION TABLE

CHICKEN FRYER WITH HOOD OVER

PREPARATION AREA.

THERMOTAINER

TIMBER FRAMED WINDOWS

BENCH UNIT WITH SWIVEL SEATS

MULLIONS OF SCREEN TO LINE THROUGH WITH THOSE OF WINDOW TO EXTERNAL WALL

HOOD OVER

BENCH TABLE

F.W.

SHAPER MACHINE

SERVING AREA.

HOOD OVER

BOILER

COLD WATER TO BE SUPPLIED TO THIS POINT.

AERATED DRINKS MACHINE

SS SERVING COUNTER WITH RECESS FOR CASH REGISTERS.

SS BOWL IN SHELF UNDER SERVING COUNTER

F.W.

H.C.

STILL DRINK DISPENSER

POSITION FOR FUTURE ICE MAKING MACHINE

FUTURE GRANT BEEF STATION.

BENCH UNIT WITH SWIVEL SEATS.

FACE BENCH WALL

RECESSED H.C.

RAINWATER POP

HOT WATER UNIT ON CONC. PLINTH

NEW DOOR WITH LOUVRES TO VENT OUT OF DEEP FREEZE MANUFACTURER LOCKED.

TOILET

HOOKS ON TIMBER BATTEN FOR BROOMS

DEEP FREEZE UNIT NOTICE BOARD PINED TO DOOR

5'0" x 1'0" MIRROR

F.W.

CLEANERS H.W.

BIN TRAY CUPBOARD

WASH HAND BASIN WITH TOWEL DISP. OVER

CLEANERS SINK

LOCKER RM.

OFFICE 1

OFFICE 2

CORRIDOR 2.

WALK IN UNIT WITH PAIR OF FRENCH-IN DOORS

WALK IN UNIT

CORRIDOR 3

EXIST. SWITCH BOARD

LINEN & UNIFORM CUPBOARD

EXIST. D.P. TO BE REPLACED

B

ELEVATION D.

TRAINING CENTRE.

WC

BASIN

WC

BASIN

VENTILATED LIGHT OVER

EXIST. TOILET LAYOUT TO REMAIN. NEW FITTINGS IF REQUIRED TO BE INSTALLED BY PROPRIETOR.

EXISTING LIGHT POLE TO REMAIN

EXIST. WALLS

NEW WALLS

EXIST. WALLS TO BE DEMOLISHED.

F.W. FLOOR WASTE
H.C. HOSE COCK.

ELEVATION B.

B

EQUAL

10'

6'0"

4'4"

2'4"

10'0"

DINING AREA.

N.D. BOOTHS

TABLE

TABLE

TABLE

TABLE

TABLE

TABLE

EQUAL

EQUAL

VARIES

2'1"

5'0"

NEW WALL SEATED POSITION

FACE OF BANKS OVER

REBUILT SECTION

EXISTING SECTION.

REMOVE CANOPY & ROOF OVER EXISTING PUBLIC AREA

A

ELEVATION A

REV	NO	ISSUED TO	DATE
A	1	PE	17/9/69
	1	G.S. C&C	"
	2	COUNCIL	"
A	1	PE	17/2/70
A	1	PURCHASING (ALUWALL)	19/2/70
A	4	STRUCTURAL STEEL CONTRACT	20/2/70
B	1	PLUMBING ELECTRICAL (SEPIA)	24/2/70
B	1	ELECTRICAL (SEPIA)	24/2/70
	2	PURCHASING (KITCHEN EQUIP.)	
B	1	SITE (PRELIMINARY)	25/2/70
B	1	CLIENT	25/2/70
	2	ALUWALL CONTRACT	
	2	SITE	
	1	PLUMBING	
	1	PE	
	4	MECH.	
	4	PURCHASING (PLUMBING)	
B	1	S.ENG.	26/2/70

issue	rev. no.	revision description	appd date
C		ROOF SAFE MOVED TO OFFICE DOOR TO OFFICE AMENDED TO SLIDING DOOR. MIRROR & HOTEL BOARD ADDED. DOORS D1 & D2 AMENDED TO DOUBLE ACTION.	25/3/70
B		APPROVED FOR CONSTRUCTION	25/3/70
B		POSITION OF FLOOR SAFE INDICATED. EXIST. TOILET LAYOUT REVISED TO COMPLY WITH SITE LAYOUT. DOORS TO WALK IN UNIT INDICATED. F.W. & H.C.'S INDICATED. SINK UNDER SERVING COUNTER ADDED. LINEN & UNIFORM CUPBD IN LIEU OF STD RS. LOCKER ROOM REPOSITIONED. CLEANER'S SINK & H.W. UNIT POSITIONED IN ROOM. DEEP FREEZE UNIT MOVED FROM STORAGE. THERMOTAINER ADDED & 3 BOWLED SINK REDUCED TO 2 BOWLED.	24/2/70

VILLAWOOD.

PROJECT MANAGEMENT
CIVIL & CIVIC
DESIGN AND CONSTRUCTION

client: COTTEE'S GENERAL FOODS.

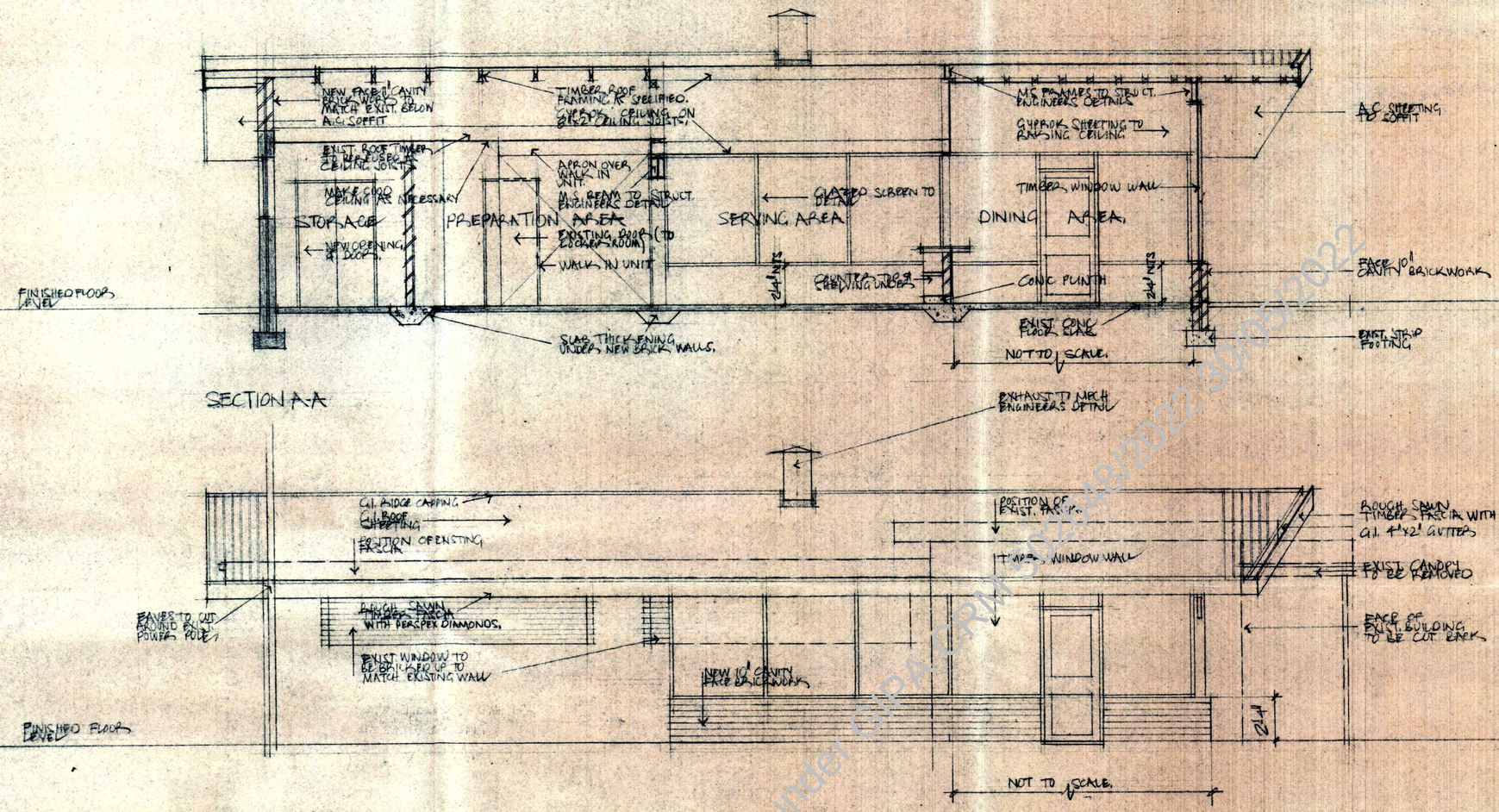
project: BURGER CHEF ESTABLISHMENT

title: PLAN OF NEW WORK

drawn	checked	co-ordinated	approved	date
PWD				24/2/70

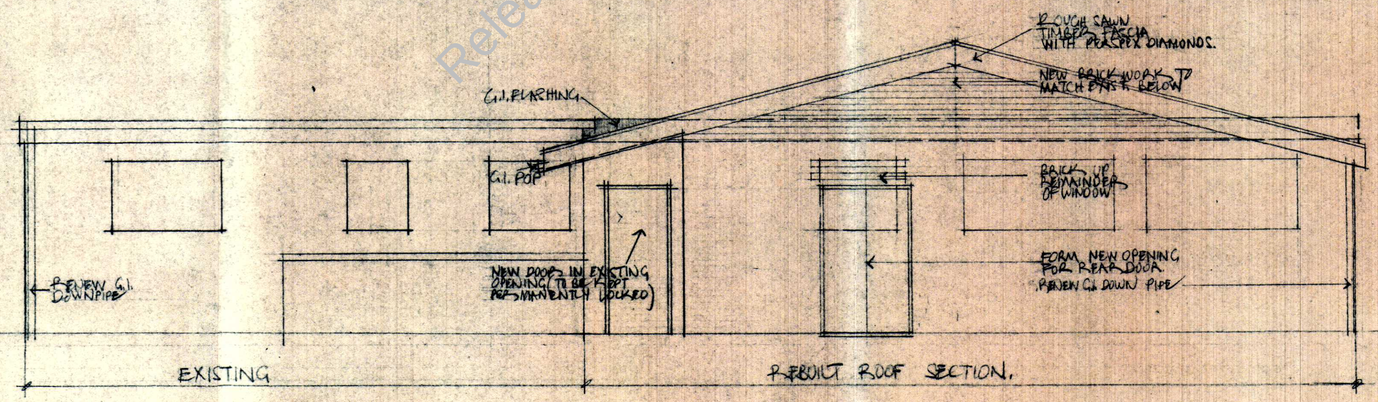
scale	drawing number	issue
1/4"	69461. GA.2	C

Released under the NSW GIPA Act 2009 20/05/2022



SECTION A-A

ELEVATION B



ELEVATION C

REV	NO	ISSUED TO	DATE
A	2	COUNCIL	17/11/69
"	1	PB	
"	1	SCI	
A	1	PE	17/2/70
A	1	AUREL ATING (ALUMINA)	19/2/70
	1	"	
B	4	STRUCTURAL STEEL CONTRACT	24/4/70
B	1	SITE (PRELIM ONLY)	25/2/70
C	1	CLIENT	
	2	AWNING CONTRACT	25/2/70
	2	SITE	
	1	PLUMBING	
	1	PE	
	4	MECH	
	4	PURCHASING (PLUMBING)	
C	1	S.ENG.	26/2/70

issue	rev. no.	revision description	appd date
C		APPROVED FOR CONSTRUCTN	1/4/70
C		DOOR SUBSTITUTED FOR BLOCK IN GAP TO ELEVATION C HEIGHT OF SILL TO DINING AREA INCREASED TO SUIT LENGTH OF DINING AREA INCREASED.	25/3/70
B		ROOF SIGN REMOVED	20/4/70

VILLAWOOD

PROJECT MANAGEMENT
CIVIL & CIVIC
DESIGN AND CONSTRUCTION

client: COTTEE'S GENERAL FOODS.

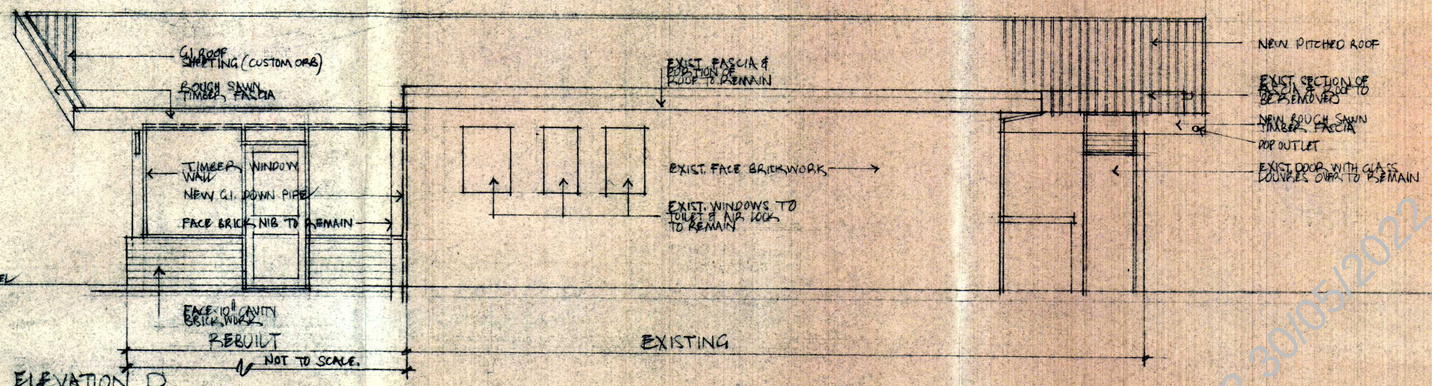
project: BURGER CHEF ESTABLISHMENT

title: ELEVATIONS & SECTIONS

drawn	checked	co-ordinated	approved	date
PND				12/11/69

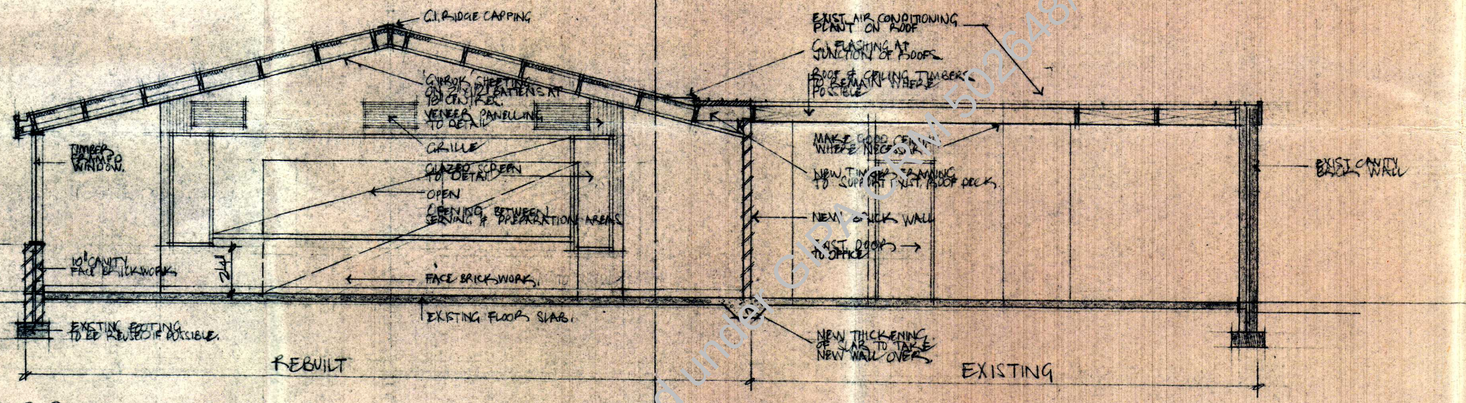
scale	drawing number	issue
1/4"	69461.CA.4.	C

Released under CIPAC RM 5/03/48/2022 30/03/2022

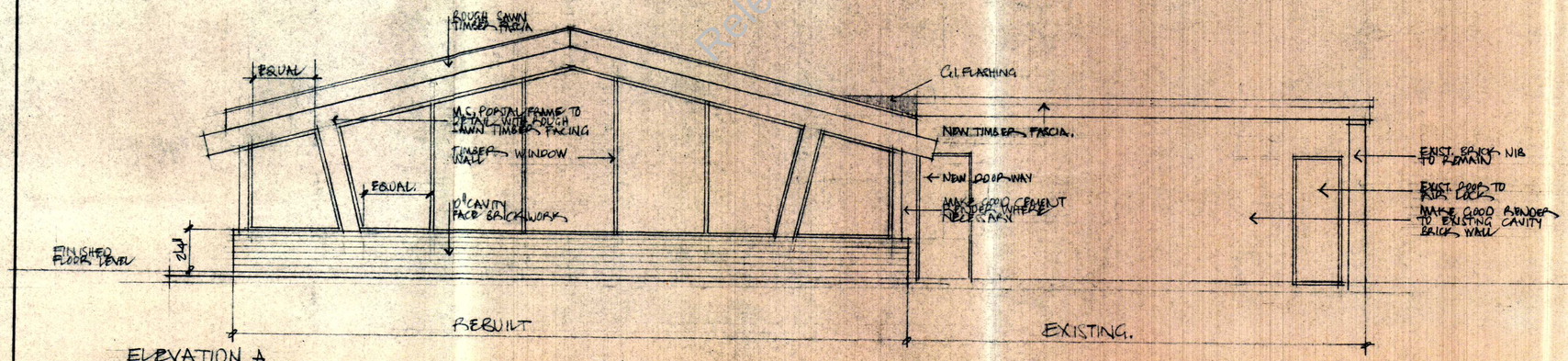


ELEVATION D

BE READ IN SECTION.



SECTION B-B.



ELEVATION A

DRN	NO	ISSUED TO	DATE
A	2	COUNCIL	17/11/69
A	1	QS	"
A	1	PE	"
A	1	PE	17/2/70
A	1	PURCHASING (ALUMINIUM)	19/2/70
A	1	"	
B	4	STRUCTURAL STEEL CONTRACT	20/2/70
B	1	SITE (PRELIM ONLY)	25/2/70
C	1	CLIENT	
	2	ALUMINIUM CONTRACT	25/2/70
	2	SITE	
	1	PLUMBING	
	1	PE	
	4	MECH	
	4	PURCHASING (PLUMBING)	
C	1	S ENG	26/2/70

issue	rev. no.	revision description	appd date
C		APPROVED FOR CONSTRUCTION	11/3/70
C		HEIGHT OF BRICK SILL TO ALUMIN INCREASED.	25/2/70
B		ROOF SIGN REMOVED	24/2/70

VILLAWOOD

PROJECT MANAGEMENT

CIVIL & CIVIC

DESIGN AND CONSTRUCTION

client: COTTEE'S GENERAL FOODS

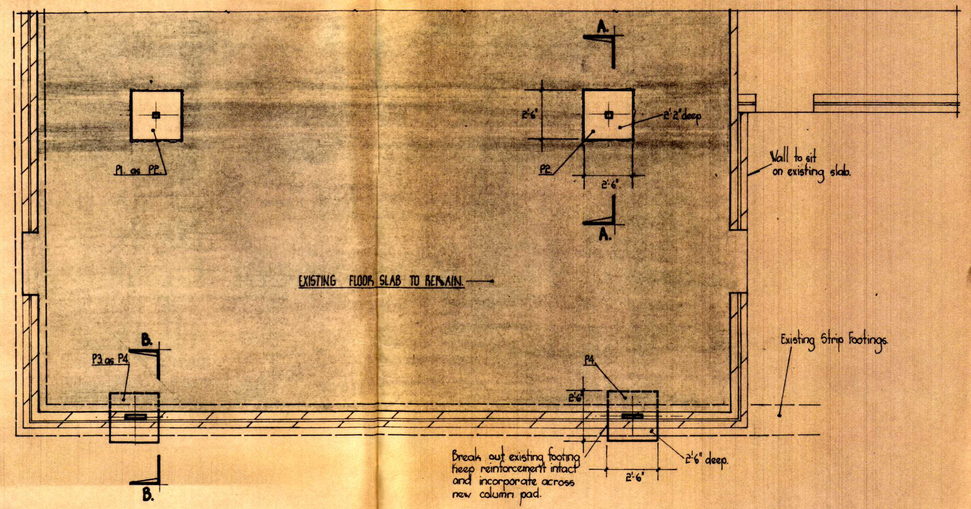
project: BURGER CHEF ESTABLISHMENT

title: ELEVATIONS & SECTION.

drawn	checked	co-ordinated	approved	date
PWD				12/1/69

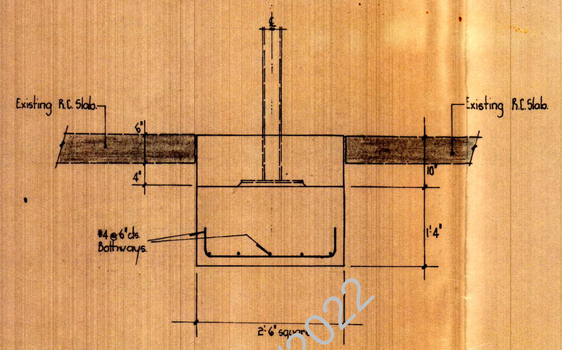
scale	drawing number	issue
1/4"	6946 1 · GA · 3.	C

Released under O.I.A. 30/05/2022 30/05/2022



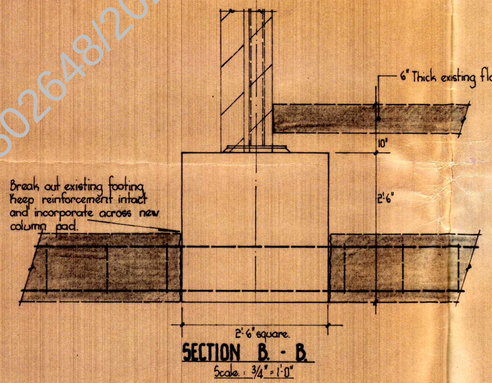
ALTERATIONS TO EXISTING FLOOR SLAB AND FOOTINGS TO ACCOMMODATE NEW COLUMN FOOTINGS.

Scale : 1/4" = 1'-0"



SECTION A. - A

Scale : 3/4" = 1'-0"



SECTION B. - B

Scale : 3/4" = 1'-0"

Concrete Notes

Concrete Strength : F'c = 2500 lb/sq in.
Cover = 2"
Aggregate = 3/4" Maximum.
Slump = 3" Maximum

Released under GIPA CRM 502648/2022 30/05/2022

issue	rev. no.	revision description	appd date

VILLAWOOD

PROJECT MANAGEMENT
CIVIL & CIVIC
DESIGN AND CONSTRUCTION

client: COTTEE'S GENERAL FOODS.

project: BURGER CHEF ESTABLISHMENT

title: ALTERATIONS TO EXISTING FLOOR SLAB

drawn	checked	co-ordinated	approved	date
P.M.P.	J.E.D.		J.E.D.	3 - 3 - 70.

scale	drawing number	issue
AS SHOWN.	69461 / SD2	A.

A	1	P.E.	12/11/69
A	1	Q.S. & C.	F
A	2	COUNCIL	F

issue	rev. no.	revision description	appd date

VILLAWOOD.

PROJECT MANAGEMENT
CIVIL & CIVIC
DESIGN AND CONSTRUCTION

client: COTTEE'S GENERAL FOODS

project: BURGER CHEF ESTABLISHMENT.

title: PLAN.

drawn	checked	co-ordinated	approved	date
LB				12/11/69

scale	drawing number	issue
1/4"	69438·GA·2	A

Released under GIPA CRM 502643/2022 3/03/2022

FAIRFIELD CITY COUNCIL

BUILDING APPLICATION

Local Government Act, 1919 (Ordinance 70)

No. 382 /85

GRACE FILE BARCODE 0299380

TO TOWN CLERK, FAIRFIELD:

I/We, the undersigned, hereby make application for the Council's approval of the Plans and Specifications propose to erect and complete within twelve months from the date of approval. In the event of further sums and/or damage to roads and/or footpaths beyond the value of the amount being paid, I/we undertake to pay, the amount of such assessment.

REJECTION OR DELAYS IN PROCESSING THIS APPLICATION MAY BE INCURRED IF THIS FORM IS NOT COMPLETED IN FULL DETAIL.

LOCATION & PARTICULARS OF SITE

HOUSE No., UNIT No.,	STREET	TOWN OR SUBURB	POSTCODE
796896.	WOODVILLE RD	VILLAWOOD	

LOT OR PORTION No.	SECTION	DEPOSITED PLAN,	ASSESSMENT No.
3 & 4		208677	9.30180

IS KERB & GUTTER EXISTING IN FRONT OF PROPERTY YES/~~NO~~ — IS FOOTPATH PAVING EXISTING IN FRONT OF PROPERTY YES/~~NO~~

ANY TREES TO BE REMOVED YES/~~NO~~ (TO BE SHOWN ON PLANS) BUT A LOT MORE ADDED IN LANDSCAPE — IS SEWER AVAILABLE YES/~~NO~~

IS THE LAND AFFECTED BY: FLOOD INUNDATION ~~YES~~/NO — FILLING ~~YES~~/NO — DRAINAGE EASEMENT ~~YES~~/NO

ANY OTHER ENCUMBRANCES ~~YES~~/NO (Give details).....

OWNER

MR, MRS, MISS, MS	SURNAME	OTHER NAMES
	McDonald's ~~System~~ PROPERTIES of (Australia) Pty Ltd	

ADDRESS	POSTCODE	PHONE
33 WATERLOO RD NORTH RYDE	2113	887.3155

BUILDER

NAME	LICENCE No.
TO BE APPOINTED BY TENDER	

ADDRESS	POSTCODE	PHONE
33 WATERLOO RD, NORTH RYDE	2113	

PARTICULARS OF PROPOSED BUILDING

STATE WHETHER NEW BUILDING OR ALTERATION OR ADDITION ☐ NEW ☑ ADDITION ☑ ALTERATION

CLASS OF BUILDING Class 6 VI ☑ Alt. ☑ Add.

TYPE OF BUILDING (e.g. House, Home Unit, Town Houses, Flat, Factory, Shop, Offices, etc.) SHOP

PURPOSE FOR WHICH BUILDING IS TO BE USED EXISTING RESTAURANT

NUMBER OF NEW OR ADDITIONAL SELF-CONTAINED UNITS: NIL

TOTAL NEW OR ADDITIONAL FLOOR AREA (M²): 22 m²

CONTRACT PRICE OR COUNCIL'S VALUATION OF WORK: $48,000 — 00

NUMBER OF PLANS LODGED: 3 sets

NUMBER OF SPECIFICATIONS LODGED: 3

STATE WHETHER MATERIALS TO BE USED ARE:
SECOND HAND ☐
NEW ☑

MATERIAL OF FLOOR(S): CONCRETE, CERAMIC TILES

MATERIAL OF OUTER WALLS (e.g. Brick Veneer, Cavity Brick, Timber, Fibrous Cement, etc.)

MATERIAL OF ROOF (e.g. Concrete, Terra Cotta Tiles, Steel, etc.) CONCRETE TILES TO MATCH EXTG

If you would prefer not to receive advertising material concerning building products or services please tick the box provided and your wish will be indicated in the list used by advertisers ☐

DESIGNATION OF APPLICANT
☑ Owner ☐ Builder
☐ Architect ☐ Structural Engineer

SIGNATURE OF APPLICANT

PLANS TO BE
PICKED UP ☐
POSTED ☑

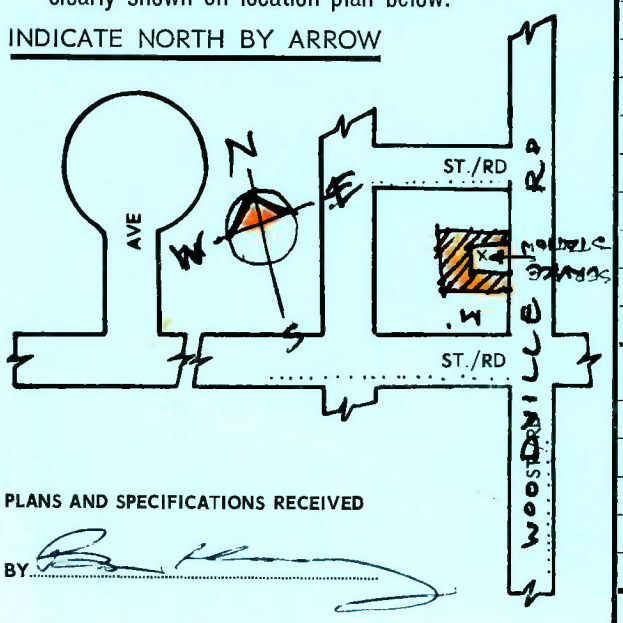
33 WATERLOO RD, NORTH RYDE, 2113
Address for posting of plans or notification for their collection

FOR STATISTICAL USE
CDC
OWN
BSN
WRK
BLD
DWL
VOA
MAT
ROF
MOF
FLA

SKETCH PLAN OF LOCALITY

Plot position of the land from the nearest cross street and number of allotments therefrom to be clearly shown on location plan below.

INDICATE NORTH BY ARROW



PLANS AND SPECIFICATIONS RECEIVED

BY .....

DATE ...../...../.....

OFFICE USE ONLY

		$	c	Rec. No.	Date Paid
Building Fee	54	154	00	21232	8/2/85
Add. Blding Fee	54				
Bldr's Sanitary Serv.	52				
Road Opening Fee	10				
B81 Build. Insurance	86				
Dep. on KG & FPP	181	2000	00	9398	17/4/85
TOTAL					

Directed To	Date	Indicate Action. Phone, Letter, Action Complete	Initials	Date
TH	1/4/85	Any comments		
See inside		12.4.85		
		Recommended		12/4/85

OWNER BUILDER PERMIT No.

Date Approved 15/4/1985

Released under GIPA CRM 502618/2022 30/05/2022

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 609 0222
DX 5063 Fairfield

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD, N.S.W. 2165

11. This approval is subject to compliance with all conditions of the Development Consent dated 18th July, 1985, reference Assess. No.30180.

12. The roof shall be provided with a complete guttering and drainage system. Roofwater is to be disposed of by approved drainage lines discharging to the existing stormwater drainage system. Vide - Ordinance 70, Clause 44.1.

13. Structural Engineer's details in respect of piers, footings and roof framework to be submitted to Council and approval obtained prior to construction commencing. Vide - Ordinance 70, Clause 8.2 and Local Government Act, Section 314(1).

14. Landscaping, driveway layout and internal traffic/pedestrian safety features to be completed in accordance with the approved plans as amended in red.

15. All fixtures, fittings and surface finishes to comply with the provisions of Council's Food Premises Code, a copy of which is attached.

NOTE: SHOULD IT BE NECESSARY FOR YOU TO SEEK ADVICE IN RESPECT TO THIS PERMIT, COUNCIL'S HEALTH & BUILDING SURVEYOR WILL BE AVAILABLE FOR INTERVIEW BETWEEN 3.00P.M. & 4.00P.M. EACH WEEKDAY.

Released under GIPA CRM 5026482022 30/05/2022

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 609 0222
DX 5063 Fairfield

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD, N.S.W. 2165

BUILDING PERMIT

Local Government Act, 1919, Part XI & Ordinance 70

PERMIT No. 382/85 DATE 15/4/85

ISSUED IN RESPECT OF HOUSE No. -896 LOT No. 3 & 4 SECTION ----

D.P. 208677 ASST. No. 9.30180 STREET Woodville Road,

LOCALITY VILLAWOOD.

APPLICANT'S NAME AND ADDRESS	OWNER'S NAME AND ADDRESS	BUILDER'S NAME AND ADDRESS
Owner, ---- ----	McDonalds Prop. of Aust., 33 Waterloo Road, NORTH RYDE.	Not indicated, ---- ----

Approved for the erection of a Class -V1- Building, i.e. Shop Add/Alt. for the value of $ 48,000 subject to compliance with the Local Government Act, relevant Ordinances issued thereunder and conditions numbered inclusive as set out hereon. 1-15

NOTE: This approval shall be void if the building work to which it refers is not substantially commenced within twelve (12) months after the date of the approval.

An applicant for Building Approval under Part XI of the Local Government Act, 1919, as amended, has the right to appeal pursuant to Section 317L of the said Act to The Land and Environment Court.

Released under GIPA CRM 502648/2022 30/05/2022

F. A. ELLIOTT,
Town Clerk

per Building Surveyor

CONDITIONS OF APPROVAL

1. These plans must be submitted to the Building Plan Section of the Metropolitan Water, Sewerage and Drainage Board, Mezzanine Floor, 341 Pitt Street, Sydney, at least fourteen days prior to the commencement of work to ensure that the proposed structure meets with the requirements of the Board's By-Laws concerning:-

   The Location of Sanitary Fixtures AND The Relationship of Building to:-

   i. (a) Watermains. (b) Sewers. (c) Stormwater Channels.

   ii. To the Valuations Section for valuing purposes in connection with Section 97(4) and (7) of the board's Act, and for the calculation of a Building Fee in accordance with By-Law 7(1) (a) of the Board's Act.

FAILURE TO SUBMIT THESE PLANS BEFORE COMMENCING WORK WILL RENDER THE OWNER LIABLE TO A PENALTY AND MAY RESULT IN THE DEMOLITION OF THE WORK AT THE BUILDER'S EXPENSE.

FOR ADDITIONAL CONDITIONS SEE OVERLEAF

16/4/85

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 609 0222
DX 5063 Fairfield

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD, N.S.W. 2165

2. The building shall be erected in conformity with the approved plans and specifications and in accordance with the conditions of approval set out hereon. Alterations, modifications, or variations to these plans or specifications will not be recognised by Council unless the written approval of the Council is obtained beforehand, or an amended plan is submitted to and approved by Ccuncil beforehand.

3. A sign, indicating the allotment number and names of the owner and builder, shall be prominently exhibited and maintained on the allotment throughout the course of building operations. (This sign may also contain the information required to be displayed by virtue of Clause 21 of the Regulations of the Builders Licensing Act, 1971).

4. No building materials, plant or the like, are to be stored on the road or footpath and the pathway shall be kept in a clean and tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the builder or applicant as the case may be.

5. No trees shall be damaged, destroyed or removed other than those on the land to be occupied by building or driveways.

6. Temporary toilet accommodation (for workmen engaged on the site) in accordance with the requirements of Ordinance 44, Clause 11A, Local Government Act, 1919, shall be provided prior to works commencing on the site — Penalty $100.00. A sewered toilet shall be provided for workmen during building operations on every multi-residential, commercial, industrial, institutional and assembly buildings. (Classes II to IX) and where two or more adjacent dwellings are constructed concurrently (one W.C. per five dwellings or part thereof). Subject to prior notification and the individual merits of the case, consideration will be given to use of regularly serviced approved portable self-contained chemical closets in lieu of sewered toilets.

7. At least 48 hours notice shall be given to Council to permit the inspection of:-
   (a) Trenches; Piers; Pool Excavations — with reinforcing steel in position but before concrete is poured.
   (b) Foundations — before dampcourse is built on.
   (c) Slabs and concrete columns and stairs — with reinforcing steel in position but before concrete is poured.
   (d) All timber framing (floor, walls and roof) before covering or lining.
   (e) Damp-proof coursing at junction of wall and floor of all wet areas. Bath plinths are to be provided but not enclosed at the time of this inspection — Vide Clauses 4[illegible]8 (1) and 53.7 Ordinance 70.
   (f) Drainage; lines — before covering.
   (g) Complete structure — before occupancy.

WARNING:

The Builder must satisfy himself that the result of any such inspection will enable work to continue.
PARTICULAR ATTENTION SHOULD BE PAID TO THE ABOVE AND TO THE SETTING OUT OF THE BUILDING IN RELATION TO THE BOUNDARIES AS ANY INFRINGEMENTS MAY PREJUDICE THE ISSUE BY COUNCIL OF A CERTIFICATE OF COMPLIANCE UNDER SECTION 317A OF THE LOCAL GOVERNMENT ACT, 1919. SUCH CERTIFICATES ARE OFTEN REQUIRED BY LENDING INSTITUTIONS WHEN SALE OF BUILDINGS ARE TRANSACTED.

8. Stormwater drainage lines across footpath to the street gutter shall be of steel, iron, concrete or P.V.C. (Sewer Grade), without collars, laid at a fall not exceeding 1:40 for 100mm pipe, 1:60 for 150mm pipe.

9. Fencing to be erected within the building alignment shall be no higher than one metre unless the prior written approval of the Council is obtained beforehand.

10. In the case of Class II to IX buildings (i.e. multi-residential, commercial, industrial, institutional and assembly buildings) and their additions, the building shall not be occupied without a Certificate of Classification being obtained from the Council beforehand.

SEE ATTACHMENTS

Released under GIPA CRM 502048/2022 20/05/2022

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 609 0222
DX 5063 Fairfield

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD, N.S.W. 2165

Your Ref:
Our Ref: AD:HE.
Personal Enquiry: Mr. Downton.
Health & Building Dept.

McDonald's Properties of (Aust). Pty. Ltd.,
33 Waterloo Road,
NORTH RYDE. 2113

15th April, 1985.

Dear Sir,

Building Application No. 382/85.

Building Type - Shop Addition & Alteration.

Premises - No. 896 Woodville Road, Villawood.

Released under GIPA CRN-50268 on 30/05/2022

The subject Building Application has been approved subject to conditions and the Building Permit prepared for issue conditional upon the undermentioned matters being complied with: -

1. Payment of additional fees and/or charges as set out below. These charges may be subject to increases and shall be re-assessed and payable in full at time of collection of the approval.

2. No building works shall be undertaken/commenced until all conditions of release have been satisfied and the plans and specifications have been collected from Council.

The Building Permit will lapse if the building is not substantially commenced within TWELVE (12) MONTHS from the date hereon.

When attending to these matters you should call at Council's Health and Building Department, Administration Centre, Avoca Road, Wakeley.

When calling please present this letter.

Yours faithfully,

F. A. ELLIOTT
TOWN CLERK.
Per:

DETAILS OF ADDITIONAL FEES/DEPOSITS PAYABLE

BUILDING APPLICATION NO. 382/85.

BUILDING FEE	$		¶	OFFICE USE
ROAD OPENING FEE	$		¶	
DEPOSIT ON K. & G.	$	200.00	¶	
BUILDERS SANITARY SERVICE	$		¶	

FAIRFIELD CITY COUNCIL

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When calling please present this letter.

Yours faithfully,

F. A. ELLIOTT
TOWN CLERK.
Per:

Released under GIPA CRN-50261612022 30/05/2022

DETAILS OF ADDITIONAL FEES/DEPOSITS PAYABLE

BUILDING APPLICATION NO. 382/85.

BUILDING FEE	$		¶	OFFICE USE
ROAD OPENING FEE	$		¶	
DEPOSIT ON K. & G.	$	200.00	¶	9398
BUILDERS SANITARY SERVICE	$		¶	7/4/85

30180 JKL:CMH

Mr. Lawrence

July 18, 1983.

McDonalds Properties of Australia Pty. Ltd.,
33 Waterloo road,
NORTH RYDE, N.S.W. 2113

Environmental Planning and Assessment Act, 1979.

NOTIFICATION OF DETERMINATION OF DEVELOPMENT APPLICATION

Pursuant to section 92 of the Act notice is hereby given of the determination by Council of the City of Fairfield of the development application No. 184/83 relating to the land described as follows:-

Lots 3/4, DP. 208677, Woodville Road, Villawood

Proposed Development:- **Establishment of a Drive-thru servery facility attached to the existing restaurant**

The development application has been determined by the granting of consent subject to the conditions specified in this notice.

The conditions of consent are set out as follows:-

1. Building Application, plans and specifications shall be submitted to Council and approval obtained prior to work commencing.

2. The premises shall comply with Regulation 77 of the Pure Food Act.

3. The construction of the shop shall comply with the standards, provisions and requirements as set forth in Council's Food Premises Code (a copy of which is attached). Particular attention is to be paid to the construction of floor with coving, walls with finish of tile, stainless steel or laminated plastic to a height of two metres above floor level and the ceiling to be of smooth faced, non-absorbent material, painted with a washable paint of a light colour.

4. The construction, manufacture and installation of fixtures, fittings and equipment in the shop shall comply with the standards, provisions and requirements as set forth in Council's Food Premises Code. Unless otherwise approved fittings/equipment shall be supported on wheels or legs/brackets providing a clear space beneath of not less than 150mm for fittings up to 750mm in width (this height to be increased by 25mm for every additional 100mm or part thereof in width) or on plinths 75mm high being an integral part of the floor impervious in construction, recessed underfittings to provide a toe space of not more than 50mm, rounded or bullnosed at exposed edged and coved at intersections with the floor and exposed walls to a radius of at least 25mm.

Released under GIPA CRM 5026482022 30/05/2022

Note: In the event of discharge of car exhaust fumes causing contamination of foodstuffs, Council resrves the right to require remedial work to be carried out, which may involve structural additions/modifications to the building.

5. Fifty-eight (58) carparking spaces in accordance with Council's code for off-street parking shall be provided. Each space shall be permanently marked.

6. The carparking and driveway layout shall be completed in accordance with the approved plans, as amended and marked in red. Ingress and egress crossings shall be arranged and suitably signposted in the manner shown on the approved plans as amended and marked in red.

7. That area of pavement which separates the entrance to the child play area from the driveway shall be cordened off to restrain the movement of children whilst crossing the drive-thru service lane.

The reasons for the imposition of the conditions are set out as follows:-

i. To ensure compliance with the requirements of Council and statutory authorities.

ii. To ensure that the existing and likely future amenity of the neighbourhood is protected.

iii. Circumstances of the case.

iv. To ensure that the means of entrance to and exit from the site is satisfactory.

v. To ensure that adequate provision is made for the loading, unloading, manoeuvring and parking of vehicles on the land.

Note: Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within 12 months after receipt of this notice.

F.A. ELLIOTT,
Town Clerk.

Per

Released under GIPA CRM 502648/2022 30/05/2022



PLANS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF COUNCILS BUILDING PERMIT.

SPECIFICATION FOR

McDONALD'S RESTAURANT

AT VILLAWOOD

Released under GIPA CRM 502648/2022 30/05/2022

McDONALD'S SYSTEM OF AUSTRALIA PTY. LTD.
33 WATERLOO ROAD, NORTH RYDE 2113
TELEPHONE 887 3155

© 19 McDONALD'S CORPORATION

SPECIFICATION

OF

WORK AND MATERIALS

FOR

EXTENSION TO 'DRIVE-THRU' SERVERY

AT WOODVILLE RD

VILLAWOOD

FOR

McDONALD'S SYSTEM OF AUSTRALIA PTY LTD

Released under GIPA CRM 502648/2022 30/05/2022

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B. DEMOLITION

B.1. GENERALLY

The Contractor shall be responsible for the demolition and removal of paving, brick and/or stone walling, concrete kerbing, etc., affecting the new works as indicated on the drawings. Shrubs, etc., which require removal from landscaped areas shall be arranged by McDoanld's and/or the Licensee after consultation with the Contractor.

B.2. EXISTING SERVICES

TheContractor shall disconnect all services required by the demolition and new construction and make good to the controlling authorities requirements. Services to the existing Restaurant building must be maintained in working order at all times during the construction period.

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B.3. BUILDING MATERIALS REMOVAL

All waste materials and rubbish are to be removed from the site at regular intervals and general garden areas and driveways, etc., to be restored to their original condition.

B.4. SECURITY PROTECTION

The Contractor shall be responsible for providing adequate security where the new structure is joined to the existing Servery.

Security of the building shall be maintained at all times, including protection against weather penetration and damage.

The Contractor shall be responsible for maintaining the works in such a condition which allows full use of the existing Servery for the duration of the contract and shall make good/repair any damage due to weather penetration or any other damage caused to the building within the vicinity of the contract works.

B.5. SCOPE OF WORK

Refer also to drawings for location of items.

- Remove concrete separation kerbing to driveway.
- Remove asphalt driveway paving to suit new concrete paving slab area.
- Remove concrete kerbing to garden area for extent of new extension.

- Break out existing south wall of Servery, maintaining support for remaining boxed post to window frame, including cutting of concrete tie beam.
- Remove hipped roof framing, tiles, etc., and lay aside for re-use.
- Remove soffit lining for re-use where possible.
- Disconnect and remove recessed light fittings in eave soffit.
- Prepare opening in north brick wall of Servery for new window.
- Remove 2 No./Light Beams on Roof and lay aside for re-use.
- Remove existing ceiling and light fittings in existing Servery and lay aside fittings for direction by MACS.

Released under GIPA CRM 502648/2022 30/05/2022

C. EXCAVATION AND SITE WORKS

C.1. GENERAL

The work in this section comprises the excavation, disposal of surplus excavated material, supply and compaction of filling and all necessary preparation to bring the Servery Extension to the correct level prior to construction of finishes as later specified.

Included is the bulk earthworks, imported fill and cut-to-tip, removal of vegetation not otherwise removed from the garden area by the Proprietor, excavation and filling to underside of footings and slab to Servery. Excess material shall be removed from site.

Released under GIPA CRM 592648/2022 30/05/2022

C.2. EXISTING SERVICES

Prior to excavation, notify all service authorities and arrange for discontinuance of services or supply unless such to be altered/extended/connected to new work. Do all necessary cutting, disconnecting or sealing off of services and drains to the relevant authority's requirements, ensuring that all service or supply lines which are to be retained, remain undamaged and are given full protection. The Contractor shall inspect the site and study the relevant drawings to familiarise himself as to the location and depth of all existing services. In the event of any underground services being found which are not shown on the plans and/or there is any doubt as to whether they are live, the Contractor shall contact MACS for instructions.

C. SET OUT AND LEVELS

Set out the limits of excavation, including depth, centrelines of footings and establish positions of reference grids, beam positions and exterior walls, including establishment of floor, final ground, pavement and kerb levels by reference to the drawings and actual existing site conditions.

Unless otherwise indicated, all levels are given in metric measurements and based on Australian Height Datum.

If and where existing contours are shown on the site plan, they are given for guidance only and have been obtained by interpolation of levels.

C.4. SITE CLEARANCE

Strip existing garden area soil to depth required for slab and footing and stockpile topsoil to position on site for future re-use as directed by MACS.

C.5. EXCAVATION AND FILLING

Excavation shall be carried out as required for both construction of the building works and paving areas to be reinstated, including additional excavation necessary for working spaces, forms, drainage lines and services pipe lines.

Excavation shall be performed in a methodical manner and in such a way that the surface freely drains at all times. Suitable excavated material shall be used in the area to be filled under the floor slab. All other unsuitable fill material from excavations shall be removed from site unless otherwise directed by MACS.

The excavated material used in filling shall be free from deleterious matter, free of clay balls and with a maximum size of 100 mm. It shall be placed in even layers not exceeding 200 mm loose depth and consolidated as specified.

Should excavated materials prove to be not suitable or sufficient for the construction of the building platform and other fill areas, material similar to that won on site shall be imported and be approved by the Consulting Engineer and/or MACS. This material shall be of 100 mm maximum size and contain a full graded run of material to enable the layers to be capable of compaction as specified. This material shall be free of deleterious organic matter, free of clay balls and, after compaction, trafficable when wet.

A single truck load of the material shall be supplied for approval before the material is placed on site.
The Contractor is to indicate the source of supply of imported filling and the total cost for such quantity in his tender. This cost will be subject to confirmation should the use of imported filling be necessary.

When excess excavation occurs, unless specifically authorised, the Contractor will be required to adjust excessive depths by filling in such excavations to required depth at his sole expense with select and compacted materials and in all cases such requirements to make good shall be to the satisfaction of MACS.

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C.6. MEASUREMENT OF EXCAVATION

If there have been variations to the Contract levels or dimensions of excavations, do not commence backfilling or place any permanent work in excavations until MACS has made measurements recording the following:

- depths of excavations related to the datum
- final plan dimensions of excavations related to the building grid system
- quantities of fill and/or topsoil, imports being recorded separately.

MACS shall provide a copy of the records of measurement to the Contractor.

C.7. CONSOLIDATION OF FILLING

All fill areas shall be brought up to levels by compaction of the fill material in layers placed 200 mm maximum loose and then consolidated. The fill material will be tyned and/or watered as necessary to achieve 95% A.M.M.D.

No surplus pools of water shall be permitted to lay on the surface of the fill being compacted.

Sufficient compaction equipment shall be employed in use to achieve the specified compaction and to match the supply to fill material spread.

The minimum compaction attained for filling, either won from site or improted, shall be in accordance with the Geotechnical Report, using the standard appropriate for the nature of the material.

Any soft spots encountered in the cut areas shall be dug out and replaced with better quality insitu material or improted fill.

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C.8. CONSTRUCTION TOLERANCES

The final graded surface of the earthworks, including the top-soiled areas shall be within a level tolerance of plus or minus 20 mm from the design level.

The surfaces shall be graded smooth and rolled with a medium smooth roller to provide plan surfaces within the building areas at the nominal falls specified for drainage and elsewhere at the slopes indicated on the plans.

C.9. TRENCH EXCAVATION

Trench excavation shall be by the open cut method from the surface in accordance with lines and depths required by the drawings.

Excavated material shall be so placed as to cause the least possible obstruction to all persons having lawful access to the site.

For all excavations of trenches beyond the limits of all paved areas the excavations shall be carried out so that the initial topsoil is placed to one side while the subsoil is placed to the other.

All excavations and embankments shall be graded to shed water readily at all times. Trench bottoms to be level, stepped as required with sides trimmed accurately, true and plumb and shall be maintained free from standing water.

Temporary earth drains shall be constructed where necessary to prevent water flowing onto the construction works and to take away water from the works. These drains shall discharge into a permanent outfall. Pumps shall be provided where necessary to dewater excavations.

Where unsuitable trench bottoms are encountered, the Contractor shall obtain prior approval of MACS to provide a stable bottom to the required depth with Portland Cement concrete, rubble or other suitable materials which may be ordered by MACS.

Generally, bottoms of trenches and excavations shall be approved by the Local Authority and/or Consulting Engineer. Any additional excavation authorised, shall be measured and payment adjusted at rates agreed with MACS and the Contractor prior to such excavations.

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C.10. TIMBERING OF EXCAVATIONS

Where necessary for the protection of men or the work, or as to protect other construction, including pavements, the excavations shall be protected by sheeting, walling, props, struts, bracing or other methods to ensure the stability of the ground or any adjoining works. The Contractor shall be entirely responsible for the safety of the excavation. Timbering shall be removed during the backfilling. No extra payment will be made for timbering. All excavations shall comply with Mines Act 1958 Mines (Trenches) Regulations 1979.

C.11. DEWATERING AND EXCAVATIONS

Pipes shall be laid in a dry trench only. All necessary precautions shall be taken to prevent water entering the trench or excavation. Should water enter a trench or excavation it shall be removed by pumping. A sufficient number of pumps in good working order shall at all times be kept on site to remove any water that may accumulate in the excavations. Should

any trench or other excavation be filled with water or in any other way be damaged or rendered useless for its proper purpose, it will be made good or the excavation extended to solid ground. No additional payment shall be made for extra excavation or backfilling material.

Water shall be disposed of so as not to cause any inconvenience.

C.12. BACKFILLING

Where pipes are located under buildings or pavements subject to vehicular loads, 20 mm maximum size crushed rock or other approved granular material will be used for backfilling.

Where pipes are located other than under buildings or pavement subject to vehicular loads, 20 mm maximum size crushed rock, or other approved granular material, will be used for backfilling up to a level 300 mm above the top of pipes. Selected material from site excavation may be used for the balance of backfilling. No rock or stone larger than 80 mm will be permitted in this selected material.

Backfilling material shall be placed carefully by hand on both sides simultaneously to the top of the pipe, tamped and consolidated so that the pipe shall remain fixed against movement and without disturbing the pipes and joints.

The balance of backfilling shall be carried out by hand or approved mechanical means in layers not more than 150 mm consolidated thickness.

Where pipes are located under buildings or pavements subject to vehicular loads the backfilling shall be finished level with the underside of floor, or pavement as appropriate. The standard of compaction will be 95% of the maximum dry density of the Modified Compaction Test.

Where pipes are located other than under buildings or pavements subject to vehicular loads the backfilling should be mounted neatly 50 mm above the adjoining surface. Where appropriate turf sods will be replaced or alternatively approved topsoil will be used for the last 150 mm layer. Any settlement of trenches shall be made good with approved topsoil immediately prior to practial completion of the Contract.

C.13. SURFACE EXCAVATED MATERIAL FROM TRENCHES

Where suitable, excavated material surplus to backfilling requirements may be used as pavement fill. Material not suitable for fill purposes shall be removed from the site.

Released under GIPA CRM 502648/2022 30/05/2022

D. CONCRETE

D.1. GENERALLY

Lay and form concrete for the various parts of structure in their positions, dimension, sections, shapes, levels and falls with reinforcement in accordance with this Specification, Architects and Engineers' plans, details and schedules.

Produce concrete at parts specified off form finish with true faces, smooth finish and sharp arrises where required.

Use only freshly mixed concrete. Remixing of partly set cancrete or martars will not be permitted.

Lay no concrete until formwork and reinforcement have been approved. In wet weather protect freshly poured concrete from rain.

The scope of the work includes :

- reinforced concrete floor slab with edge beam
- reinforced concrete bond beam
- reinforced concrete driveway paving slab
- insitu concrete kerbing.

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D.2. NOTICES

Provide MACS with target dates for laying reinforcement and pouring concrete and give at least twenty-four (24) hours notice of the intention to pour concrete to enable inspections to be made.

Concrete is not to be ordered for delivery until placing of reinforcment is approved.

D.3. SUPERVISION

Carry out all concrete work under the direction of a capable foreman experienced in reinforced concrete construction.

D.4. STANDARDS

Carry out concrete work with workmanship and materials in accordance with the following standards :

AS 1480 Concrete Structures Code

AS 1315 Specification and Method of Test for Portland Cement

AS 1465	Dense natural aggregates for concrete
AS 1467	Light weight aggregates for structural concrete
AS 1302	Steel reinforcing bars for concrete
AS 1303	Hard-drawn steel reinforcing wire for concrete
AS 1304	Hard-drawn steel wire reinforcing fabric for concrete
AS 1012	Methods for the testing of concrete
AS 1379	Ready-mixed concrete
AS 1509	Formwork Code
AS 1510	Code of Practice for control of concrete surfaces

D.5. AGGREGATES

a. Coarse aggregate shall comply with AS 1465 and graded in accordance with Table 6 of AS 1465 for 14 mm and 20 mm size graded aggregate.

The maximum nominal size of coarse aggregate shall be 20 mm. This may be reduced in areas of difficult placing and compacting on approval of the Engineer or MACS.

b. Fine aggregate shall comply with As 1465 of consistent colour and supply to ensure continuity of colour throughout the concrete work.

D.6. CEMENT

Cement shall comply with AS 1315 and shall be fresh just prior to mixing. Type 'A' cement to be used.

D.7. SPECIAL REQUIREMENTS FOR EXPOSED CEMENT

Particular care shall be taken to ensure uniformity of the ingredients used for making concrete that will be exposed to view in the finished surface.

Cement shall be of the same type and from the one plant. The proportion of cement used in the mix shall be not less than 380 kg/m^3 of the mix.

Aggregates shall develop and maintain a constant surface colour throughout. Excessive proportions of fine aggregate shall not be used to facilitate pumping of concrete.

D.8. CONCRETE QUALITY

Concrete shall be ready-mixed obtained from an approved manufacturer and shall be in accordance with AS 1379 'Ready Mixed Concrete'. If permission to use site mixed concrete is granted, a Specification covering such site mixed concrete and replacing some clauses of this Specification will be given to the Contractor who shall be wholly responsible for

Released under GIPA CRM 5026/18/2022 30/05/2022

producing the concrete which will have the properties as specified.

The following information shall be given to the Supplier of ready mixed concrete by the Contractor with the Order :

- Slump as indicated or specified
- The maximum size of aggregate as indicated
- Type of cement - Portland Cement
- The compressive strength shown on the structural drawings
- The quantity required
- The element of the building being poured, e.g. slab, footing, column
- Admixture as shown on the Drawings or specified; no other admixtures will be permitted unless approved in writing by the Engineer or MACS.

Non-agitating trucks will not be allowed and the ordered strength and slump are those required at the forms and inclusive of admixtures.

D9. CONCRETE TYPE

Concrete for the various elements shall have a compressive strength of 25 MPa having a miximum aggregate size of 20 mm and slump of 75 mm unless otherwise noted on the drawings.

D.10. SAMPLING AND TESTING

Generally all personnel involved in the testing procedure shall be thoroughly conversant with the Codes dealing with these aspects of the concrete and with the variations of those Codes.

Allow for and pay all costs involved in samplying and testing concrete Provide approved cone and cylinder moulds as required for the test. Project control testing shall apply in accordance with Clause 4.5 of AS 1480.

The sampling and site treatment of test cylinders shall be carried out by a N.A.T.A. Laboratory.

Where more than one specimen is taken from any truck load, then the compressive strength of the concrete from that truck shall be taken as the average of all specimens from it. Where only one specimen is taken from any truck, the strength of the concrete in that truck shall be the strength of the cylinder from it.

Make and cure test cylinders generally in accordance with AS 1012 Part 8 and Part 9.

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A certified copy of the N.A.T.A. Labotatory Test Certificates must be forwarded to MACS immediately the certificates are received by the Contractor and results of the tests filed in tabulated form in a suitable book kept on the job. With the test certificates, forward a copy of the identification data recorded by the sampler.

D.11. FORMWORK

a. Generally

The responsibility for the sufficiency of the whole of the formwork shall rest entirely with the Contractor and shall conform to all the requirements of AS 1509 Formwork Code, as specified or indicated on the drawings, and subject to the approval of the Engineer or MACS.

Give a minimum of twenty-four hours notice to MACS when formwork is ready for inspection.

Forms shall be mortar tight and so designed to produce the concrete surface types required but otherwise generally free from fins, offsets, local bellying and other rapid changes from designed shape, line, plumb or level. Construct in accordance with Rule 4.4, AS 1509.

To off-form finish concrete, forms to such surfaces shall be of a material which will provide a smooth unbroken finish. Forming shall be set out to provide a regular symmetrical pattern of form lines. Make-up pieces of form under 500 mm in width will not be permitted.

Cleaning and treatment of forms shall be generally in accordance with Clause 2.2, AS 1509. Form surfaces shall be treated with an approved form oil such as Shell Oil P5, prepared and applied strictly in accordance with the manufacturer's instructions with due consideration to the surface finish required and decoration specified.

Any claims by the Contractor during the contract for extras arising from lack of knowledge of the required stripping times will be disallowed.

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D.12. CONSTRUCTION TOLERANCES

Deviations from the designed lines, grades and dimensions of the element shall not exceed the following and the sum of cumulative tolerances in any element shall not exceed 3 mm on the largest single tolerance allowed :

. Variation of the linear building lines from established position in plan and related position of columns and walls -

- in any bay 6 mm
- maximum overall 10 mm

D.13. CONCRETE FINISHES

Surface finish to concrete shall be finished to one of the following tolerance limits or as otherwise specified and as determined by a straight edge of the specified length placed anywhere in any direction on that surface.

Class A : True planes within 3 mm in 3000 mm as determined by a 3000 mm straight edge.

Class B : True planes within 6 mm in 3000 mm as determined by a 3000 mm straight edge.

Class C : True planes within 6 mm in 600 mm as determined by a 600 mm straight edge.

Type A - Scratched Finish

After the concrete has been placed, screeded, consolidated and levelled to a Class C tolerance the surface shall be roughened with stiff brushes or rakes before final set to remove the laitance film.

Location : to new Servery floor for tiled finish.

Type B - Integral Float Finish

After concrete has been placed, screeded, consolidated and levelled, leave until water sheen is gone and/or when stiff enough to permit operation of a power float. Consolidated surface with power floats where accessible elsewhere with hand floats. Check surface and bring within the limits of Class B tolerances by cutting down high spots and filling low spots. When tolerance limits are achieved refloat immediately to a uniform, smooth granular texture.

Location : Driveway paving extension

Type C - Integral Trowelled Finish

Prepare generally as for Type B finish except that surface is to finish within the limits of Class A tolerance. After floating bring to a uniformly smooth surface relatively free of defects. Final trowelling is to be done by hand when the trowel moving over the surface produces a ringing sound. Thoroughly consolidate and trowel to a smooth mark free surface uniform in texture and appearance planed to a Class A tolerance. Any defects shall be removed by grading.

Location : Kerbs

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D.14. REINFORCEMENT

To be in accordance with Sections 3 and 6 of AS 1480. At the time concrete is placed, reinforcement shall be free from loose mill scale, excessive rust and oil, grease and other coatings which would reduce the bond between cancrete and cement.

Reinforcement not readily identifiable as to grade shall be liable to rejection. Reinforcement shall not be welded unless specifically shown on the structural drawings.

Place reinforcement accurately in the positions shown on the drawings, securely hold by blocking from the forms with metal, concrete or plastic supporting chairs, or by metal hangers, or by other approved means as may be required and by wiring together at intersections with annealed wire of not less than 16 gauge.

Supports shall take into account any construction traffic. Protect moisture barrier from damage at all times.

Reinforcement shall not be supported on pieces of wood, brick aggregate or like material, or on bare steel supports which extent to the surface of the concrete unless such surface is not exposed to the elements and is to be further protected with an applied finish. Provide all necessary rod or bar bending schedules.

Released under GIPA CRM 502648/2022 20/05/2022

D.15. POURING OF CONCRETE

Transporting

The concrete shall be transported from the ready mix truck to its final position by clean skips, vehicles, containers or chutes as rapidly as possible and no segregation or loss of materials will be permitted.

Compaction

The concrete shall be thoroughly compacted by means of approved mechanical vibrators having frequencies of not less than 3000 cycles per minute and hand methods, and carefully worked around the reinforcement and embedded fixtures and into the corners of the formwork.

Compaction shall be such that all surfaces of the concrete shall be reasonably free of honeycombing and large air bubbles and shall present a continuous uniform solid surface.

Compaction to elements with off-form finish is to be carefully and uniformly carried out to minimise the risk of boniness and air pockets. Pay particular attention to the lowest section of a subsequent pour where an unbroken vertical element is poured in more than one operation. Place the first 150 mm depth of concrete and thoroughly compact for the full extent of the operation before proceeding.

Avoid applying vibrator to reinforcement in hardened concrete. Vibrators shall not be used to transport concrete within the forms. Withdraw vibrator slowly and ensure that void left if filled. Maintain at least one spare vibrator.

Continuity of Pouring

Concreting shall be carried out continuously between the construction joints indicated on the structural drawings. Where no joints are shown or where additional construction joints are required, they shall be to the approval of the Engineer or MACS and in accordance with Rule 5.2 of AS 1480.

Inspection Following Pour

In areas where off-form concrete finish is scheduled, inspect all adjacent surfaces and straight away clean free of any concrete splashes or runs which may have resulted from the pour.

Emergency construction joints resulting from interruption to a pour shall be made only with the specific approval of, and as directed by the Engineer or MACS.

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D.16. CURING

As soon as practicable following completion of screeding, trowelling or other finishes to horizontal surfaces or stripping of forms from vertical surfaces, the drying of the concrete shall be retarded by protecting the exposed surfaces by one of the following methods, maintained in position for at least seven (7) days for Portland Cement concrete or as otherwise directed.

The method used shall not cause damage to the concrete surface nor affect the application of later finishes.

If the concrete is placed when the air temperature is below 5°C or above 32°C the relevant clauses of AS 1480 Rules 7.6 and 7.7 apply.

D.17. PROTECTION TO CONCRETE SURFACES

All finished concrete surfaces shall be protected from damage from any cause throughout the entire building operation.

D.18. CORE HOLES, CHASES AND SERVICES

To be in accordance with Rule 5.4 AS 1480 and as follows :

Where core holes and service lines and fittings are required and not shown on the Structural Engineer's drawings, they shall be to the approval of MACS.

No cutting of the reinforcement shall be permitted but slight displacement of the reinforcement, as approved, to allow for the penetrations, may be used.

No cores or other holes shall be cut after the concrete has been poured without specific approval for each position.

Obtain from other trades, the position of all items and build in all sleeves as specified for penetrations under individual trades, holes, chases, projections and other requirements. Obtain approval of the trade immediately the provisions for the items are made and make any necessary corrections required.

All embedded services are to be set in correct relation to the reinforcement and concrete before concrete is poured and any piping, ducts or conduit liable to be blocked with concrete are to be temporarily plugged.

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D.19. EMBEDDED ITEMS

Allow for proper and accurate setting of all cast-in items, holding down bolts, etc., as specified hereafter and/or detailed on drawings.

D.20. CONCRETE JOINTS

Form expansion and contraction joints at locations and to detail shown on Structural Drawing.

D.21. SAND BED

To full extent under all concrete slabs, supply and lay 50 mm coarse sand base or 50 mm fine crushed rock base, levelled and compacted to 98% A.M.M.D.

D.22. COLOURED CONCRETE

To new concrete paving slab to driveway and excluding new kerbing, the top 25 mm of the concrete surface shall be treated with an approved black colouring compound applied in accordance with the manufacturer's recommendations.

D.23. CONCRETE KERBING

Refer Section E - Paving, Clause E.4 for details.

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E. PAVING

E.1. GENERAL

The scope of work in this section comprises the supply and installation of the following pavement types :

- Reinforced Concrete Pavement to Driveway
- Asphalt Pavement
- Concrete Kerbing

E.2. CONCRETE PAVING

Driveway paving slab shall be 175 mm thick on 50 F.C.R. base.
Refer detail on Structural drawing and Section D - Concrete for concrete mix design, formwork, reinforcing, placing, surface finish and curing.

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E.3. ASPHALT PAVING

To Driveway where existing concrete kerbing removed, make good asphalt paving, constructed to similar depth and matching materials and blended with adjacent surface.

Paving shall be minimum 280 mm total thickness comprising 37 mm asphaltic concrete, 100 mm Class 2 crushed rock and 143 mm Class 3 or 2A (or equivalent) crushed rock sub-base.

All materials shall be crushed from sound, clean, durable rock of uniform quality. Crushed rock layers shall be evenly spread and suitably compacted for final bituminous concrete surface treatment.

E.4. CONCRETE KERBING

To front of extended and existing Servery walls, form insitu concrete kerbing to size and profile as detailed. Set kerb section on a 50 mm minimum bed of 20 mm nominal Class 3 fine crushed rock.

Formation

Initial excavation, consolidation etc., will be carried out as specified in Section C - Excavation and Siteworks.

Prior to placing of formwork the foundation shall be trimmed to line and level. Any soft, wet or unstable areas which may exist or have developed shall be removed, replaced with fine crushed rock or other approved material and consolidated to not less than the standard required

for the adjoining pavement.

Formwork

Formwork shall be supplied as necessary to carry out the work in a workmanlike manner. It shall be straight, free from defects, robust and well conditioned timber or other approved material, kept clean and oiled. Forms shall conform to the shape lines and dimensions required in the finished concrete.

Joints

At even intervals - 2 mm maximum joints shall be constructed by the use of 7 mm steel or other approved plates. These plates shall be withdrawn during the finishing operation and over each joint a groove is to be made with the appropriate tool. This groove shall run square with the line of the section.

Pouring

Unless otherwise directed, concrete shall be of minimum 28 day strength, F'c 25 MPa.

No concrete shall be poured without the prior consent of MACS following an inspection of the adjacent finished surfaces and formwork.

Before placing of any concrete, uniformly wet the sand or crushed rock base with a spraying nozzle ensuring that no pools of water form on the bedding.

Concrete shall be placed immediately after mixing and any concrete not placed within thirty (30) minutes shall not be used. A plastic surface to the kerbing shall be maintained until completion of the unit. Construction joints, if required due to delays in placing concrete, shall be made to occur to a normal joint.

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Curing and Protection

Cover the finished surfaces against the weather or any other cause that may damage concrete during the carrying out of the work.

Formwork may be stripped after 24 hours, but sufficient timbering must be provided to protect exposed edges for at least four (4) days, where, in the opinion of MACS, damage is likely to occur.

Concrete shall be protected from permature drying for at least seven (7) days after initial set has occurred. Covering material shall be kept continuously wet so that the concrete surface remains moist.

Finishing

After striking off the concrete to approximately the correct shape and grade, the whole of the e xposed surface shall be trowelled to a smooth, impervious finish with a steel trowel and be free from all imperfections and true to grade and section.

Edges and joints shall be finished off with appropriate grooving or edging tool. Kerbing generally shall be finished in accordance with Clause D.13 - Concrete Finishes - "Type C - Integral Trowelled Finish".

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F. BRICKWORK

F.1. GENERAL

Brickwork shall involve the erection and completion of cavity walling to the Servery extension as noted on the drawings.

Brickwork to be set out accurately, true and plumb with even courses and plumb perpends. Joints shall be finished square raked to a depth of 5 mm well compacted ironed smooth.

No portion of walling shall rise more than 1200 mm a bove an adjoining portion and 7 No. courses shall equal 600 mm.

Construct all brickwork in stretcher bond and provide cut brick-on-edge to window sills. Brickwork requiring cutting shall be machine cut.

Brickwork generally shall comply with AS 3640 Brickwork Code and all work shall be solidly bonded, laid on a full bed of mortar with all joints filled and of uniform thickness throughout.

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F.2. MATERIALS

Face bricks for walling shall be first quality bricks to match the existing Restaurant building and conforming to the requirements of AS 1225 - Burnt Clay and Shale Building Bricks.

Concealed work shall be common bricks, hard, sound and well burnt of uniform size to match size of face bricks and all to be approved by MACS.

F.3. MORTAR

Mortar shall be freshly prepared and uniformly machine mixed to the following proportions :

- 9 parts - sand
- 2 parts - cement
- 1 part - lime

All brickwork from footing level to 2 No. courses above shall be laid in waterproof mortar. Additive shall be Nonporite No. 2 Paste or similar approved by MACS, used in strict accordance with the manufacturer's recommendations. Mortar shall have integral colouring to match colour of existing work.

F.4. WEEPHOLES

Form weep holes to each wall face of Servery at second course above footing/floor as detailed, by leaving open perpends every third brick for full length of each wall.

F.5. FLASHINGS AND DAMPCOURSES

To positions noted on detail drawings and/or specified elsewhere, supply and build-in sill and window flashings, stepped cavity flashings and dampcourses (2 No.) to produce a fully waterproofed structure.

Material shall be aluminium core/polyethylene laminated having uniform embossing to each face and of widths to suit wall thicknesses, etc., similar to 'Pabcourse', 'Rencourse' or other approved by MACS and having 0.45 mm minimum thickness.

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F.6. TIES AND REINFORCEMENT

Build in 3 mm galvanised wire ties spaced not further apart than 450 mm horizontally and 600 mm vertically to all wall faces for full height including piers.

Provide 'Bricktor' mesh to each skin of brickwork to Servery walls for full perimeter at position one (1) course beneath brick-on-edge sill and one (1) course above window head.

F.7. PROTECTION AND CLEANING

Fully protect and clean as required, all face brickwork during the course of construction. Remove excess mortar or stains daily before setting hard. Protect adjoining brickwork and paving from any mortar splashes. Point up putlog and other holes as required, neatly with mortar to match existing.

Thoroughly clean down all exposed surfaces by wetting with water then cleaning with spirits of salts diluted to no stronger than 1:10 and afterwards washing with clean water.

F.8. JOINTS

Lay bricks on a full bed of mrotar with frogs up (if any) and fill perpends solidly with mortar. Work coloured mortar joints with the jointing tool to a dense, smooth finish. Rake out bed joints and perpends in face work to depth to match existing and minimum 5 mm depth to wall areas to be rendered and/or tiled.

F.9. ROOF ANCHORS

Build into cavity brickwork M.S. rod anchorages as detailed on Structural Drawing spaced apart at 2000 mm centres and to suit window width dimensions.

F.10. SILICONE COATING

After final cleaning down, seal the whole of the external face brickwork with a clear silicone coating. All surfaces to be sealed shall be inspected by MACS after cleaning down and directly before the application of the sealer for their approval. No silicone coating shall be applied without MACS approval.

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G. METALWORK

G.1. GENERAL

Provide all equipment, labour and materials necessary for the provision and completion of metalwork specified hereunder, including lugs, anchors, brackets, bolts and nuts and other required fixing devices.

All welded joints to be ground smooth prior to application of painted/plated finish.

G.2. SITE INSPECTION AND MEASUREMENT

The Fabricator shall visit the site prior to fabrication of any metalwork to verify dimensions, access to site and fixing conditions. The Contractor shall be responsible for dimensions and fabricated metalwork and no claims will be allowed for discrepancies between drawings and site measurements.

Should it not be possible to make site measurements prior to fabrication, the Contractor shall provide or verify dimensions.

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G.3. FABRICATION

Accurately manufacture and assemble metalwork true to shape and size and free from warps, manner marks, burrs, distortions, and other imperfections. Fabricate and assemble in the workshop wherever practicable. Fill joints as necessary and polish all welds and joints to a surface to match surrounding material. Close and seal any visible ends of steel tubing. All mitred joints shall be accurately fitted to a flush hairline. All surfaces to be covered with sheet metal shall be clean and free from obstructions which may cause damage to the metal or prevent its proper alignment and fixing. Any materials to be built in by others shall be delivered to site in time to avoid delays to construction progress. All cutting, fittings, drilling and other operations in connection with the installation shall be provided though not specifically shown or specified. Prevent direct contact between incompatible metals by suitable means. Separation materials shall not be visible on exposed surfaces.

G.4. PROTECTION

Protect all metalwork while on site before and after erection against any damage, staining, corrosion or defacement, and to methods of protection

approved by the manufacturer.

G.5. ROOF ANCHOR BOLTS

Supply and build in M20 bolts with 100x100x6 mm plate washers as detailed on Structural Drawing.

G.6. BOLLARD

Supply and build in 200x200 mm steel tube bollard (size and height to match existing) to position as noted on plan and generally fixed as detailed on drawings.

G.7. LIGHT BEAMS

Disconnect and lay aside for re-use existing light beams to roof area where required by the new extension to the Servery. Re-fixing of units to be carried out under separate contract.

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G.8. STAINLESS STEEL WORK

(a) Supply and fix stainless steel 38x38x1.5 mm angle to leading edge of tiled Servery window sill as shown on plan. Set angles to finish flush with ceramic tiled finish adjoining.

(b) Supply and fix 1.6 mm satin stainless steel flat cover plate to recessed downpipe in Servery for full height. Fix to tiled surface with countersunk S.S.S. screws set at maximum 300 mm centres apart. Refer detailed drawing.

G.9. ALUMINIUM WINDOWS AND GLAZING

Provide all labour, materials and equipment required to fabricate, finish and install the aluminium windows as scheduled hereunder and detailed on Drawing No. BA.5.
Glazing, hardware and all accessories are to be included to achieve completion.

G.9.1 Standards

Comply with the following Codes :

AS 1288	S.A.A. Glass Installation Code
AS 2047	Aluminium Windows for Buildings
AS 2048	Code of Practice for Installation and Maintenance of Aluminium Windows in Buildings

G.9.2 Fabrication

Fabricate aluminium window frames in full accordance with the manufacturers instructions.
Frames shall be fabricated from Alcan 400 Narrowline Series, 44x102 mm sections with an anodised finish to match existing window frames in the building.
All glazing shall have aluminium strap-in beads and resilient glazing.
Exterior beads shall be held in place with security clips to prevent removal without showing forced entry.
Dimensions shall be checked on site prior to fabrication.
Finish all frames against face brickwork externally with 25x25x1.6 mm anodised aluminium angle trim bedded in mastic neatly cut and mitred at corners and pop-rivetted to frames.

G.9.3 Erection

Erection shall be carried out by the window manufacturer or an approved sub-contractor recommended by the manufacturer and agreed with MACS.

Windows and doors are to be set plumb and true and packed as required.
Provide and fix all trims and cover strips as required to complete the installation, including aluminium encased R.H.S. sections and angle weather moulds specified above and detailed on drawings.

Provide and fix all flashings required for waterproof installation. Flashings and weather seals shall be compatible with the aluminium framing.

Provide and fix 6 mm M.S. fixing lugs to all window frames at maximum 900 mm centres to secure frames to brickwork. Provide M6 countersunk screws and Riv-nuts for fixing frames to M.S. lugs (2 per lug) and M10 masonry anchors for fixing lugs to brickwork (1 per lug).

Fabricator shall prepare fully detailed shop drawings for all aluminium door and window frames including method of glazing for approval by MACS prior to commencing fabrication and installation.

G.9.4 Glazing

All windows are to be glazed with clear float glass of general glazing quality and generally in accordance with AS 1288 - Glass Installation Code.
Glazing shall be free from cracks, scratches, bubbles and other defects that will interfere with vision or appearance.
Glass thicknesses shall be as indicated on Window Schedule - Drawing No. BA.5.

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G.10. DISSIMILAR METALS IN CONTACT

Where dissimilar metals come in contact with each other their surfaces shall be separated and protected with one of the following materials and to the satisfaction of the Architect :

a. Densochrome plastic self adhesive tape.
b. 25 kg/sq m bitumen saturated organic felt.
c. Bitumen coated 0.60 mm thick aluminium.
d. 0.80 mm and 2.50 mm thick clear PVC sheeting.
e. Pure zinc sprayed to a thickness of 0.10 mm to 0.13 mm.
f. By such other method as may be specified or approved by the Architect.

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H. CARPENTRY

H.1. GENERAL

The scope of the work is to include all work indicated on the drawings or in this specification and is to allow for all fixings, framing timbers, grounds, etc., that are required to carry out the work, even though not specifically shown.

H.2. WORKMANSHIP

Perform all operations, including grooving, rebating, framing, housing, heading, mitring, scribing, nailing, screwing, glueing as necessary to carry out the works. Use timber in single lenghts whenever possible. If joints are necessary make them over supports unless otherwise shown or specified.

Arris visible edges in sawn work and in dressed work arris with sandpaper to 1.5 mm radius.

Back plough boards liable to warping (e.g. if exposed on one face). Make with width, depth, number if ditribution of ploughs appropriate to the dimensions of the board and degree of exposure.

Provide all necessary templated, linings, blocks, stops, ironwork and hardwood screws, bolts, plugs and fixings generally.

Trim framing where necessary for openings, including those required by other trades.

Wherever practicable, check dimensions of spaces into which fabricated items are to be fitted before fabrication begins.

The work is to be carried out by skilled tradesmen in accordance with best trade practice. The carpenter shall supply all carpenters and labourers tools, plant and equipment necessary for the work. The carpenter shall attend upon and co-ordinate the work of all trades and supply them with required dimensions of parts and services.

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H.3. MATERIALS AND CONSTRUCTION

All timber and associated materials shall conform to the S.A.A. minimum Code requirements as follows if superior grades are not specified hereafter:

Framing timbers shall be stress graded and branded and shall comply with AS 1684 - 1979, S.A.A. Timber Framing Code.

Hardwood (H.W.) - Stress grade F.8.
Hardwood (K.D.H.W.) - Stress grade F.17.
Douglas Fir (Oregon) - Stress grade F.7, band sawn, 'Merchantable' quality and/or dressed to sizes indicated on drawings.
Pinus Radiata (P.R.) - Stress grade F.7 - kiln dried and reconditioned C.C.A. pressure treated where required.

Particleboard - to comply with AS 1859 and be standard grade for general use.
Plywood - comply with AS 2271 for exterior use.
Fibre cement sheet - to be flat sheet made from cellulose fibre and cement binders with square-cut edges of thickness indicated.
Finishing and Joinery Timbers shall be first quality appearance, dressed and/or moulded as specified and required. Dimensions described shall be finished sizes unless otherwise stated.
Hardwood (K.D.H.W.) - kiln dried and reconditioned straight grained Mountain Ash.

All timbers shall be the best of all the several kinds specified, free from shakes, sapwood, all large or loose knots, gum streaks and shall be thoroughly seasoned. Any timbers not up to standard or which warps excessively, must be removed from the site on the instructions of MACS.

Stack framing timbers on skids when delivered to site and if unseasoned shall be fillet stacked. Dressed timbers shall be stacked similarly and covered or stored inside the building.

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H.4. FIXINGS

Fixings shall be as shown on detail drawings and as follows :
Nails - standard steel wire nails EXCEPT to exposed work such as fascias and verandah soffits where galvanised nails shall be used.
Screws - to be galvanised finish where used externally.
Brackets, Bolts etc. - Refer to Engineer's and Architect's detail for brackets, bolts, joist hangers, toothed connectors and other items required for the proper connection of timber framing members. Items used externally shall be galvanised.
Anchorages - anchorages to timber framing members shall be as detailed. Generally, all fixings, fastenings, anchors, lugs, connectors and the like shall be of approved type and shall transmit loads and stresses imposed and preserve the rigidity of the structure.

Drill timbers for fastenings where appropriate and where necessary to prevent splitting use power or expolsive driven fastenings only where specified or approved by MACS and then only subject to taking all necessary safety precautions.

H.5. ROOF FRAMING

H.5.1 The Contractor shall arrange the fabrication of roof trusses as shown on the structural drawings. Members shall be in sizes as noted of select merchantable quality Oregon, stress grade 7. The Contractor shall erect trusses with ancillary timbers comprising the following :

Truss Tie	150 x 50 mm F.7 Oregon
Roof Battens	38 x 38 mm F.7 H.W.
Noggings	100 x 50 mm F.7 Oregon
	75 x 50 mm F.7 Oregon
Plates	250 x 50 mm F.8 H.W.
Truss Top Plate	75 x 50 mm F.7. Oregon
Verandah Ceiling Battens	50 x 50 mm F.7 Oregon @ 600 mm centres maximum
Fillets	75 x 75 mm F.7 Oregon wedge
Valley Rafter	150 x 50 mm F.7 Oregon.

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H.5.2 Existing Trusses

Cut back existing trusses as detailed on drawings and fix 100 x 50 mm struts with perforated metal plate connectors to free ends of truss members. To central existing trusses cut back projecting mansard frame for extent of new extended flat roofed area.

H.5.3 Roof Pitches

The Contractor shall inspect and measure existing roof trusses to ensure that the manufacture of new trusses matches exactly the existing roof pitches and all other dimensions.

H.6. EAVES AND PARAPET LINING

Make good existing Verandah lining and line extended eaves soffit with Hardies 6.0 mm fibre cement sheeting.
Set out sheets to give uniform panel sizes and provide PVC jointing strips to match existing. Fixing of sheet to be in full accordance with the manufacturers recommendations. Finish against brickwork with double rebated ex 50x30 mm H.D.H.W. bead.

H.7. FASCIA

Provide and fix F.7 Oregon fascias in long lengths to match existing, of similar surface finish and mitred at all corners. Fix to trusses/ framework with galvanised nails.

H.8. GUTTER BOARDING

For full length and width of box gutter, supply and fix matching boarding to suit the gutter profile and construction. Set to falls required to allow rainwater to drain positively to existing downpipe locations.

H.9. ROOF DECKING

Fix over new packing battens on existing and new truss top chords, 19 mm thick tongued and grooved structural waterproof plywood, set to match existing roof fall.

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J. ROOFING AND ROOF PLUMBING

J.1. GENERAL

The work in this section comprises the installation of "Decramastic" sheet roof tiles to match the existing roof covering, flashings, cappings, etc., to make the roof areas completely watertight.

J.2. WORKMANSHIP

Carry out all necessary operations for the satisfactory performance of the new section of roof, including the proper matching of all old and new materials, cutting at junctions, trimming around penetrations and flashing. Protect the roofing cover from damage and provide weather protection to the structure for the duration of the works.

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J.3. ROOF TILING

The Contractor shall remove the existing roof tiles from the work affected areas for re-use on the Servery roof extension. New tiles shall match the existing in colour and profile with all necessary hip cappings and end cover tiles. Tiles shall be fixed to oregon battens with double sided, anti-glare foil sarking fixed to the underside of the battens.

Fixing of tiles shall be in full accordance with the manufacturers recommendations with hip cappings and valleys finished to match existing detail.

J.4. GUTTERS

Form concealed gutter behind fascias of size and profile to match existing material type and join to existing where roof area extended. Provide pop in rear of gutter for connection of relocated/extended downpipe and insulation between dissimilar metals as necessary.

J.5. DOWNPIPE AND OVERFLOW

Alter existing downpipe by recessing into chase formed in brickwork and concrete beam as detailed and reconnect horizontal section in roof space from box gutter complete with all necessary offsets, elbows, etc., and beneath floor level with sealed connection to upturned spigot to stormwater drain. (Note: S.W. drain to be concrete encased if earthenware or replaced with concrete pipe for extent of drain under concrete floor extension.)

Overflow pipe from box gutter to be disconnected and altered/extended to discharge through soffit lining clear of building extension onto garden area. Refer drawing for details.

J.6. FLASHINGS, CAPPINGS AND VALLEYS

Provide all necessary flashings as specified and detailed on drawings to fascia, parapet and roof valleys which shall be 0.60 mm zincalume sheet steel formed to required shape with joints rivetted and sealed with 'Silglaze' sealant.

J.7. INSULATION

Supply and fix 50 mm mineral wool insulation blanket on birdwire or singlesided, fire retardant foil sarking to underside of plywood decked servery roof extension. Supply and fix 50 mm mineral wool insulation batts to Servery ceiling area laid over ceiling suspension system and tiles.

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J.8. CLEANING

New roof area and gutter shall be swept clean of all debris (nuts, screws, filings, off-cuts, etc.) using a soft broom on completion and the whole installation shall be left in a weatherproof condition.

J.9. GUARANTEES

The Roofing Contractor shall provide a guarantee on workmanship as to fixing and waterproofness for a period of five (5) years from the date of completion of the contract works, including a fifteen (15) years warranty on material only from the manufacturer.
Submit guarantees in the name of McDonald's System of Australia Pty Ltd., to MACS at contract completion.

J.10. MEMBRANE ROOFING

Provide and lay 'Nuralite' roof membrane as supplied and installed by Hitchins Australia Pty Ltd to area of Servery roof extension, all to match the existing membrane roofing details and finish. The applicator to allow for all plant, equipment and labour to complete the installation and satisfy himself that the roof decking base is satisfactory for the installation of the membrane. Membrane sheets shall be laid ensuring that they do not coincide with decking sheets beneath. Complete installation with matching upturns, flashings, downturns, overflashings etc. Provide a guarrantee in the name of McDonald's System of Australia Pty Ltd against faulty material and workmanship for the periods as specified in Clause J.9 above.

K. FLOOR AND WALL FINISHES

K.1. GENERAL

This section comprises the installation of wall and floor tiled finishes as shown on the drawings and generally to match existing tiling in the Drive-Thru Servery.

The Contractor shall allow to provide labour and materials for the preparation and construction of base surfaces for the fixing of tiled finishes to new and existing areas by a nominated supplier/sub-contractor referred to hereunder.

The Contractor shall be responsible for binding the nominated supplier/ sub-contractor in similar contractual conditions to those of the head contract and generally co-ordinating and attending upon such sub-contract. The Contractor shall obtain the tiling cost from the supplier to enable MACS to pay the nominated supplier directly for the supply of the tiles. The Contractor shall be allowed 5% of the tile cost for handling and storage of the tiles.

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K.2. CERAMIC FLOOR TILES

Preparation of Base Material

Surface to receive cement mortar shall be hacked if necessary to give a key. The base material is to be thoroughly dampened prior to laying the screed. Apply one coat of 1:4 cement:sand to the thickness indicated on the drawings. Metz will supply Metz No.8x/2 rubber latex improved sand and cement mortar additive for inclusion in the base screed. The screeded floor surface should not vary more than 2 mm in 3000 mm from the required level. All surfaces are to be clean, free of oily or waxy film, firm and plumb before screeding. New work shall exactly match existing level of tile in the Kitchen.

Inspection

The Sub-contractor is to examine all surfaces to receive a tiled finish, including inserts and accessories and commencement of tiling will be taken as acceptance of the base material.

Cutting and Fitting

Cut and drill tiles for proper fittings around all equipment in place without damaging tiles. Rub down with abrasive stone all exposed sharp edges of cuts. Grind and fit carefully at intersections, against trim finish, built-in fixtures and accessories. Fit tile closely around outlets, pipes, fixtures and fittings, so that plates, escutcheons and collars will overlap cuts.

Evenly space and centre accessories in tile work with joints level, plumb and true to correct projection. If variations occur in colour or hue, mix tiles before laying.

Grouting

Force grout into joints, avoiding air traps or voids. Strike out or tool joints of cushion edge tiles to depth of cushion. Joints to he held flush with square edge quarry tile.

Using diagonal strokes across joints, remove all excess grout. Check for gaps or air holes, filling same. DO NOT use acid in final cleaning, but clean with water in an initial cleaning. Remove surface laitence with dry polishing cloth.

Grout up all tile joints with coloured grout to match tiles and as approved by MACS.

Materials

All floor tiles shall be supplied and installed by Metz & Co Pty Ltd., of selected type and colour to match existing and approved by MACS, including matching skirting tiles. Carry base render up wall 150 mm for setting in coved skirting tiles. Provide set down in structural slabs to allow new floor levels to finish evenly with existing surfaces.

All tiles must be flat with square edges and of uniform size. See that concrete floors are thoroughly clean before commencing work. Neatly cut and fit all tiles around pipes and other work. Only a dry sponge will be permitted for the final wiping over of epoxy floor grouting.

Provide correct coves as specified for floor area and ensure that all cove tops are in perfect alignment.

Form expansion joints at structural junctions and as required using Metz 9 AEJ sealant over a polyproplyene rod backing. Tiling generally is to be in panels of approximately 6 metres square.
Provide all necessary internal or external angle tiles etc.

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Clean floor tiles and coves on completion. Replace any broken tile, after the project is fitted out.

The sub-contractor is to provide floor screeds for the fixing of tiles. The Contractor is to supply the sand and cement.

K.3. CERAMIC WALL TILES

Preparation of Base Material

Surfaces to receive cement mortar shall be hacked if neceesary to give a key. The base material is to be thoroughly dampened prior to laying of render bed. Apply 1 coat of 1:4 cement:sand to a thickness of 9 mm finish with a wood float. Metz & Co will supply 'Metz Tilecrete' synethic rubber latex mortar additive for inclusion in the rendered surface. The screeded surface shall be plumb, level and true. Variations of more than 3 mm in 2700 mm will not be accepted.

Work is not to proceed until grounds, anchors, plugs, hangers, blocks, electrical or mechanical work in or behind tiles has been installed. Do not proceed until adjoining work is satisfactorily protected.

Released under GIPA CRM 502648/2022 30/05/2022

Inspection

The sub-contractor is to examine all surfaces to receive a tiled finish, including inserts and accessories and commencement of tiling will be taken as acceptance of the base materials.

Cutting and Fitting

Cut and drill tiles for proper fitting around all equipment in place without damaging tiles. Rub down with abrasive stone all exposed sharp edges of cuts. Grind and fit carefully at intersections, against trim finish, built-in fixtures and accessories. Fit tile closely around outlets, pipes, fixtures, fittings, so that plates, escutcheons and collars will overlay cuts.

Evenly space and centre accessories in tile work with joints level, plumb and true to correct projection.

Grouting

Force grout into joints, avoiding air traps or voids.
Using diagonal strokes across joints, remove all excess grout. Check for gaps or air holes, filling same. DO NOT use acid in final cleaning but clean with water in an initial cleaning. Remove surface laitence with dry polishing cloth. Use NIC-O-GROUT, colour white for ceramic wall tiles. Apply in accordance with manufacturer's recommendations, or as mentioned above.

Materials

To be H. R. Johnston manufacture of size and colour to match existing and to be supplied and fixed by Metz & Co Pty Ltd. Where scheduled and/or indicated on drawings, provide and lay selected tiles to prepared rendered wall. The Contractor is to provide the rendered bed for tiles to be adhered to. Bed all tiles in tile mortar with all jointing evenly spaced out. Set tiles true to line and face and extend from coved skirting level up to ceiling line on all walls scheduled. Provide bullnose and cove tile at all external and internal corners and cut tiles as is necessary. Neatly trim and cut around all wall penetrations.

Fill flush all tiles joints with white mortar pointing unless directed otherwise. On completion replace all cracked, damaged or otherwise imperfect tiles.

Allow for all expansion and control joints in the set out of the tiles. Expansion joints are to be filled with Metz No. 209 silicone rubber based sealant with polyethylene foam rod insert.

Cleaning

Sponge and wash tiles thoroughly, diagonally across joints. Finally polish with clean, dry cloths. DO NOT use acid cleaner to clean tiles.

Sealing

All around Servery area, seal between walls and ceiling with silicone rubber sealant as supplied by Selleys.

Provide silicone rubber sealant joints to expansion joints as indicated on drawings and described above.

Sills

Provide tile sills to windows, lay R.E. tiles and fix protective stainless steel angle over tiles as detailed and specified under Metalworker and as shown on floor plan.

Released under GIPA CRM 5026/18/2022 30/05/2022

L. CEILING FINISHES

L.1. GENERAL

Supply and install new suspended ceiling system to Servery ceiling area. The Sub-contractor carrying out the installation shall allow for the fixing of all light fittings, airconditioning register, speakers etc., that are to fit into the ceiling grid and any additional structure that is required to support them.

The Reflected Ceiling Plan - Drawing No. BA.2 shows the extent of the works in principle and this specification defines the type of suspension system required. Shop drawings of the proposed ceiling installation shall be submitted to MACS for approval before installation is commenced.

Released under GIPA CRM 502648/2022 30/05/2022

L.2. EXPOSED T-BAR SUSPENSION SYSTEM

For extent of suspended acoustic tile ceiling system refer Drawing No. BA.2. Supply and fix 'Rondo' exposed T-bar ceiling suspension system complete with lay-in acoustic tile equal to Daiken Dia-Lotone N.D.F. (519.5715) mineral fibre acoustic tile.

Suspension system to include suspension rod brackets, suspension rods and clips, 'T' main runners, cross runners and joiners, shadow line wall angle (painted), direct fixing clips as required, tile hold down clips and sundry supports and trimming to carry light fittings, airconditioning registers etc.

Locate main runners and cross runners at 600 mm centres to form a 600 mm square grid. Attach suspension rods and brackets to rafters and truss chords at 1200 mm centres in each direction. Provide all trim around openings and ensure the whole installation is installed level and true with grids aligning in the whole Servery ceiling area. Refer to Rondo Building Services Specification for full installation procedure.

L.3. CLEANING

The Contractor is to leave the whole of the ceiling installation in a clean and tidy condition and is to adequately protect ceiling tiles and exposed metalwork where there is a possibility of damage from other trades.

M. ELECTRICAL INSTALLATION

M.1. GENERAL

Allow the Prime Cost Sum as stated in the "Schedule of Prime Cost and Provisional Sums" for the installation of Electrical wiring, light fittings and equipment to be executed by a Nominated Sub-Contractor in accordance with documents prepared by Engineering Partners Pty Ltd., Consulting Engineers, 16 Northwood Road, 2066 N.S.W. (02-428.4322).

The installation shall include the supply and installation of light and power and light fittings, wiring, switching, etc., to lighting in Servery, exterior eaves soffit light fittings and wiring only to Illuminated Signs as directed on site by MACS.

M.2. BUILDER'S WORK

The Contractor shall be responsible for provision of the following :

- Co-operation with Electrical nominated sub-contractor to allow all wiring/conduits, etc., to be fully concealed in the structures or underground externally.
- Backfilling of trenches and making good adjoining surfaces.

Released under GIPA CRM 5026/18/2022 30/05/2022

N. AIRCONDITIONING INSTALLATION

N.1. GENERAL

Allow the Prime Cost Sum as stated in the "Schedule of Prime Cost and Provisional Sums" for the supply, installation, wiring and controls, etc., of a "split system" packaged airconditioning unit, having ceiling register approximately 1500x600 mm to suit ceiling grid as indicated on Drawing No. B.A.2 with roof mounted package mechanical equipment positioned on new/extended roof decking above, all in accordance with documents prepared by and/or written instructions issued by :

Engineering Partners Pty Ltd
Consulting Engineers
16 Northwood Road
Northwood 2066 N.S.W.
Telephone: 02-428 4322

Released under GIPA CRM 502618/2022 30/05/2022

N.2. BUILDER'S WORK

The Contractor shall be responsible for provision of the following:

- Co-operation with the nominated sub-contractor to allow all work associated with this item to be concealed in the structure.
- Ensuring that no damage occurs to finished surfaces, i.e. ceiling tiles when register fixed in position by nominated sub-contractor.

O. PAINTING

O.1. GENERAL

The work included under this heading embraces all labour, material, equipment, scaffolding and services necessary for and reasonably incidental to the prime and finish painting of the following and generally work shall conform to AS 2311 Guide for the Painting of Buildings and S.A.A. TRI, Parts 1 to 10 - 1982 Paints for Buildings.

O.1.1 Exterior

- Exposed metalwork, including but not limited to steel angle lintels, ventilator grilles, vent pipes, concrete perimeter beam and bollards, except items specified to be pre-finished.
- Eaves soffits
- Timber fascias

Released under GIPA CBM 502648/2022 30/05/2022

O.2. MATERIALS

All materials shall be approved standard proprietary products of first quality brought on to site in sealed containers branded with the manufacturer's name and type of contents. Materials that do not conform with this specification shall not be used.

MACS reserve the right to nominate brands. Manufacturers instructions for the use of each materials shall be strictly followed.

O.3. WORKMANSHIP

Generally

All work shall be carried out to a first class standard. Before starting to paint in any section of the building, clean it thoroughly and protect it against dust entry. No painting shall be carried out in dusty conditions or unsuitable weather. Use dust sheets and drop sheets wherever necessary to protect finished work or any surfaces or fixtures liable to damage. Remove paint spots and splashes from adjacent surfaces immediately and restore any damaged surfaces.

Adequately ventilate the area in which painting is being carried out. All defective workmanship is to be rectified.

Application

Paint shall be mixed and held for use in clean containers, maintained in a proper mixed state free from scum and settlement and shall be properly covered and sealed when not in actual process of application.

Remove furniture, switch plates, light fittings, etc., before coating and replace on completion. Allow each coat to dry properly, sand and dust clean before re-coating.

The applied coating system shall be of uniform finish, free from runs, sags and defective brushing or other imperfections.

Flat ceiling and wall surfaces may be applied by roller, all other coatings are to be applied by brush.

Surface Preparation

Generally prior to the application of paint, all surfaces shall be cleaned, sanded and otherwise prepared to remove entirely dirt and dust, grease, oil or scale, and the surfaces left clean, smooth, dry and in proper condition to ensure bond and the best quality finish. Fill cracks holes.

Released under CIP/CRM 502648/2022 30/05/2022

Timber

Nail holes, screw head, counter sinks and surfaces imperfections in wood items shall be neatly filled with approved filler or putty with primer or stain to match wood colour and lightly sanded to a smooth, even surface. This shall be done after filler coat and before sealer and finish coat. Apply 1 coat of specified primer to the back of external fascia boards.

Metal Surfaces

Metal surfaces where rust, scale or loose paint exist shall have such defects entirely removed by wire brushing, chipping and scraping. Grease and oil shall be removed by washing with mineral turps. Accumulated dust, dirt and grime shall be removed with tri-sodium phosphate or a solution composed of one litre naptha and 1 kg soap powder to 25 litres of hot water. Painting shall be carried out within 4 hours of cleaning and wall preparation.

Prepare metal surfaces for painting using a method or methods complying with the relevant part of AS 1627 Code of Practice for Preparation of Pre-Treatment of Metal Surfaces to Protective Coating.

Masonry Surfaces

Before sealing masonry walls, allow to cure for a minimum of 7 days from completion.
Remove any loose particles or efflorescence by dry brushing.

Exterior Painting

Metalwork	1 coat rust inhibitor (if required due to presence of rust) rinse with water and allow to dry. 1 coat solvent bourne metal primer 1 coat solvent bourne undercoat 1 coat full gloss solvent bourne enamel paint
Timber	1 coat wood primer 1 coat solvent bourne undercoat 2 coats gloss solvent bourne enamel paint
Fibre Cement	1 sealer/undercoat 2 coats acrylic paint to match existing soffits
Concrete	1 sealer/undercoat 2 coats acrylic paint to match existing beam

Released under GIPA CRM 502648/2022 30/05/2022

0.4. LINE MARKING

Additional line marking, signs and symbols shall be as directed on site by MACS.

0.5. SAMPLES AND COLOUR SCHEDULE

Allow for the porduction of samples of colour on finished surfaces for approval by MACS before proceeding with painting work and ensure that any approved colour schedule is obtained from MACS in sufficient time so as not to delay the construction programme.

P. SEPARATE CONTRACTS

P.1. GENERAL

McDonald's reserve the right to let separate contracts during the course of the works.

The Contractor shall allow such separate contractors access to the site during normal working hours.

Separate contract let by McDonald's which require attendance by the Contractor in the form of services, co-ordination and co-operation, but which are McDonald's responsibility shall be :

- Landscaping reinstatement
- Signs and Light Beams
- Intercom Installation
- Servery window attachment
- Servery equipment benching etc.

The Contractor shall request MACS to promptly provide all details relating to such separate contracts which may affect the Contractors works and construction programme as tendered.

Released under GIPA CRM 502648/2022 30/05/2022

P.2. LANDSCAPING

The Proprietor/Licensee shall be responsible for the removal of plants in the existing garden bed area which the Drive-Thru Servery extension will occupy and the subsequent reinstatement of planting on completion of the building works.

The Contractor is responsible for ensuring that all rubbish is cleared away and the garden area levelled ready for reinstatement planting by the Proprietor or his representative.

P.3. SIGNS AND LIGHT BEAMS

The Proprietor shall be responsible for the supply and erection of all new signs to positions as noted on the drawings and the repositioning of Light Beams to Roof.

The Contractor shall give full access and co-operation to allow the separate contractor to complete his concealed work in accordance with the Contractors programme.

The Electrical Nominated Sub-contractor shall provide the necessary concealed wiring to each sign and the separate Sign Contractor shall supply and fix signs and necessary concrete pad footings.

P.4. INTERCOM INSTALLATION

The Proprietor shall be responsible for the supply and installation of a new speaker, extension to woring, equipment alteration, etc., in the existing building to suit the extended Servery Area.

Released under GIPA CRM 502648/2022 30/05/2022

Q . COMPLETION

Q.1. CLEAN UP

Remove all rubbish and surplus material, including Sheds, etc., clean all surfaces adjacent to the works, including glass and frames, replace any broken panes, clean all floors, driveway and carpark areas as required and leave works in a clean condition and generally fit for occupation.

Q.2. MAKING GOOD

Repair to the Proprietor's satisfaction any damage to the existing building, new fittings or decoration resulting from building activities at no extra cost to the Proprietor.

The Contractor shall make good any damage landscaped areas caused by the building works to the satisfaction of MACS.

The Contractor shall reconstruct the existing asphalt paving where disturbed by the construction works. Asphalt paving shall be reinstated to conform exactly to the existing pavement materials and neatly and evenly blended with the existing surfaces adjoining.

If the Contractor fails to comply with any obligation imposed on him by this Section, the Principal may, after giving notice in writing to the Contractor, have the work of cleaning or tidying up carried out by other persons and the cost incurred shall be recovered by the Principal as a debt due to the Principal by the Contractor.

Released under GIPA CRM 5926848/2022 30/05/2022

Q .3. EQUIPMENT

All fittings and equipment supplied by the Contrac tor and Proprietor is to be tested and fully operational.

Q.4. SERVICES

The Contractor shall hand to MACS drawings showing all services, pipes etc., relating to the contract works and shall obtain all clearances from authorities for services re-directed/replaced or disconnected.

Q.5. GUARANTEES AND WARANTEES

The Contractor shall hand over to the Proprietor all relevant certificates applicable to equipment installed within the scope of these contract works.

Released under GIPA CRM 502648/2022 30/05/2022

S. SCHEDULE OF PRIME COST AND PROVISIONAL SUMS

(a) Electrical Installation - Clause M.1.	$2,000.00
(b) Airconditioning Installation - Clause N.1.	$5,000.00

Released under GIPA CRM 502648/2022 30/05/2022

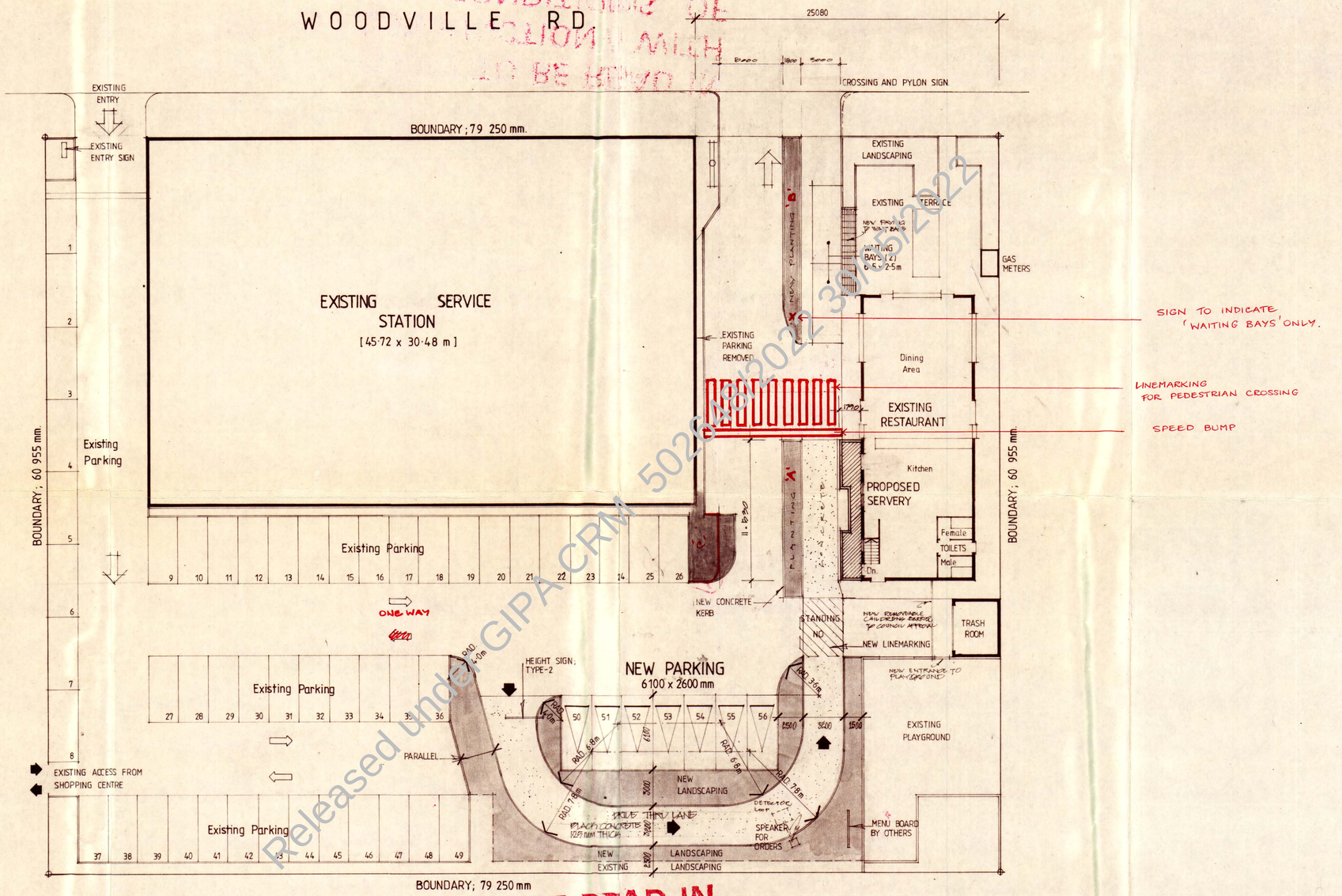
CITY OF FAIRFIELD

THIS SPECIFICATION IS APPROVED SUBJECT TO FULL COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT 1919, (AS AMENDED) AND ORDINANCE THEREUNDER. THE PROVISIONS OF ORDINANCE 70, LOCAL GOVERNMENT ACT 1919, AND THE CONDITIONS SET OUT ON THE BUILDING PERMIT SHALL, WITH RESPECT TO MINIMUM SPECIFIED REQUIREMENTS, TAKE PRECEDENCE OVER ALL THE WORKS AND MATERIALS DESCRIBED IN THIS SPECIFICATION. THIS SPECIFICATION RELATES TO, AND SHALL BE READ IN CONJUNCTION WITH, THE PLANS APPROVED BY COUNCIL AND CONDITIONS OF APPROVAL AS AFORESAID.

BUILDING PERMIT NO ..... 382/85 .....

DATE ..... 16/4/85 .....

Released under GIPA CRM 502648/2022 30/05/2022



Released under GIPA CRM 5025 30/5/2022

PLANS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF COUNCILS BUILDING PERMIT.

CITY OF FAIRFIELD
Approved as part of Building Permit No. 388/85 subject to compliance with the Local Government Act, relevant ordinances issued thereunder and conditions No. 1-5 set out on permit.
Date 16/9/85

Notes

N

PLANTING AREAS 'A' & 'B' & 'C'
+ LOW SHRUBS SUCH AS
'ROSYN GORDON' GREVILLEA
'CAPTAIN COOK' CALLISTEMON
'COAST ROSEMARY' WESTRINGIA

No.	Amendment	Date	Int.
A.	AMEND WAITBAYS PLANTING AND ADD PLAYGROUND FENCE	18.9.85	GE

PROPOSED DRIVE-THRU SERVERY AT
№ 798 WOODVILLE RD.,
VILLAWOOD. N.S.W.

McDonald's System of Australia Pty. Ltd.

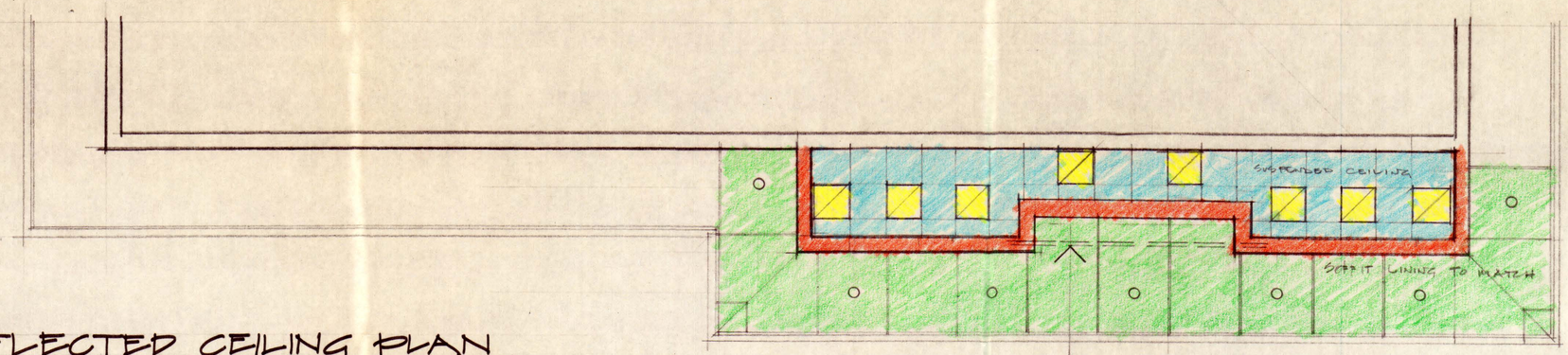
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2113 Tel. 887 3155

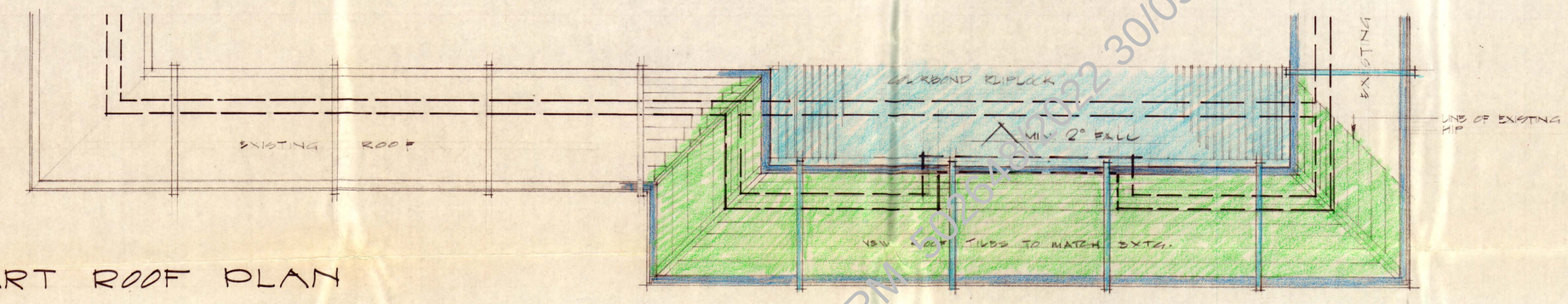
SITE PLAN

Date: February, 198	Scale 1:200
Drawn GE	Checked
Job. No. A85-13	Dwg. No. A1. A

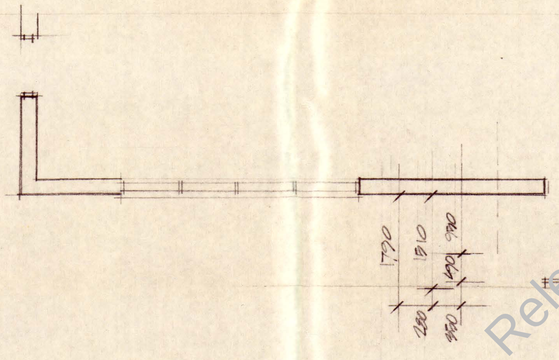
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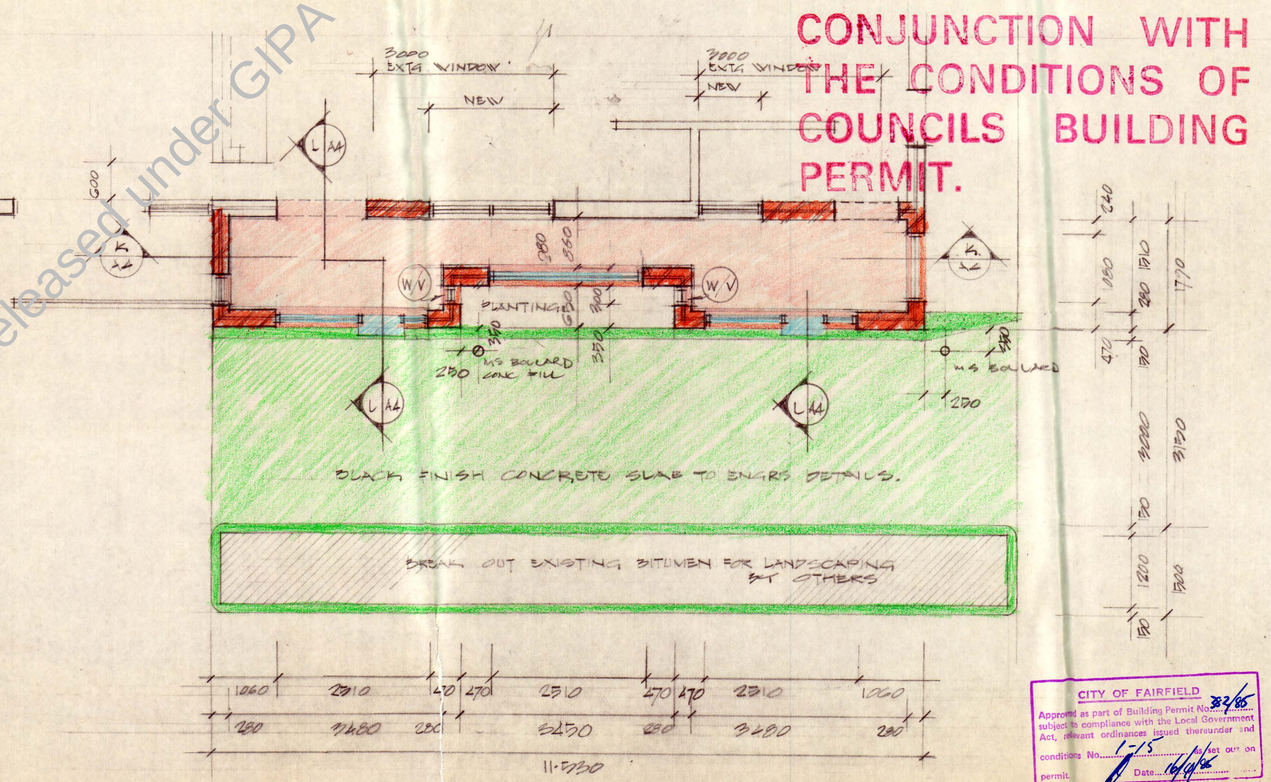


REFLECTED CEILING PLAN



PART ROOF PLAN





PART FLOOR PLAN.

Released under GIPA CRM 502618 2022 30/05/2022

PLANS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF COUNCILS BUILDING PERMIT.

CITY OF FAIRFIELD
Approved as part of Building Permit No. 32/85
subject to compliance with the Local Government Act, relevant ordinances issued thereunder and conditions No. 1-15 set out on permit.
Date 16/4/85

Notes

No.	Amendment	Date	Int.

FLOOR PLAN
ROOF PLAN
REFLECTED CEILING

McDonald's System of Australia Pty. Ltd.
INCORPORATED IN NEW SOUTH WALES

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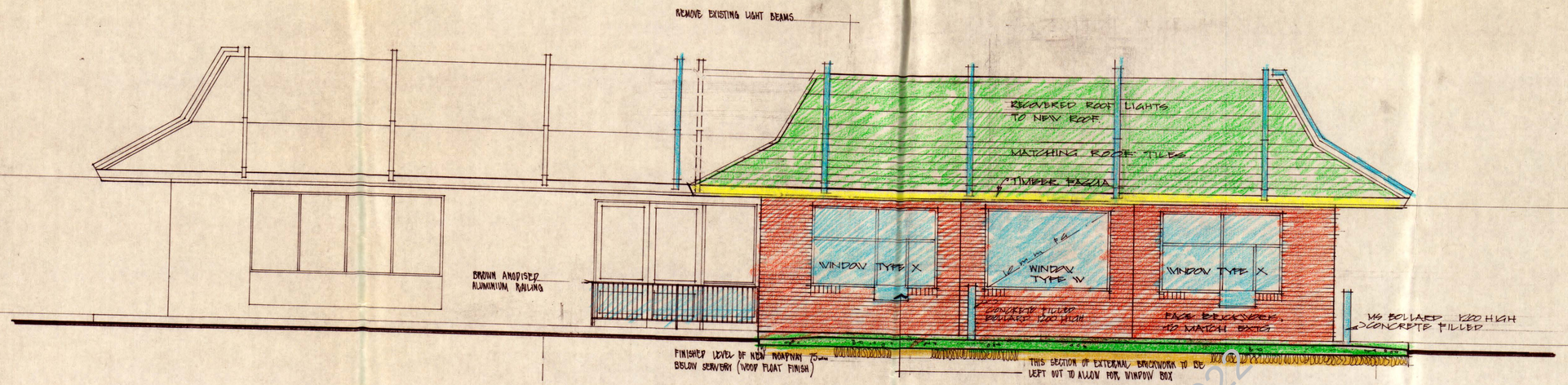
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DRIVE THRU BOOTH

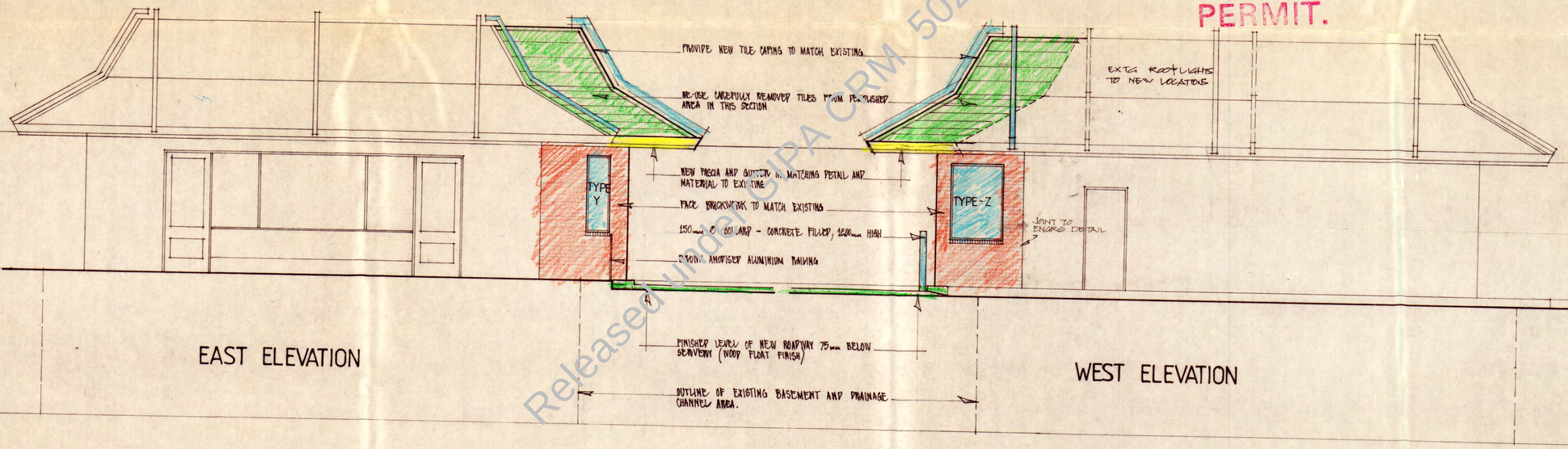
VILLAWOOD NSW

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Drawn SE	Checked
Job. No. 13	Dwg. No. A2

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NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION

CITY OF FAIRFIELD
Approved as part of Building Permit No. 332/85 subject to compliance with the Local Government Act, relevant Ordinances issued thereunder and conditions no. 1-15 set out on permit
Date 6/4/86

PLANS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF COUNCILS BUILDING PERMIT.

Released under GIPA CRM 5026 2022 30/05/2022

Notes

No.	Amendment	Date	Int.

PROPOSED DRIVE-THRU SERVERY AT
Nº: 798 WOODVILLE RD.,
VILLAWOOD. N.S.W.

McDonald's System of Australia Pty. Ltd.

McDonald's T.M.

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33 Waterloo Road, North Ryde
2113 Tel. 887 3155

ELEVATIONS

Date: ~~FEB 85~~	Scale: 1:50
Drawn: ~~GE~~	Checked
Job. No. 185.13	Dwg. No. A3

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GALVANISED STEEL SHEET ROOFING OVER WATERPROOF FIX ON 100 x 50 mm TIMBER FRAMING

ROOF TRUSSES TO ENGINEER'S DETAILS

ROOF COVERING TO MATCH EXISTING

EXTEND EXISTING TIMBER FASCIA; 300 x 50 mm

M.S. ANGLES TO ENGINEER'S SPECIFICATIONS

ACOUSTIC CEILING TILES

ANODISED ALUMINIUM FRAMED WINDOWS

CONTINUOUS S.S. GUARDS

DAMP PROOF COURSE

REMOVE EXISTING TILES, REPAIR FLOOR SLAB, AND LAY NEW TILES AS SPECIFIED

1660mm TILE TO TILE FINISH (INTERNAL)

1550mm INTERNAL FINISH (VERTICAL)

1590mm BRICK OPENING

1980 (10 COURSES + HEADER)

A/C EAVES LINING

DOUBLE G.P.O.

MASTER CONTROL UNIT

S.S. REVEAL

NEW OPENING

EXISTING CONCRETE SLAB

CONCRETE SLAB AND KERB TO ENGINEER'S DETAILS

SECTION K-K

BUILDER TO CUT BACK EXISTING E.S. BENCHTOP, BRICKWORK. MAKE GOOD ALL FINISHES.

A/C. EAVES LINING

M.S. ANGLES TO ENGINEER'S SPECIFICATIONS

ANODISED ALUMINIUM FRAMED WINDOWS (REFER TO WINDOW SCHEDULE)

BRICKWORK TO BE LEFT OUT (REFER TO WINDOW SCHEDULE)

DAMP PROOF COURSE ALL ROUND

EXPANSION JOINT

ACOUSTIC CEILING TILES

CONTINUOUS S.S. GUARD

REMOVE EXISTING TILES, REPAIR FLOOR SLAB, AND LAY NEW TILES AS SPECIFIED

SKIRTING TILE COVED

2740

2000mm APPROXIMATELY

G.P.O.

G.P.O.

150 mm GENERALLY

75 mm (AT SERVERY)

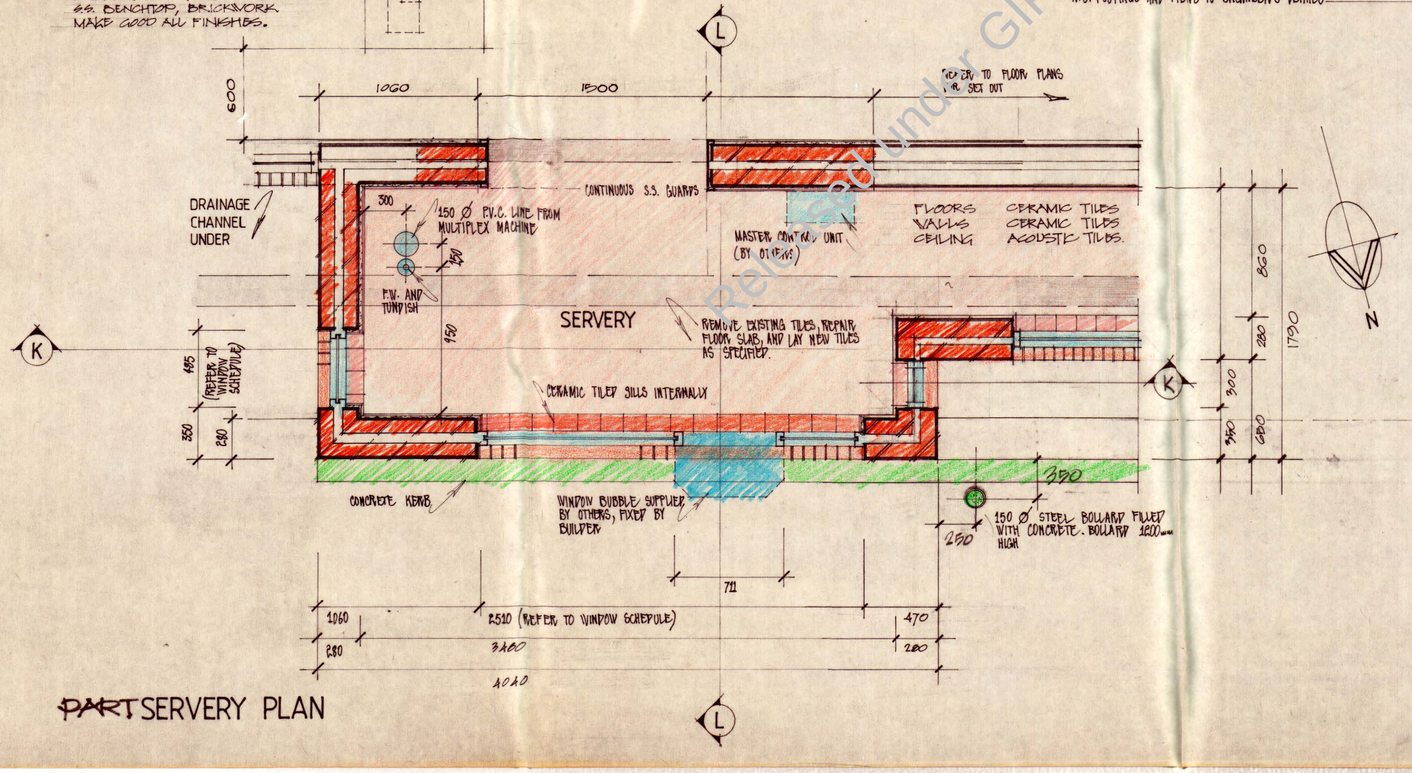
R.C. FOOTINGS AND PIERS TO ENGINEER'S DETAILS

150 Ø P.V.C. LINE

P.W./TUNDISH

EXISTING DRAINAGE CHANNEL

SECTION L-L



PART SERVERY PLAN

PLANS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF COUNCILS BUILDING PERMIT.

CITY OF FAIRFIELD
Approved as part of Building Permit No. 232/85 subject to compliance with the Local Government Act, relevant ordinances issued thereunder and conditions No. 1-15 set out on permit. Date 16/9/85

Released under GIPA CRM 502640/2022 30/05/2022

Notes

No.	Amendment	Date	Int.

PROPOSED DRIVE-THRU SERVERY AT
Nº 798 WOODVILLE RD.,
VILLAWOOD. N.S.W.

McDonald's System of Australia Pty. Ltd.

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SERVERY PLAN AND SECTIONS.

Date: February, 198.	Scale: 1:20
Drawn: GE	Checked
Job. No. A85-13	Dwg. No. A1

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WINNER AR BLUETT MEMORIAL AWARD 2018
'Most progressive council in NSW'

In reply please quote: 502648/2022 **Contact:** Right to Information Officer on 9725 0222

30 May 2022

EI Australia
Suite 6.01 55 Miler Street
Pyrmont NSW 2009

Dear Mr Lopes

INFORMAL ACCESS UNDER THE GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT - 896 WOODVILLE ROAD VILLAWOOD 2163.

I refer to your application requesting documents for 896 Woodville Road Villawood under informal access of the Government Information (Public Access) Act 2009 (GIPA Act).

I have determined that you be granted access to the attached information.

Should you require further information concerning this matter, please contact Council's Right to Information Officer on 9725 0716 or 9725 0153. Reference No. 502648/2022 should be quoted when contacting Council in regards to this matter.

Yours faithfully

RIGHT TO INFORMATION OFFICER

Encl.

In reply please quote: DA 363/2002/CK
Your reference:

Contact: Mr Con Katsoulas on 9725-0251

6 February 2003

Integral Energy
PO Box 6366
BLACKTOWN NSW 2148

ATTN: Ivan Mendosa

Dear Sir,

NOTIFICATION OF A MODIFICATION OF A SUBDIVISION
DEVELOPMENT APPLICATION NO: 363/2002

Modification No:	16/2003
Property Description:	Lot 4 DP 208677, 896 Woodville Road Villawood
Description of Land:	Subdivision to create a splay corner for a dedication to the public as a road
Applicant:	Fairfield City Council

Council has approved a modification to a subdivision in accordance with the condition set out below.

Accordingly, pursuant to Section 96(2) of the Environmental Planning and Assessment Act, 1979, Development Consent No 363/2002 dated 12 April 2002 has been amended as follows:-

1. Condition No 6 is now deleted.

All conditions as set out in development consent are to remain in respect of this amended plan.

For any further information regarding this matter, please direct all enquiries to Con Katsoulas of Council's Environmental Standards Department.

Yours faithfully,

[redacted]

CON KATSOULAS
ACTING CO-ORDINATOR ENGINEERING ASSESSMENT

Encl

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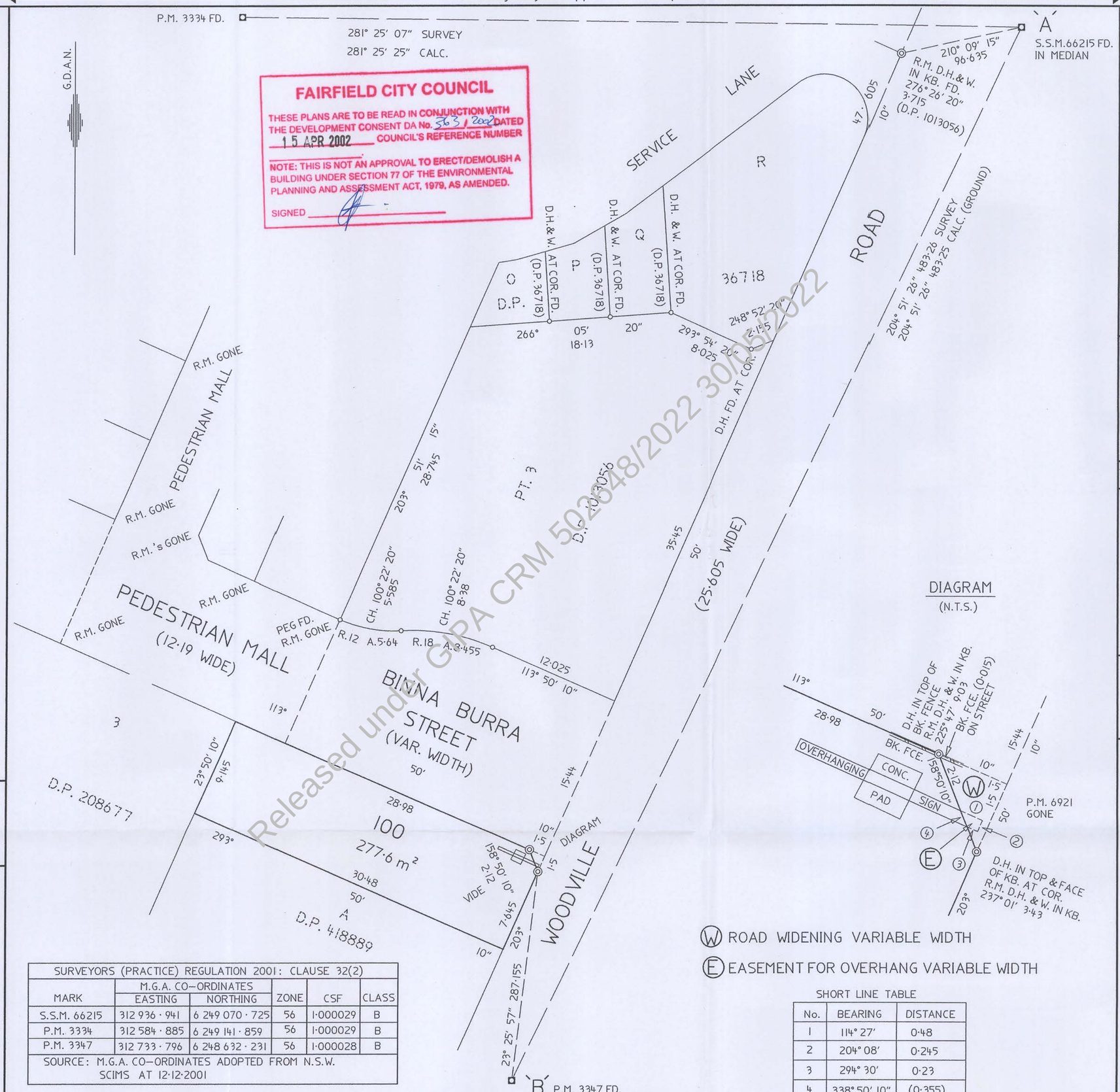
Released under GIPA CRM 30264[illegible]2022 30/05/2022

PLAN FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

SIGNATURES AND SEALS ONLY



FAIRFIELD CITY COUNCIL

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE DEVELOPMENT CONSENT DA No. 563/2002 DATED 15 APR 2002 COUNCIL'S REFERENCE NUMBER

NOTE: THIS IS NOT AN APPROVAL TO ERECT/DEMOLISH A BUILDING UNDER SECTION 77 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED.

SIGNED

Released under GIPA CRM 5028648/2022 30/05/2022

SURVEYORS (PRACTICE) REGULATION 2001: CLAUSE 32(2)					
MARK	M.G.A. CO-ORDINATES EASTING	M.G.A. CO-ORDINATES NORTHING	ZONE	CSF	CLASS
S.S.M. 66215	312 936 · 941	6 249 070 · 725	56	1·000029	B
P.M. 3334	312 584 · 885	6 249 141 · 859	56	1·000029	B
P.M. 3347	312 733 · 796	6 248 632 · 231	56	1·000028	B
SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM N.S.W. SCIMS AT 12·12·2001					

SHORT LINE TABLE

No.	BEARING	DISTANCE
1	114° 27'	0·48
2	204° 08'	0·245
3	294° 30'	0·23
4	338° 50' 10"	(0·355)

Registered:

C.A:

Title System:

Purpose:

Ref. Map:

Last Plan:

PLAN OF ROAD WIDENING & EASEMENT FOR OVERHANG WITHIN LOT 4 IN D.P. 208677

Lengths are in metres. Reduction Ratio 1: 250

LGA FAIRFIELD

Locality: VILLAWOOD

Parish: ST. JOHN

County: CUMBERLAND

~~This is sheet 1 of my plan in ~~ ~~sheets.~~
(Delete if inapplicable).

Surveyors (Practice) Regulation 1996

I, JAMES ARTHUR DONALD PELOSA

of P.O. BOX 21 FAIRFIELD 1860

a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Practice) Regulation 1996 and was completed on 20·12·2001

The survey relates to THE ROAD WIDENING & EASEMENT FOR OVERHANG

(here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Datum Line: 'A'–'B'

Zone: Suburban/~~Country~~

(Signature) [redacted]

Surveyor registered under the Surveyors Act 1929

Plans used in preparation of survey/~~compilation.~~
D.P.'s:–

36718	217764	622572
208677	418889	1013056

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE THE ROAD WIDENING AS PUBLIC ROAD SUBJECT TO THE EASEMENT FOR OVERHANG VARIABLE WIDTH.

PURSUANT TO SEC.88B OF THE CONVEYANCING ACT 1919 AS AMENDED IT IS INTENDED TO CREATE :–
1. EASEMENT FOR OVERHANG VARIABLE WIDTH

Crown Lands Office Approval

PLAN APPROVED .....
Authorised Officer
Land District .....
Paper No. .....
Field Book ..... *pages* .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed
..... *set out herein*
(insert 'subdivision' or 'new road')

..... *
** Authorised Person/General Manager/Accredited Certifier*

Consent Authority : .....
Date of endorsement : .....
Accreditation no : .....
Subdivision Certificate no : .....
File no : .....

Note:
When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in electronic or digital format approved by the Registrar-General.

** Delete whichever is inapplicable.*

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 Table of mm 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

SURVEYOR'S REFERENCE: 30180(277)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

In reply please quote: DA 363/2002/CK
Your reference:

Contact: Mr Con Katsoulas on 9725-0251

15 April 2002

Integral Energy
490 Hoxton Park Road
HOXTON PARK NSW 2170

Dear Sir/Madam,

NOTIFICATION OF APPROVAL OF A SUBDIVISION

Council has approved an application to subdivide the following land in accordance with the enclosed plan and the conditions set out below.

Approval No:	DA 363/2002
Property Description:	Lot 4 DP 208677, No 896 Woodville Road Villawood
Description of Land:	Subdivision to create a splay corner for dedication to the public as a road
Applicant:	Fairfield City Council

CONDITIONS OF APPROVAL

CONDITIONS ADVISING OF FEES AND CHARGES APPLICABLE TO THE SUBDIVISION.

The following conditions have been imposed to provide for various facilities and services required to meet the demands arising from the proposed subdivision.

1. The payment to Council of a final plan release fee in accordance with Council's Annual Schedule of Fees and Charges. Please note that this fee is subject to review each financial year. The value of this fee will be reviewed by Council in accordance with the rates listed in Council's Annual Schedule of Fees and Charges following compliance with the conditions of approval and the submission of the final plan of subdivision.

Released under GIPA CRM 5036/18/2022 30/05/2022

CONDITIONS RELATING TO WORKS ASSOCIATED WITH THE SUBDIVISION

The following conditions have been imposed to ensure that adequate and safe public access is available to the subdivision for both pedestrian and vehicular traffic and that the subdivision will not have detrimental effects on the environment.

2. The existing brick fence shall be reconstructed to suit the proposed splay on the corner of Woodville Road and Birra Burra Street.
(EP&A Act, Section 79C (1)(b))

3. No trees shall be pruned or removed without prior written consent in the form of a Tree Preservation Order from Fairfield City Council.
(EP&A Act, Section 79C (1)(b))

4. The dedication to the public as road on the final plan of subdivision at no cost to Council, of a 1.5 m x 1.5 m splay on the corner of Woodville Road and Birra Burra Street.
(EP&A Act, Section 79C (1)(b)).

CONDITIONS RELATING TO THE PROVISION OF SERVICES TO THE SUBDIVISION.

The following conditions have been imposed to ensure that the subdivision is provided with adequate services.

5. Easements shall be created over all services within private property which service adjacent roads or properties.
(EP&A Act, Section 79C (1)(b)).

6. Written confirmation to be provided from a Registered Surveyor that easements have been created for all encroaching services connections, or alternatively that all services for existing dwellings are contained wholly within their respective allotments.
(EP&A Act, Section 79C (1)(b)).

7. A Section 73 Compliance Certificate under of the Sydney Water Act, 1994 must be obtained. Application must be made through an authorised Water Servicing Co-ordinator, for details see the Sydney Water web site www.sydneywater .com.au /customer/urban/index or telephone 13 20 92.

   Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

released under GIPA CRM 502348/2022 30/05/2022

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the linen plan.

GENERAL ADVICE TO APPLICANTS

ISSUE OF A CONSTRUCTION CERTIFICATE

Prior to the commencement of any works on site a Construction Certificate for the Drainage Works, Roadworks and the Erosion and Sediment Control plan must be issued by Fairfield City Council or an Accredited Certifier.

If Council is to be the Accredited Certifier the associated fees will be charged in accordance with the rates listed in Council's Annual Schedule of Fees and Charges. (EP&A Act, Section 81A(2)(b))

APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY

It is a requirement of the Environmental Planning and Assessment Act that the owner/builder/applicant appoint a Principal Certifying Authority (PCA) and that Fairfield City Council be advised of such prior to the commencement of works on site. Please note that presently only Fairfield City Council may be the PCA for a subdivision. (EP&A Act, Section 81A(2)(b))

NOTIFYING COUNCIL OF COMMENCEMENT OF WORKS

It is a requirement of the Environmental Planning and Assessment Act that you notify Fairfield City Council at least two (2) days prior to the intention to commence work on site.
(EP&A Act, Section 81A(2)(b))

HOW LONG DOES THIS APPROVAL LAST?

This consent for subdivision will lapse unless development in accordance with this consent is not physically commenced within 2 years from the date hereof (ie by 12 April 2002).

WHAT RIGHTS OF APPEAL EXIST?

An applicant who is dissatisfied with the determination of a consent authority has the right to appeal to the Land and Environment Court of New South Wales within a period of twelve (12) months from the date of determination of the consent.

Released under GIPA CRM 5026481/2022 30/05/2022

HOW TO DISPOSE OF WASTE DERIVED FROM LAND CLEARING.

The burning by open fire of matter derived from the clearing of land for development or road making is prohibited by virtue of an Order under the Protection of the Environment Operation Act - Air Pollution. Alternative methods of disposal including hauling to existing waste disposal depots, incineration in multi-chamber industrial incinerators, or utilisation as a raw material for manufacturing other products. Advice is available from the Waste Service NSW (telephone 9934 7000) regarding the location of disposal sites.

Yours faithfully,

[redacted]

CON KATSOULAS
SUBDIVISION ENGINEER

Released under GIPA CRM 502648/2022 30/05/2022

FairfieldCity
Celebrating diversity

Administration Centre
Avoca Rd, Wakeley 2176
PO Box 21, Fairfield 1860

Telephone: (02) 9725-0222
Fax: (02) 9757-4708

FAIRFIELD CITY COUNCIL
RECEIVED
2 ? FEB 2002
FILE:
DOC:
TO: K. Leung.

APPLICATION FOR APPROVAL

(Environmental Planning & Assessment Act 1979 Section 78A)

Property No.: 9150.890

TYPE OF APPLICATION:

Please tick ✓

- [✓] Development Application — (office use): No.: 363/2002
- [ ] Construction Certificate — " " No.:
- [ ] Complying Development — " " No.:
- [ ] Development Application & Construction Certificate
- [ ] Advertising Sign (Development Application)
- [ ] Nathers Certificate

Released under CIPA CRM 502648/2022 30/05/2022

OWNER:

As the owner/s of this property, I/we consent to this application.

Where the property is owned by a company, the names of all directors should be provided to Council as an attachment to this application form.
The authorised officer must consent to the lodgement of this application by completing the following details:

Name: [redacted]

Address: 896 WOODVILLE ROAD
VILLAWOOD

Contact No.: Home _____ Work [redacted]

Mobile [redacted] Fax

Signature: [redacted]

SUBJECT LAND:

Address: No. _____ Lot 4 Section _____ DP/~~SP~~ 208677

Street 896 WOODVILLE ROAD

Suburb VILLAWOOD

PROPOSED DEVELOPMENT:

Type:
- [ ] Erection of a building
- [ ] Use of land/building
- [✓] Subdivision of land/~~building~~
- [ ] Roadworks/drainage works
- [ ] Demolition
- [ ] Other

Description/proposed use (eg dwelling, carport, factory, residential flat building etc):

SUBDIVISION OF LOT 4 TO CREATE A CORNER SPLAY FOR DEDICATION AS PUBLIC ROAD

ESTIMATED COST/VALUE: $ _____ (To nearest $1,000)

WINNER AR BLUETT MEMORIAL AWARD 2018
'Most progressive council in NSW'

In reply please quote: 501223/2022 **Contact:** Right to Information Officer on 9725 0222

26 May 2022

EI Australia
1/55 Miller Street
Pyrmont NSW 2009

Dear Mr Lopes

INFORMAL ACCESS UNDER THE GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT - 15 HILWA STREET VILLAWOOD 2163.

I refer to your application requesting documents for 15 Hilwa Street Villawood under informal access of the Government Information (Public Access) Act 2009 (GIPA Act).

Please find attached information held responsive to the scope of your request.

Should you require further information concerning this matter, please contact Council's Right to Information Officer on 9725 0716 or 9725 0153. Reference No. 501223/2022 should be quoted when contacting Council in regards to this matter.

Yours faithfully

RIGHT TO INFORMATION OFFICER

Encl.

FAIRFIELD CITY COUNCIL

BUILDING APPLICATION

Local Government Act, 1919 (Ordinance 70)

No. 3496/85

GRACE FILE BARCODE 0301251

TO TOWN CLERK, FAIRFIELD:

I/We, the undersigned, hereby make application for the Council's approval of the Plans and Specifications propose to erect and complete within twelve months from the date of approval. In the event of further sums and/or damage to roads and/or footpaths beyond the value of the amount being paid, I/we undertake to pay, the amount of such assessment.

REJECTION OR DELAYS IN PROCESSING THIS APPLICATION MAY BE INCURRED IF THIS FORM IS NOT COMPLETED IN FULL DETAIL.

LOCATION & PARTICULARS OF SITE

HOUSE No., ~~UNIT No.,~~	STREET	TOWN OR SUBURB	POSTCODE
15	HILWA	VILLAWOOD	2163

LOT OR PORTION No.	SECTION	DEPOSITED PLAN,	VALUATION/ASSESSMENT No.
13		220348	3·13182

IS KERB & GUTTER EXISTING IN FRONT OF PROPERTY YES/~~NO~~ — IS FOOTPATH PAVING EXISTING IN FRONT OF PROPERTY YES/~~NO~~

ANY TREES TO BE REMOVED YES/~~NO~~ (TO BE SHOWN ON PLANS) — IS SEWER AVAILABLE YES/~~NO~~

IS THE LAND AFFECTED BY: FLOOD INUNDATION YES/~~NO~~ — FILLING YES/~~NO~~ — DRAINAGE EASEMENT YES/~~NO~~

ANY OTHER ENCUMBRANCES ~~YES~~/NO (Give details)

OWNER

MR, ~~MRS, MISS, MS~~	SURNAME	OTHER NAMES
[redacted]	[redacted]	[redacted]

ADDRESS	POSTCODE	PHONE
15 HILWA ST VILLAWOOD	2163	[redacted]

BUILDER

NAME	LICENCE No.
Mr ELIAS ELIAS	

ADDRESS	POSTCODE	PHONE
15 HILWA ST VILLAWOOD.	2163	728-1035

PARTICULARS OF PROPOSED BUILDING

BUILDING PROPOSED (e.g. Dwelling, Dwelling Additions, Flats, Shops, Garage, Swimming Pool, etc.): Additions To Existing Residence.

CLASSIFICATION OF BUILDING/S (See Page 3): Class X — ☐ New ☐ Alt. ☑ Add.

PURPOSE FOR WHICH BUILDING IS TO BE USED: Carport. To protect + cover car.

NUMBER OF NEW OR ADDITIONAL SELF-CONTAINED UNITS: one

TOTAL NEW OR ADDITIONAL FLOOR AREA (M^2) ✓

CONTRACT PRICE OR COUNCIL'S VALUATION OF WORK: $ 400·00

NUMBER OF PLANS LODGED: 2

NUMBER OF SPECIFICATIONS LODGED: 2

STATE WHETHER MATERIALS TO BE USED ARE:— SECOND HAND ☑ NEW ☐

MATERIAL OF FLOOR(S): concrete.

MATERIAL OF OUTER WALLS (e.g. Brick Veneer, Cavity Brick, Timber, Fibrous Cement, etc.): Timber

MATERIAL OF ROOF (e.g. Concrete, Terra Cotta Tiles, Steel, etc.): Iron Sheeting

If you or your client would prefer not to receive advertising material concerning building products or services please tick the box/es provided and the lists used by advertisers will be appropriately indicated. ☑ Applicant ☑ Client/s

DESIGNATION OF APPLICANT: ☑ Owner ☐ Builder ☐ Architect ☐ Structural Engineer

SIGNATURE OF APPLICANT: [redacted]

PLANS TO BE PICKED UP ☑ POSTED ☐

15 HILWA ST VILLAWOOD.

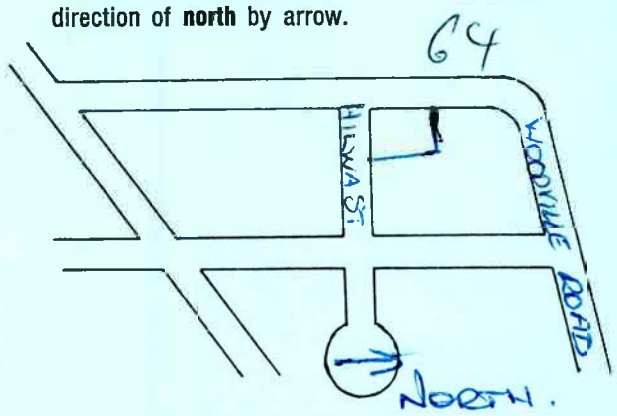
Address for posting of plans or notification for their collection

FOR STATISTICAL USE
CDC
OWN
BSN
WRK
BLD
DWL
VOA
MAT
ROF
MOF
FLA

$45 / ie $800 AND.

SKETCH PLAN OF LOCALITY

Indicate position of land on diagram below, naming the street and **nearest cross road** therefrom and direction of **north** by arrow.



PLANS AND SPECIFICATIONS RECEIVED

BY [redacted]

DATE 7/12/85

D.E.

OFFICE USE ONLY

		$	c	Rec. No.	Date Paid
Building Fee	54	5-	00	28576	22/11/85
Add. Blding Fee	54				
Bldr's Sanitary Serv.	52				
Road Opening Fee	10				
B81 Build. Insurance	86				
Dep. on KG & FPP	181				
TOTAL					

Directed To	Date	Indicate Action. Phone, Letter, Action Complete	Initials	Date
		Recommend approval	[redacted]	24-11-85

OWNER BUILDER PERMIT No.

Date Approved 2/12/1985

Released under GIPA CRM 30/1223/2022 26/5/2022

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 609 0222
DX 5063 Fairfield

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD, N.S.W. 2165

Your Ref:
Our Ref: JM/MND
Personal Enquiry : Mr. McIntyre -
Health & Building Dept.,

[redacted]
15 Hilwa St.,
VILLAWOOD. 2163

2nd December, 1985.

Dear Sir,

Building Application No. 3498/85.

Building Type Carport

Premises 15 Hilwa St., Villawood.

In reference to the subject Building Application, I wish to advise that the application has been approved subject to conditions and the Building Permit prepared for issue.

The permit and plans and specifications are available for your collection at Councils' Health and Building Department, Administration Centre, Avoca Road, Wakeley.

When calling please present this letter.

Yours faithfully,

F. A. ELLIOTT

TOWN CLERK.

Per: [redacted]

Released under GIPA CRM 5[redacted]23/2022 26/05/2022

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 609 0222
DX 5063 Fairfield

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD, N.S.W. 2165

BUILDING PERMIT

Local Government Act, 1919, Part XI & Ordinance 70

PERMIT No. 3498/85 DATE 2/12/85

ISSUED IN RESPECT OF HOUSE No. -15- LOT No. -13- SECTION ——

D.P. 220348 ASST. No. 3-13182 STREET Hilwa St.,

LOCALITY VILLAWOOD.

APPLICANT'S NAME AND ADDRESS	OWNER'S NAME AND ADDRESS	BUILDER'S NAME AND ADDRESS
Owner, —— ——	[redacted] 15 Hilwa St., VILLAWOOD.	Owner, —— ——

Approved for the erection of a Class —X— Building i.e. Carport for the value of $ 800 subject to compliance with the Local Government Act, relevant Ordinances issued thereunder and conditions numbered inclusive as set out hereon. 1-13

NOTE: This approval shall be void if the building work to which it refers is not substantially commenced within twelve (12) months after the date of the approval.

An applicant for Building Approval under Part XI of the Local Government Act, 1919, as amended, has the right to appeal pursuant to Section 317L of the said Act to The Land and Environment Court.

Released under GIPA CRM 20221223/2022 26/05/2022

F. A. ELLIOTT,
Town Clerk

[redacted]

per Building Surveyor

CONDITIONS OF APPROVAL

1. These plans must be submitted to the Building Plan Section of the Metropolitan Water, Sewerage and Drainage Board, Mezzanine Floor, 341 Pitt Street, Sydney, at least fourteen days prior to the commencement of work to ensure that the proposed structure meets with the requirements of the Board's By-Laws concerning:-

   The Location of Sanitary Fixtures AND The Relationship of Building to:-

   i. (a) Watermains. (b) Sewers. (c) Stormwater Channels.

   ii. To the Valuations Section for valuing purposes in connection with Section 97(4) and (7) of the board's Act, and for the calculation of a Building Fee in accordance with By-Law 7(1) (a) of the Board's Act.

FAILURE TO SUBMIT THESE PLANS BEFORE COMMENCING WORK WILL RENDER THE OWNER LIABLE TO A PENALTY AND MAY RESULT IN THE DEMOLITION OF THE WORK AT THE BUILDER'S EXPENSE.

FOR ADDITIONAL CONDITIONS SEE OVERLEAF

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 609 0222
DX 5063 Fairfield

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD, N.S.W. 2165

2. The building shall be erected in conformity with the approved plans and specifications and in accordance with the conditions of approval set out hereon. Alterations, modifications, or variations to these plans or specifications will not be recognised by Council unless the written approval of the Council is obtained beforehand, or an amended plan is submitted to and approved by Council beforehand.

3. A sign, indicating the allotment number and names of the owner and builder, shall be prominently exhibited and maintained on the allotment throughout the course of building operations. (This sign may also contain the information required to be displayed by virtue of Clause 21 of the Regulations of the Builders Licensing Act, 1971).

4. No building materials, plant or the like, are to be stored on the road or footpath and the pathway shall be kept in a clean and tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the builder or applicant as the case may be.

5. No trees shall be damaged, destroyed or removed other than those on the land to be occupied by building or driveways.

6. Temporary toilet accommodation (for workmen engaged on the site) in accordance with the requirements of Ordinance 44, Clause 11A, Local Government Act, 1919, shall be provided prior to works commencing on the site — Penalty $100.00. A sewered toilet shall be provided for workmen during building operations on every multi-residential, commercial, industrial, institutional and assembly buildings. (Classes II to IX) and where two or more adjacent dwellings are constructed concurrently (one W.C. per five dwellings or part thereof). Subject to prior notification and the individual merits of the case, consideration will be given to use of regularly serviced approved portable self-contained chemical closets in lieu of sewered toilets.

7. At least 48 hours notice shall be given to Council to permit the inspection of:-
   (a) Trenches; Piers; Pool Excavations — with reinforcing steel in position but before concrete is poured.
   (b) Foundations — before dampcourse is built on.
   (c) Slabs and concrete columns and stairs — with reinforcing steel in position but before concrete is poured.
   (d) All timber framing (floor, walls and roof) before covering or lining.
   (e) Damp-proof coursing at junction of wall and floor of all wet areas. Bath plinths are to be provided but not enclosed at the time of this inspection — Vide Clauses 47.2 (1) and 53.7 Ordinance 70.
   (f) Drainage; lines — before covering.
   (g) Complete structure — before occupancy.

Released under GIPA CRM 501123/2022 26/05/2022

WARNING:

The Builder must satisfy himself that the result of any such inspection will enable work to continue.
PARTICULAR ATTENTION SHOULD BE PAID TO THE ABOVE AND TO THE SETTING OUT OF THE BUILDING IN RELATION TO THE BOUNDARIES AS ANY INFRINGEMENTS MAY PREJUDICE THE ISSUE BY COUNCIL OF A CERTIFICATE OF COMPLIANCE UNDER SECTION 317A OF THE LOCAL GOVERNMENT ACT, 1919. SUCH CERTIFICATES ARE OFTEN REQUIRED BY LENDING INSTITUTIONS WHEN SALE OF BUILDINGS ARE TRANSACTED.

8. Stormwater drainage lines across footpath to the street gutter shall be of steel, iron, concrete or P.V.C. (Sewer Grade), without collars, laid at a fall not exceeding 1:40 for 100mm pipe, 1:60 for 150mm pipe.

9. Fencing to be erected within the building alignment shall be no higher than one metre unless the prior written approval of the Council is obtained beforehand.

10. In the case of Class II to IX buildings (i.e. multi-residential, commercial, industrial, institutional and assembly buildings) and their additions, the building shall not be occupied without a Certificate of Classification being obtained from the Council beforehand.

SEE ATTACHMENTS

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 609 0222
DX 5063 Fairfield

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD, N.S.W. 2165

B.A. 3498/85.

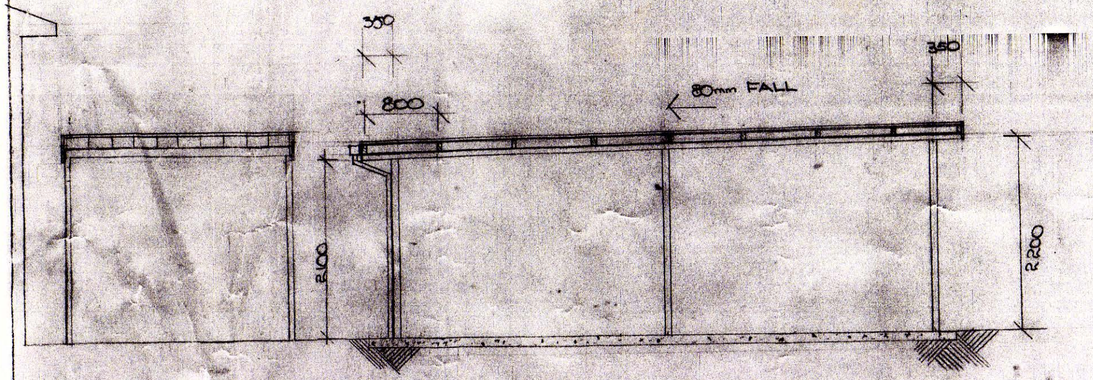
11. The roof shall be provided with a complete guttering and drainage system. Roofwater is to be disposed of by approved drainage lines discharging to the existing stormwater drainage system. Vide - Ordinance 70, Clause 44.1.

12. Structural Engineer's details in respect of structural steel roof members to be submitted to Council and approval obtained prior to construction commencing. Vide - Ordinance 70, Clause 8.2 and Local Government Act, Section 314(1).

13. The carport shall not be enclosed with any material without the prior approval of Council.

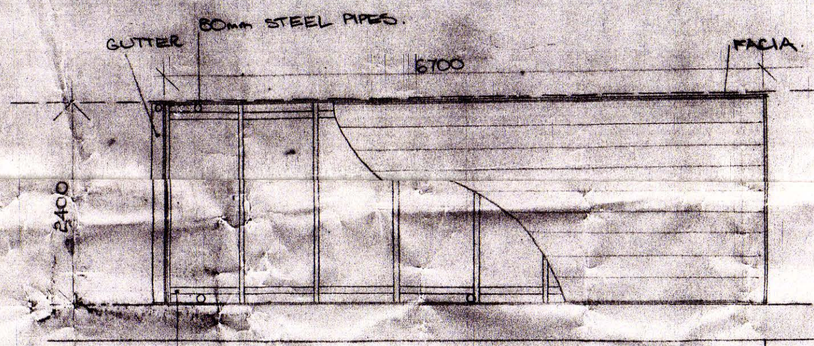
NOTE: SHOULD IT BE NECESSARY FOR YOU TO SEEK ADVICE IN RESPECT TO THIS PERMIT, COUNCIL'S HEALTH & BUILDING SURVEYOR WILL BE AVAILABLE FOR INTERVIEW BETWEEN 3.00P.M. & 4.00P.M. EACH WEEKDAY.

Released under GIPA CRM 501223/2022 26/07/2022



END ELEVATION

SECTION



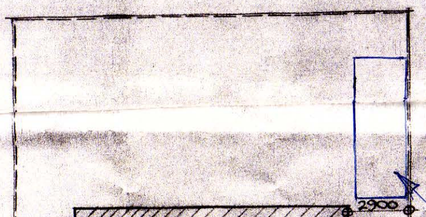
• FLOOR PLAN SCALE 1:50

PLANS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF COUNCILS BUILDING PERMIT.

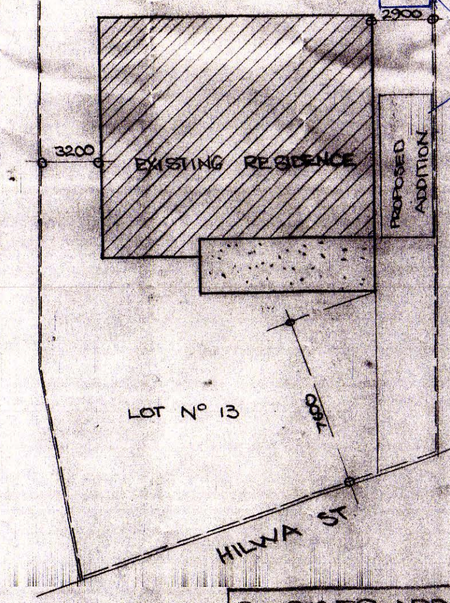
CITY OF FAIRFIELD
Approved as part of Building Permit No 349885
subject to compliance with the Local Government Act, relevant ordinances issued thereunder and conditions No 1 to 13 as set out on permit.
Date 2-8-85



ELEVATION



Carport to be erected this position.



• SITE PLAN
1:200

SPECIFICATIONS

ROOFING:
SELECTED ALUMINIUM SHEETING.

ROOF BATTENS:
100×50mm OREGON AT 800mm c/.

SUPPORTING MEMBERS
• 80mm STEEL PIPES. INBEDED IN 300mm CONCRETE FOOTINGS.

• 'L' BEAMS, STEEL 70mm×70mm. TO BE WELDED TO STEEL PIPES.

• ROOF BATTENS TO BE BOLTED TO 'L' BEAMS AT APPROPRIATE DISTANCES.

• FACIA 200×20... TO BE FIXED TO END OF RAFTERS AROUND PERIMITER EXEPT WHERE PROPOSED GUTTER WILL BE PLACED.
*FACIA AT THIS END TO BE AT SUCH A HEIGHT THAT ROOF WILL PASS OVER AND REACH GUTTER

• GUTTER AS SELECTED WITH APPRIATE DOWNPIPE TO BE ATTACHED APPROPRIATELY TO SUPPORTING PIPE MEMBER

PROPOSED ADDITIONS TO EXISTING RESIDENCE TO BE ERECTED AT N° 15 HILWA ST VILLAWOOD FOR [redacted]

ARCHITECT:
B. TRINCO.
10-3-86

Released under GIPA CRM 50122/3/2022 26/05/2022

COUNCIL OF THE MUNICIPALITY OF FAIRFIELD

No. 1893/73

GRACE FILE BARCODE
5042268

BUILDING APPLICATION

LOCAL GOVERNMENT ACT, 1919 (Ordinance No. 71) As Amende

TO TOWN CLERK, FAIRFIELD:

I, the undersigned, hereby make application for the Council's approval of the Plans and Specifications of a Building which I propose to erect and complete within twelve months from date of approval, and I hereby agree to comply with all the requirements of Local Government Ordinance No. 71.

Particulars are as follows —

CLASS OF BUILDING..... DWELLING ADDITIONS

(Here state whether Dwelling, Flats, Shop and Dwelling, Factory Garage, Stable, Additions to existing Building, or as the case may be.)

LAND ON WHICH BUILDING WILL BE ERECTED

House No. 15 Lot 13 Section ..... D.P. 220545 Street HILWA ST

Frontage ..... Depth ..... Assessment No. 13182

OWNER [redacted] Address 15 HILWA ST VILLAWOOD Postcode .....

BUILDER UNDECIDED Address ..... Postcode .....

Plans to be returned to ABOVE Tel. No. .....

Material and nature of Main Roof ALUMINIUM Material of Outer Walls FIBRO

Is Sewer Available? YES 2 copies of plans and 2 specifications submitted

State whether Materials to be used are New or SECOND-HAND NEW

No. of Squares ..... TOTAL VALUE OF BUILDING $ 1200

Applicant to state whether Builder, Owner, or Architect OWNER Builder's Licence No .....

Date 17/9/73 Signature of Applican [redacted]

(See Back Page)

Remarks		$	c	Rec. No.	Date Pd.
	Building Fee	6	00	65411	17/9/73
	Builder's Sanitary Service				
	Road Opening Fee				
	Deposit on KG & FPP	50	00	68790	22/10/73
	Total	6	00		

TP File No. 10908 TCC No.

Referred to D.O. re: .....

.....

.....

.....

..... D.O.

Referred to C.E. re: .....

.....

.....

.....

..... C.E.

Agenda Classification .....

H & B Cttee. ..... Council .....

RESULT 4-10-73

.....

.....

..... on .....

MHS & PBI

Plans and Specifications

Rec. H & B .....

Reg. & Stamped .....

Applicant Notified .....

Plans & Spec. Posted .....

Card .....

1 Plans and

2 Specifications

Received by —

[signature] Cpl

on 22/10/73

Released under GIPA CRM 5012-2022 26/05/2022

SPECIFICATION

PROPOSED.....for.....

ON LOT NO.....Section.....

STREET.....TOWN.....

The whole work to be carried out in a manner consistent with good building practice and in accordance with Ordinance 71, Council's Building Code and the requirements of Power, Water, and Sewerage Authorities.

EXCAVATIONS — Excavate to required depths and widths, step where necessary, return fill and ram when work is complete. Remove surplus excavated material.

FOUNDATIONS — to be 4 - 2 - 1 mix reinforced with.....bars top and bottom.....bars. Provide 1½" cover to steel.

To be brickwork 2 / 14" courses to all external walls and pier bases.

ANT TRAYS — Provide ant trays to all piers and walling. Allow 1½" projection.

CONCRETE FLOORS — To be blue metal concrete 4" thick 4 - 2 - 1 mix properly graded.

TIMBER

Bearers	4" x 3" max.	6 ft. centres
Joists	4" x 2" "	18" "
Framing (external)	4" x 2" studs	18" "
Framing (internal)	3" x 2"	18" "
Ceiling joists	4" x 2" at	18" "
Rafters	4" x 2" from	2'6"
Tiles		18" centres
Purlins	4" x 3" max.	spacing 7'0"
Insulation	1" insulwool or approved.	

ROOF — Tiles, corrugated Asbestos, Metal decking

OUTSIDE LINING — A.C. Sheeting..... Weather Boards.....

INSIDE LINING — Fibrous plaster, gyprock, masonite, Asbestos cement.

DOORS — Standard 6'8" x 2'8" F.P. doors.

WINDOWS — Box frames, casements, metal. 8 standard 4 F X 8 F

ELECTRICITY — .....Light points.....Power points

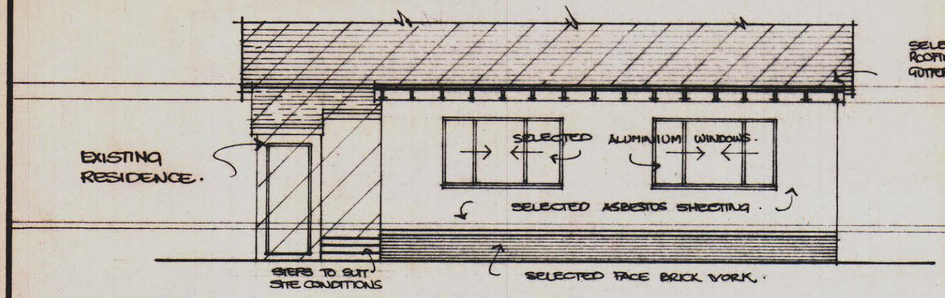
PAINTING — A. C.....

Fibrous Plaster.....

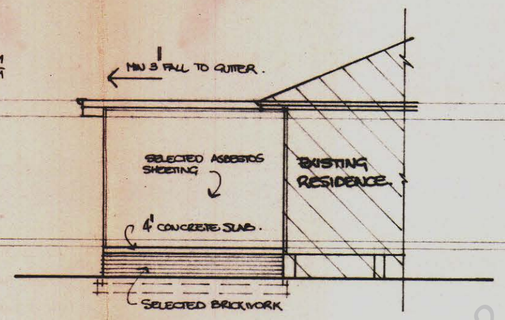
Timber.....

Signature.....

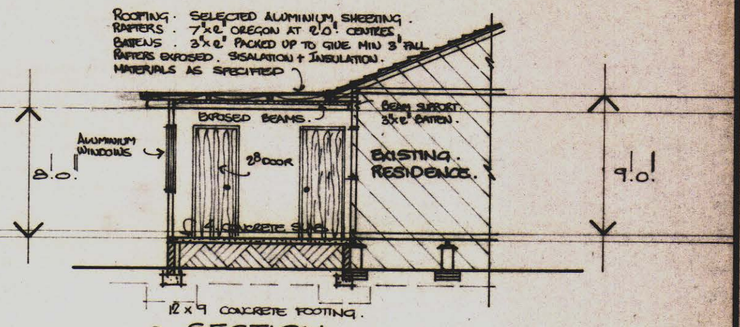
Released under GIPA CRM 501223/2022 26/05/2022



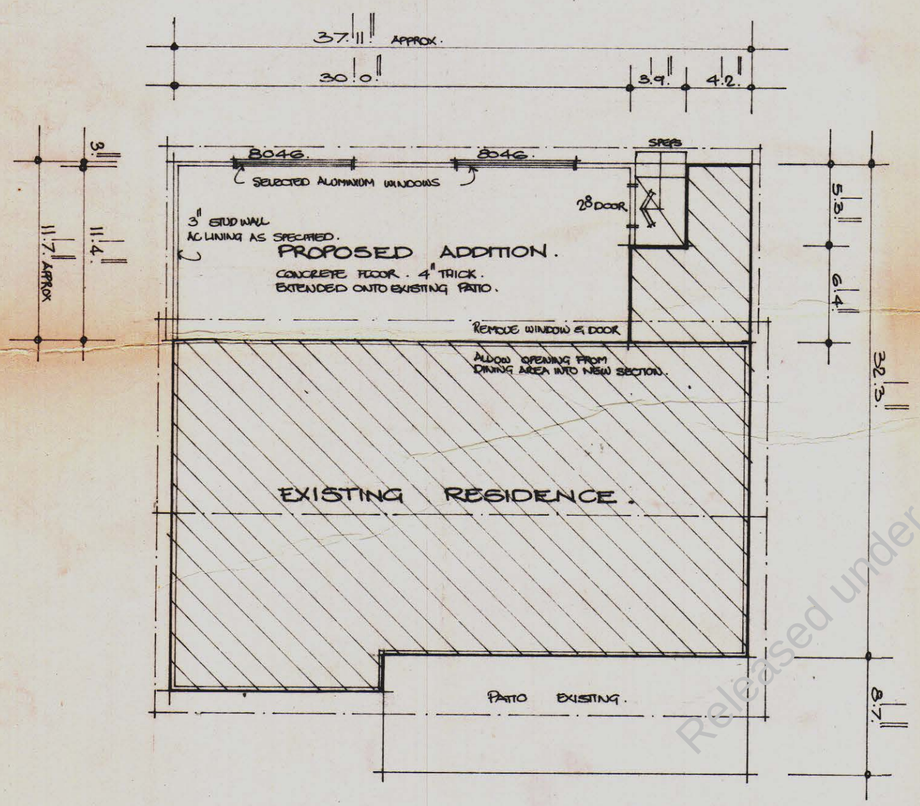
• REAR ELEVATION.



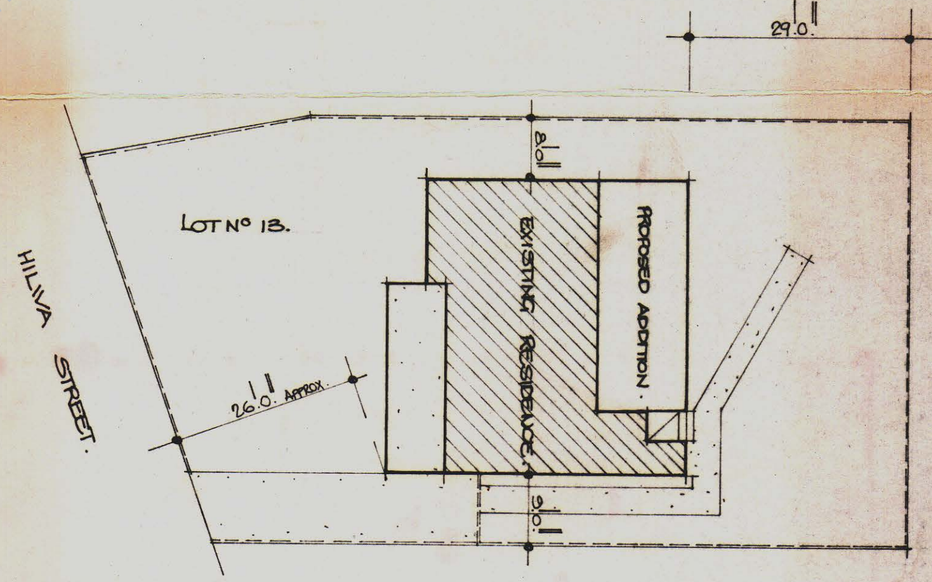
• SIDE ELEVATION.



• SECTION.



• FLOOR PLAN. SCALE 1/8" TO 1'0"



• SITE PLAN. SCALE 1/16" TO 1'0"

PROPOSED ADDITIONS TO EXISTING RESIDENCE TO BE ERECTED AT Nº 15. HILVA ST VILLAWOOD FOR [redacted]	JOB Nº.	CABRAMATTA BUILDING DESIGN CO. 65 PARK ROAD CABRAMATTA ph 7849823. DATE 11·6·73. SCALE AS SHOWN. DWN. BDR.

Released under GIPA CRM 501223/2022 26/05/2022

CONDITIONS OF APPROVAL - 1893/73

1. 4" concrete slab to be to the design of a practising structural Structural Engineer.

2. Natural light and ventilation to existing rooms to comply with Ordinance 71 requirements.

3. Roofwater to be disposed of to Council's satisfaction.

[redacted]
BUILDING INSPECTOR.
4/10/73.

AN APPEAL AGAINST THIS DECISION
MAY BE MADE TO THE
LOCAL GOVERNMENT APPEALS TRIBUNAL

MUNICIPALITY OF FAIRFIELD

THIS PLAN IS APPROVED SUBJECT TO FULL COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT, 1919 (as amended) AND ORDINANCES THEREUNDER AND THE FOLLOWING:—

CONDITIONS OF APPROVAL:

1. The building shall be erected in conformity with these plans and specifications and in accordance with the conditions of approval set out hereon. Alterations, modifications, or variations to these plans or specifications will not be recognized by Council unless the written approval of the Council is obtained beforehand, or an amended plan is submitted to and approved by Council beforehand.
2. A sign, indicating the allotment number and names of the owner and builder, shall be prominently exhibited and maintained on the allotment throughout the course of building operations. (This sign may also contain the information required to be displayed by virtue of Clause 21, of the Regulations of the Builders Licensing Act, 1971).
3. A survey certificate of the land, indicating the position of any existing buildings and buildings under construction, shall be produced on demand.
4. This plan shall be produced unobliterated to Council's Officers at any time when so required. A clear and legible copy shall be kept on the building site throughout the course of building operations.
5. Temporary toilet accommodation (for workmen engaged on the site) in accordance with the requirements of Ordinance 44, Clause 11A, Local Government Act, 1919, shall be the first provision made in the erection of the building — Penalty $100.00.
6. Inspections—at least 48 hours' notice shall be given to Council to permit the inspection of—
   (a) Trenches—with reinforcing steel in position but before concrete is poured.
   (b) Foundations—before dampcourse is built on.
   (c) Slabs and concrete columns—with reinforcing steel in position but before concrete is poured.
   (d) All timber framing (floor, walls and roof) before covering or lining.
   (e) Drainage lines—before covering.
   (f) Complete structure—before occupancy.
7. (a) The wall of a dwelling shall stand at least three (3) feet from the boundary.
   (b) The outside edge of the gutter or gable ends, of a dwelling, shall stand at least 2'3" clear of the boundary.
8. (a) Garages, sheds or other outbuildings shall not be used for human habitation, or commercial purposes, or industrial purposes.
   (b) Stormwater from roofs of garages, carports, sheds, or outbuildings, shall be conveyed via properly installed drainage lines to the existing dwelling stormwater lines, or to other locations as directed by Council's Inspector.
9. Stormwater drainage lines across footpath to the street gutter shall be of steel, iron, concrete, or P.V.C. (water pressure), without collars, laid at a fall not exceeding 3/8" per foot.
10. (a) All front fences, if erected, shall not be greater than 3'6" in height.
    (b) Dividing fences, and fences adjacent to the corner of intersecting streets or roads, if erected, shall not be greater than 3'6" in height for a distance of 25' from the street frontage alignment.
    (c) Side and rear fences adjacent to public roads shall be constructed of lapped, capped and painted or stained weatherboard construction, or of masonry to the satisfaction of Council.
    (d) Corrugated iron, sheet metal, asbestos cement or the like shall not be used on fence construction.
11. Where the building site is situated in an unsewered area a separate application shall be submitted to Council for approval to install a septic tank.
12. No building materials, plant or the like, are to be stored on the road or footpath and the pathway shall be kept in a clean and tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the builder or applicant as the case may be.
13. No trees shall be damaged, destroyed, or removed other than those on land to be occupied by buildings, or driveways.
14. All further conditions, if any, set out hereon shall be complied with.

Note: This approval shall be void if the building work to which it refers is not substantially commenced within twelve (12) months after the date of the approval.

WARNING

At least 48 hours notice must be given to permit inspections as per (6) above. The builder must satisfy himself that the result of any such inspection will enable work to continue, or the building to be occupied, as the case may be.

PARTICULAR ATTENTION SHOULD BE PAID TO THE ABOVE AND TO THE SETTING OUT OF A BUILDING AS ANY INFRINGEMENTS OF CLAUSE 48 OF ORDINANCE 71 OF THE LOCAL GOVERNMENT ACT, 1919, MAY PREJUDICE THE ISSUE BY COUNCIL OF A CERTIFICATE OF COMPLIANCE (CERTIFICATE UNDER SECTION 317A OF THE LOCAL GOVERNMENT ACT, 1919).

This approval does not include the use of the footway for the erection of protective hoardings on commercial or industrial buildings. Separate application must be lodged with Council for the erection of such hoardings.

THE COUNCIL'S ENGINEERING DEPARTMENT SHOULD BE CONTACTED REGARDING:

1. Footpath levels—to ensure that access to the allotment can be achieved
2. The construction of special vehicular crossings at the entrance driveway to the allotment.
3. The provision of crossing layback in the kerb where no layback exists.
4. Footpath or road openings.
5. Cutting of kerb holes for discharge of stormwater to street gutter.
6. Cutting in of stormwater connections to Council's drains.
7. The siting of a building over, or in proximity to the existing drainage pipelines or drainage easements.
8. Additional footpath paving.
9. The location of vehicular entrances where street gully pits and the like exist in the gutter, and where grades are steep.

NOTE: The builder or plumber/drainer must hold permits in connection with all footpath or road openings as he may render himself liable to legal action if he fails to obtain such permits.

Water Board Approval

These plans must be submitted to the Building Plan Section of the Metropolitan Water, Sewerage and Drainage Board, Mezzanine Floor, 341 Pitt Street, Sydney, at least 14 days prior to the commencement of work to ensure that the proposed structure meets with the requirements of the Board's By-Laws concerning:—

1. Location of Sanitary Fixtures.
2. Relationship of building to—
   (a) Watermains.
   (b) Sewers.
   (c) Stormwater channels.

FAILURE TO SUBMIT THESE PLANS BEFORE COMMENCING WORK WILL RENDER THE OWNER LIABLE TO A PENALTY AND MAY RESULT IN THE DEMOLITION OF THE WORK AT THE BUILDER'S EXPENSE.

BUILDING PERMIT No. 1893/73

DATE: 4.10.73

V. WINTON,
Town Clerk.
Per:

Released under GIPA CRM 3012223/2022 26/05/2022

WINNER AR BLUETT MEMORIAL AWARD 2018
'Most progressive council in NSW'

In reply please quote: 501232/2022 **Contact:** Right to Information Officer on 9725 0222

26 May 2022

EI Australia
1/55 Miller Street
Pyrmont NSW 2009

Dear Mr Lopes

INFORMAL ACCESS UNDER THE GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT - 898 WOODVILLE ROAD VILLAWOOD 2163.

I refer to your application requesting documents for 898 Woodville Road Villawood under informal access of the Government Information (Public Access) Act 2009 (GIPA Act).

Please find attached information held responsive to the scope of your request.

Should you require further information concerning this matter, please contact Council's Right to Information Officer on 9725 0716 or 9725 0153. Reference No. 501232/2022 should be quoted when contacting Council in regards to this matter.

Yours faithfully

RIGHT TO INFORMATION OFFICER

Encl.

MUNICIPALITY OF FAIRFIELD

Zoning LA

BUILDING APPLICATION

Permit No. 2549/67

Local Government Act Ordinance 71

Assess No. Y.4036

GRACE FILE BARCODE 5044398

PLANS AND SPECIFICATIONS: PLANS AND SPECIFICATIONS SHALL BOTH BE DRAWN IN INK AND BE SUBMITTED IN DUPLICATE. A general plan, drawn to scale of 1/8 in. to 1 f floor plans, elevations, sections, figured dimensions of all rooms and heights of ceilings, and a showing the proposed treatment of household wastes and roof waters. A site plan to a scale of 1 . show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the stree to which it fronts and/or is bounded.

I, the undersigned, hereby make application to Council for the approval of plans and specifications of a building which I propose to erect and complete within TWELVE MONTHS from date of approval.

Name of Owner Leslie Homes (GAMES) P/L

Address 432 Hume Highway Yagoona, 2199

Name of Builder as above

Address

Street Woodville Rd

House Name/No. 898

Lot No. 1

Sec. No. D.P. NO 217764

Locality Villawood

Frontage 47

Depth 107

Class of Building ~~EXHIBITED~~ Dwelling & G.H. (Dwelling, Shop, Shop and Dwelling, Etc.)

(Plans for all Commercial and industrial Buildings to be drawn by an architect; or a Structural Engineer's Certificate as to the soundness of the structure to accompany this application)

Type of Construction Brick Veneer (Brick, Fibro, W/Board, etc.) Estimated Area sq. ft.

Materials of Roof Cement Tiles Type of Roof Hip

Will any second-hand materials be used in the construction? NEW

Estimated Value of proposed Building $ 7500

Applicant must supply the following information when submitting Building Applications for Council's approval:

(a) Is Kerbing and Guttering constructed fronting your property YES Condition FAIR

(b) Is Path Paving constructed fronting your property YES Condition FAIR.

(c) Is Sewer available YES

(d) Is Water Main available YES Location (~~Footpath~~, Road Shoulder, ~~Opposite Footpath~~) SAME SIDE

I undertake to comply with the provisions of Local Government Act 1919 and Ordinances Nos. 71, 30, 39, 44 and 105, and all amendments thereto, and all special Conditions of the Council of the Municipality of Fairfield.

Date 30-11-67

Signature of Applicant Leslie Homes P/L per G. Holloway

State whether applicant is owner, builder or architect Owner & Builder

108.75

OFFICE USE ONLY

TP 1900 FCC.

REMARKS

Subj. to D.E. & Wise 5/12/67

Subj. to Health Dept of Kenla 12/67

Request Homes Leslie & Develop. Cert. Issued

Certificate Confirmed Issued 18/9/72 21/6/72

	$	c	Receipt No.
Building Fee	21	00	69285
Road Opening Fee	6	00	
Builder's Sanitary Service	8	00	
Deposit Covering likely damage to paving, kerb and guttering, etc.	20	00	
TOTAL	55	00	Date 2-11-67

Released under GIPA CRM 501232/2022 26/06/2022

SPECIFICATION No 47010

FOR

ERECTION OF A BRICK VENEER HOUSE

(IN ACCORDANCE WITH COTTAGE CONSTRUCTION STANDARDS PRESCRIBED BY THE CO-OPERATIVE BUILDING ADVISORY COMMITTEE)

12.

Dwelling at LOT 1 N° 898 WOODVILLE RD VILLAWOOD ~~Street~~

Municipality/Shire of FAIRFIELD

for

~~Mr.~~ LESLIE HOMES (SALES) PTY LTD

Builder—~~Mr.~~

LESLIE HOMES PTY LIMITED
432 HUME HIGHWAY
YAGOONA

Street,

Date for Completion 19

This is the Specification referred to in the Contract dated

between as Owner

and as Builder

Released under GIPA CRM 501234/2022 26/06/2022

ISSUED BY THE REGISTRY OF CO-OPERATIVE SOCIETIES, SYDNEY

P 86531 K6179 [20c]

ADDENDA SHEET

1. KITCHEN CUPBOARDS:- To be raised 9½ inches from floor and supported on legs. Tops to be covered with Laminex, Formica or Panelyte. Door and draw fronts to be faced with Corinite. Cupboard tops to be 24" and 21" wide where shown on plan.
   SERVERY UNIT:- To be backed with Padded Vynex.

Released under GIPA CRM 501232/2022 26/06/2022

NOTE.—It is necessary to complete Specification in full. All blank spaces should be filled in and specified works not applicable struck out.

SPECIFICATION

FOR THE

Erection and Completion of a Brick Veneer House on Lot No. LN°898 WOODVILLE RD VILLAWOOD ~~Street~~, Municipality/Shire of FAIRFIELD for ~~Mr.~~ LESLIE HOMES (SALES) PTY LTD. (Hereinafter called the Member.)

The Member must ensure that the whole of Works and Services are performed by the Builder in accordance with this Specification and the relative drawings and completed to the satisfaction of the Society or its duly appointed Representative.

GENERALLY

Definitions.—Society: The word " Society " in this specification means the _____ Co-operative Building Society Limited, whose address is _____

Member : Means Mr. _____ or his appointed agent.

Provide : Means the supply and complete building in of specified materials, fittings, etc.

Approved : Means approved by the Society, unless specially stated to the contrary.

Regulations and Notices.—The Builder is to comply with the N.S.W. Building Ordinance No. 71 and/or any amendments thereto; the requirements of Legally Constituted Authorities for Local Government and/or for services. The Builder is to give all Notices, obtain all Permits and pay all Fees required by such Authorities.

Insurance.—Insurance of the works against fire will be effected by the Member. The Builder shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers' Compensation Act of New South Wales.

Visit the Site.—Builders tendering are to visit the site and satisfy themselves as to the nature and extent of works, the facilities available and the difficulties entailed in execution of the said works.

No extra amount above the accepted contract price will be allowed because of work arising owing to neglect of this precaution.

Labour and Materials.—The Builder is to provide all labour, material, fittings and plant required to construct and complete the building. Materials to be the standard specified. Workmanship in each trade to be performed by tradesmen of that particular trade and in conformity with current good building practice.

Set Out.—The Builder is to set out and maintain the works in accordance with the drawings. Figured dimensions to be taken in preference to scale.

Plans and Specifications.—Any work indicated on plan but not in the specification or vice versa, and any item not shown in either plan or specification but which is obviously necessary as part of proper construction and/or finish is to be considered as so shown or specified and is to be done as part of the contract.

Variations to plans and/or specifications may not be made without the written consent of the Society. Substitute materials and/or methods may be used if approval, in writing, is given by the Society.

Plans on Job.—The Builder must at all times maintain on the job a legible copy of the plans and specifications, bearing the approval of the Municipal Authority concerned.

Inspections required by the Society.—The building is to be inspected by the Society's Representative at the following stages of construction and the Builder is to give the Society and Member at least two (2) clear working days notice that inspections are required:—

1. When trenches for footings have been prepared or rock surfaces scabbled, and, in the case of concrete footings, when reinforcement and depth pegs have been placed in position just prior to pouring. Footings must not be commenced until the trenches have been inspected and approved by the Society's Representative.
2. On completion of floor, wall, and roof framing with noggings in position but before flooring is cut down, roof covering is laid and wall linings and sheetings are secured.
3. When the internal wall coverings have been secured and fixing out commenced. Apron mouldings must not be fixed until flashings have been inspected and approved.
4. On completion of building.

The Member is cautioned that if works have advanced beyond these stages without the requisite notice being given and unsatisfactory conditions are discovered later, the offer of the loan may be withdrawn or the terms and conditions varied.

Released under CIPA CRM501289/2022-26/06/2022

EXCAVATOR

Site.—Clear the building site and grub all stumps, roots, etc., to a minimum distance of 10 ft. outside the building line or to the boundaries of the allotment, whichever is the less. Fill any depressions within the area covered by the building. ABOVE WORK BY OWNER.

Trenches.—Excavate for all footings for walls, piers, etc., to a minimum depth of 10 inches or to a depth necessary to secure solid bottoms and even bearing throughout, bottoms to be level and stepped as necessary.

At completion of foundation walls and piers, etc., all excavations are to be filled, well rammed to ground level and surplus soil spread as directed.

Solid Floors.—(Externally only)—Grade and ram to receive concrete floors of W.C. ~~or E.C.~~ and ..... LAUNDRY where shown on ground level.

CONCRETOR

Concrete is to consist of:—

4 parts ¾ in. gauge blue metal or other approved aggregate;
2 parts clean sharp sand;
1 part fresh Portland cement;
a sufficiency of water.

All proportions are to be properly gauged and the concrete is to be thoroughly mixed and placed in position immediately after mixing.

Footings.—Provide concrete footings 18 in. x 10 in. thick under 4½ in. brick walls shown on plan.

Set footings centrally under walls and overlap for a distance of 18 in. where steps occur. Increase the width of footings under all engaged piers so as to maintain the same offsets at these parts.

Reinforce the footings with four ½ in. diam. mild steel rods *or* six ⅜ in. diam. mild steel rods; in each case equally distributed in two layers and tied with annealed wire to ¼ in. diam. mild steel stirrups spaced at 3 feet centres, *or* two layers of hard drawn steel fabric S.A.A. A84 No. 307 (No. 7 mesh), having 6 longitudinal rods in each layer, tied to ¼ in. diam. mild steel stirrups spaced at 3 feet centres.

Reinforcement is to be continuous in footings, shaped to stepping and/or hooked, and lapped at least 18 in. at all joints and full width of layers at intersections and tied with annealed wire.

Set the respective layers of reinforcement 1½ in. from top and bottom of concrete and 1½ in. from sides to the nearest longitudinal rod.

~~Footings under chimney are to be similarly provided.~~

Concrete floors.—Provide concrete floors, a minimum thickness of 4 in., to Bathroom, ~~Laundry, Porch,~~ Terrace, W.C., ~~E.C.~~, and .....

All concrete floors within the building are to be reinforced and suspended with a minimum bearing of 4½ in. on brickwork on at least two sides.

Floors to detached Laundry, W.C., and ..... are to be laid on levelled solid ground.

Reinforce the concrete to the full area with ⅜ in. diameter mild steel rods laid in both directions to form 9 in. x 9 in. mesh, tied with annealed wire at intersections and set 1 in. above bottom of concrete *or* hard drawn steel reinforcing fabric S.A.A. A84. No. 310 (No. 10 mesh) set 1 in. above bottom of concrete.

Screed the concrete with a fall to outlets, or level as required, and render the surfaces to floors of ..... LAUNDRY & W.C ..... in one operation to a minimum thickness of ¾ in. with 2 parts blue metal screenings and 1 part fresh Portland cement; trowel to a smooth and even surface.

Concrete to floors of ..... BATHROOM. ..... to be left ready for fixing of tiles as specified under "Tile Layer".

~~*Hearth.* Provide 3 in. thick hearth on brick walls and/or corbel courses by Bricklayer.~~

~~Concrete is to be reinforced as for floor slabs and the top is to be left ready to be finished with .....~~

Paths.—Provide paths as indicated on plan. Concrete is to be as previously specified and be surfaced with a wooden float.

Excavate for and lay paths to even grades, true lines and curves. Path to front entrance is to be 30 inches wide; to rear entrance 21 in. wide and to W.C. ~~or E.C.~~ 18 inches wide.

~~Car tracks are to be a minimum of 4 in. thick and other~~ paths a minimum of 3 inches thick.

Provide expansion joints in the paths at a maximum spacing of 4 feet with bituminous felt jointing strips the full thickness of concrete with rendering V-jointed above same.

Released under GIPA CRM 50/23/0012 25/06/2021

BRICKLAYER

MATERIALS

Bricks.—To be hard, sound and well burnt clay and shale of the class hereinafter specified. Those used for exposed faces to be picked for colour and fair arris.

~~*Face*~~ TEXTURE *bricks* of approved colour to be used for all walls and piers to EXTERNAL elevation/s and COMMONS ELSEWHERE.

Common bricks may be used for all other work.

Sand.—To be clean, sharp and free from impurities.

Cement Mortar.—To be one part fresh cement to 3 parts sand.

Lime Mortar.—To be one part lime to 3 parts sand. Lime to be well slaked before use.

Compo Mortar.—To be one part cement, one part lime and 6 parts sand.

GENERALLY

All bricks to be well wetted before laying.

Footing courses to be grouted solid with cement mortar.

All brickwork to be properly bonded; laid on full bed and all perpends filled.

All piers are to be built solid and each course grouted as the work proceeds.

Carry up all work true and plumb to even gauge and in level courses to the full height and thickness required.

The brickwork faces to EXTERNAL ELEVATIONS are to be finished with neatly RAKED joints.

Finish all other exposed brickwork faces with neat struck joints.

Build the following in Cement Mortar—

All brickwork to level of underside of floor bearers;
All 3 in. thick brickwork;
Brick steps; wing walls and brick balustrade walls;
Brick load bearing piers.
Retaining walls.
Brick fences and/or brickwork under timber fencing.

Build in Compo Mortar—

All other brickwork.

Footings.—Brick walls and piers are to be on footings as described below. Footings are to be on level foundations, stepped and lapped as required.

Under walls 4½ in. thick footings are to be a minimum of 2 courses of 18 in. and one course of 14 in. brickwork.

For every increased thickness of walls, including the provision of engaged piers, the width of footings is to be increased proportionately and so as to maintain the same offsets throughout.

Under sleeper piers, 9 in. x 9 in., up to 5 feet high, footings are to be 2 courses of 14 in. work; where height of pier exceeds 5 feet, footings are to be 2 courses of 18 in. work.

Foundation Walls.—On footings as previously specified build brick walls to the thickness shown on plan up to the level of underside of floor bearers and/or plates. Bond engaged piers into all brick walls at abutment of internal partition walls and intermediately at maximum spacing of 6 feet centres to support floor bearers. All in cement mortar.

Sleeper Piers.—Provide 9 in. x 9 in. brick piers on footings as already specified, spaced at a maximum of 6 feet centres and so as to be directly below all timber framed walls not shown on plan as being above brick walling or other supports.

Where piers exceed 5 feet in height the lower additional portion is to be 14 in. x 14 in. and footings to be 2 courses of 18-inch work.

Floor level.—To comply with drawings, and so as to provide not less than 12 inches from ground surface at any part to underside of ground floor joists.

Access—Provide access under floors as shown on plan.

Released under GIPA CRM 01232/2022 26/05/2022

Ventilation.—To foundation walls, at a height immediately under bearers provide 9 in. x 6 in. approved vents at 6 feet centres. Similarly, vents are to be provided under verandah floors and suspended concrete floors. No section of the under-floor area should be constructed in such a manner that it will hold pockets of still air. To veneer wall, at level of one course below eaves soffit provide two 9 in. x 6 in. approved vents to each room.

Dampcourse.—On all brickwork, at level not higher than bottom of floor bearers, provide a continuous run of approved dampcourse material.

To the brick walls of ~~bathroom~~ and LAUNDRY & W.C., as shown on plan, provide an additional run of dampcourse at a level not higher than one full course above the top of concrete floor.

Dampcourse material is to be in long lengths, lapped 6 inches at joints and full width at all intersections.

Ant Capping.—To all brickwork and piers, at the level of underside of floor bearers or as may be directed by the Society's Representative, ant capping of 26-gauge galvanised steel or other approved metal is to be set, projecting 1½ in. beyond the internal faces of all brickwork and turned down at 45° angle, lapped ½ in. and soldered or crimped at all joints and corners so as to provide a continuous and effective barrier against termites throughout the entire length of the material.

Vermin Proofing.—Provide ½-inch mesh galvanised birdwire, to be built into brickwork and taken across cavity and secured to bottom plate. All mortar droppings are to be removed, before internal linings are fixed.

Veneer Wall.—To be 4½-inch brickwork built in compo mortar from foundation walls.

Allow for internal faces of veneer walls to be 1½ inches from timber wall frames.

Build in No. 10 gauge galvanised wire ties opposite every alternate stud—commencing at four courses above level of bottom plate and thereafter every fourth course. Leave ties open for attachment to studs.

Mortar joints on inside faces of walls are to be flush with brickwork.

Arch Bars and Angle Irons.—Brickwork over openings is to be supported on mild steel bars or angles of the sizes as shown below.

For spans up to 4 ft. provide one 3 in. x ⅜ in. bar.
For spans 4 ft. 1in. to 5 ft. provide one 3 in. x 3 in. x ⅜ in. angle.
For spans 5 ft. 1 in. to 8 ft. provide one 4 in. x 3 in. x ⅜ in. angle.
For spans 8 ft. 1 in. to 10 ft. provide one 6 in. x 3½ in. x ⅜ in. angle.

Flashings.—Provide approved metallic flashing 14 in. wide under all window sills. To be turned up 1 in. at back of wooden sill and 2 in. at ends of same. Flashing to be bent down across cavity and built 1 in. into veneer wall. Provide approved metallic flashing 9 in. wide over exposed door and window heads, extend 6 in. beyond each end of opening, bend down across cavity and set 1 in. into veneer wall.

Sills.—Provide SQUINT bricks to sills of all window openings.

~~*Fireplace and Chimney.*—Provide footings of reinforced concrete—or bricks in cement mortar—a minimum~~ of 4½ inches wider all round than brickwork above.

Build 4½-inch brick walls and/or corbel courses to support hearth.

Provide fireplace and chimney in position as shown on plan with fireplace opening to the dimensions indicated. Brickwork over openings is to be supported on mild steel bars or angles of suitable sizes and with 4½-inch bearing at each end.

The chimney stack is to be not less than the height of the main roof ridge and is to be built in compo mortar. The flue is to be 9 in. x 9 in. or one-tenth of the area of the fireplace opening, whichever is the greater, gathered over to break daylight and pargetted to the full height.

A 24-gauge galvanised steel tray, in one piece, holed for flue, is to be set at level of one course above roof covering on the low side of the roof. The internal edges are to be shaped to form a quadrant gutter 1 inch wide, sweated at corners. The tray is to project a minimum of 1 in. beyond the external faces of brickwork, turned up and/or down as required. Where the tray is turned up, a clearance of at least ¼ inch is to be maintained between the brickwork and tray.

Provide weep holes by leaving open vertical joints in brickwork above tray.

Rake joints in brickwork ready to receive flashing to be provided by " Plumber ".

A loose brick must be left in the back of the chimney stack. This brick must not be set until after the tray has been cleared of all mortar droppings and approved by the Society's Representative.

Brickwork from floor to mantel level is to be built with ..... bricks with ..... joints.

Steps.—Provide as shown on plan, and/or required by the slope of the land, in bricks to match other exposed brickwork. To be built in solid work or, where side walls are provided, on well consolidated filling. Treads are to be brick-on-edge, or precast concrete units, a minimum of 12 inches wide with risers a maximum of 6½ inches.

Build side walls as shown in 4½-inch brickwork on footings of 2 courses of 9-inch brickwork.

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Other Works.—Provide all necessary brickwork for the following in positions indicated on plan and to the dimensions shown:—~~Retaining walls, Flower boxes~~, Terraces, ~~Balustrade walls, Garage~~, Laundry, ~~E.C.,~~ W.C., ~~Front fence and~~ _____.

Wait upon and make good after other tradesmen.

Replace all defective or damaged bricks, point up faulty joints.

Clean all exposed brickwork with diluted spirits of salts, wash down with clean water and leave free from cement and mortar stains.

CARPENTER

Generally.—Timber shall comply with the provisions of the Timber Marketing Act, 1945, and be of the class specified; reasonably straight grained and free from those defects which might affect its durability and/or strength. Scantlings to be in long lengths, accurately cut and fitted, well spiked and securely fixed. All timber exposed to view is to be wrought.

Floor Framing.—All floors not specified to be concrete are to be framed at level shown with HARDWOOD _____. Plates and bearers are to be laid true and level. Packing is not permitted.

Provide 4 in. x 3 in. plates and/or bearers set on edge on walls and piers as already specified at maximum 6 feet centres.

SITE → ~~Provide 4 in. x 2 in. joists (with double joists under walls) set on edge at a~~ maximum 18 in. centres and fix to plates and/or bearers by double nailing at each crossing. Underside of joists to be checked out, as necessary, over plates and bearers to enable tops of joists to be finished true and level.

~~Provide _____ in. x _____ in. Hardwood/Oregon joists over _____ where shown on plan.~~ Unsupported spans exceeding 9 feet to have 2 in. x 2 in. herringbone strutting ~~spaced at a maximum of 6-feet~~ centres. No span to exceed 20 feet.

~~Trim floor timbers as required around chimney and hearth.~~

Wood Preservative.—All hardwood plates, bearers and joists in ground floor construction are to be treated before fixing, with an approved pest resisting and wood preserving compound on all faces and ends, except tops of joists.

Wall Framing.—Plates are to be checked out to a depth of $\frac{3}{8}$-in. to receive studs. Each wall section is to be diagonally braced and studs are to be checked out so as to receive braces which are to finish flush with the faces of studs.

Wall framing is to be seated on top of floor joists; erected plumb and straight, and securely fastened at all parts.

Provide a clearance of $1\frac{1}{2}$ inches between the outer wall frames and internal face of brick veneer walls. These frames are to be secured to the veneer walls by stapling the galvanised wire ties—already specified under "Bricklayer"—to the studs. These ties when secured in position are to incline slightly downward from studs to veneer walls.

All timber in wall framing is to be HARDWOOD _____

Vermin and top plates.—To be in long lengths and scarfed at joints and intersections.

For 4 in. studs to be 4 in. x 2 in.

For 3 in. studs to be 3 in. x 2 in.

Studs.—To external and internal walls 4 in. x $1\frac{1}{2}$ in. or 3 in. x 2 in. spaced at a maximum 18-inch centres.

Provide 3 studs at all wall angles and intersections, well blocked and securely fastened together.

To each side of openings up to 6 feet wide, studs are to be 2 inches thick.

To each side of openings over 6 feet wide studs are to be 3 inches thick.

Studs are to be checked to receive heads over openings and trimmers under window.

Heads.—Over openings up to 3 feet wide are to be wall thickness x 2 inches.

Over openings up to 4 feet wide are to be wall thickness x 3 inches.

Over wider openings to be 2 in. thick on edge x 1 in. depth per foot of opening.

Bracing.—Diagonal braces to be 2 in. x $\frac{3}{4}$ in. to each wall section.

Bridging.—To be width of studs x $1\frac{1}{2}$-inch thick, and be provided at window sill and door head levels. Skirting blocks of the same section as vermin plates and not less than 9 in. long, to be spiked to plates.

Roof Framing.—Roof timbers are to be seated on timber wall framing.

Pitch of roof is to be as shown on plan and length of rafters to longest ridge is to be gauged to suit full tile courses.

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Rafters to be birdsmouthed over plates; accurately cut and fitted, positioned beside ceiling joists and, together with all other timbers used in roof construction, are to be secured by double nailing at all parts where practicable.

Roof timbers to be of dimensions as under:—

Ceiling joists.—4 in. x 1½ in. Hardwood ~~or 4 in. x 2 in. Oregon~~, at maximum 18-inch centres. Fix trimmers to ceiling joists where required at 18-inch centres. Where two lengths of joists are used they are to be lapped and well spiked over partition walls. All to be dogged to hangers. Ceiling joists—where practicable—are to be at right angles to ridge.

Hangers.—To be provided so that the unsupported length of ceiling joist does not exceed 7 feet, double nailed to each ceiling joist and secured to side of rafters wherever practicable.

	Hardwood	*Oregon*
Up to 10 ft. span	7 in. x 1½ in.	~~8 in. x 1½ in.~~
10 ft. 1 in. to 12 ft.	8 in. x 1½ in.	~~9 in. x 1½ in.~~
12 ft. 1 in. to 14 ft.	9 in. x 1½ in.	~~10 in. x 1½ in.~~
14 ft. 1 in. to 16 ft.	10 in. x 1½ in.	~~11 in. x 1½ in.~~

Where length of hanger exceeds 16 feet the hanger is to be supported by a beam as for Strutting Beams and the size of hanger is to be governed by new span. (Roof not to be strutted off hangers or beam supporting hanger.)

Rafters.—Tiled roof 4 in. x 1½ in. Hardwood ~~or 4 in. x 2 in. Oregon~~ at maximum 18-inch centres.

~~Corrugated metal roofing 4 in. x 1½ in. Hardwood or 4 in. x 2 in. Oregon at maximum 36 in. centres.~~

Corrugated asbestos cement ~~roofing~~ 4 in. x 1½ in. Hardwood or 4 in. x 2 in. Oregon at ~~maximum 24 in. centres.~~

Ridges and Hips.—6 in. x 1 in.

Valleys.—6 in. x 1½ in.

Purlins.—Tiled roof 4 in. x 3 in. at maximum spacing of 7 feet.

~~Corrugated roofing 4 in. x 2 in. at maximum spacing of 7 feet.~~

Collar Ties.—To be fixed to alternate pairs of rafters or as directed by the Society's Representative and be to the following sizes:—

Up to 14 feet span—3 in. x 2 in. Hardwood ~~or 4 in. x 2 in. Oregon.~~

Over 14 feet span—4 in. x 2 in. Hardwood ~~or 5 in. x 2 in. Oregon.~~

Struts.—To be not less than 3 in. x 3 in. up to a length of 7 feet, spaced under purlins at maximum of 7 feet centres.

Struts must be seated on, or directly above, walls and must be tightly fitted and securely fastened.

Strutting from ceiling joists or hangers will not be permitted. Where Strutting Beams are required they are to be the size shown hereunder and when placed in position are to be packed up from the walls so as to be ½ inch above the level of ceiling joists.

	Hardwood	*Oregon*
Up to 10 ft. span.	7 in. x 3 in.	~~8 in. x 3 in.~~
10 ft. 1 in. to 12 ft.	8 in. x 3 in.	~~9 in. x 3 in.~~
12 ft. 1 in. to 14ft.	9 in. x 3 in.	~~10 in. x 3 in.~~
14 ft. 1 in. to 16 ft.	10 in. x 3 in.	~~11 in. x 3 in.~~

Strutting beams must not be used as hangers for ceiling joists nor to support hangers.

Valley Gutter Boards.—To be ¾ in. thick and the full width of valley gutter.

Battens.—To be nailed at all crossings.

~~To be 3 in. x 1½ in. Oregon or 3 in. x 1¼ in. Hardwood spaced at maximum of 3 ft. centres for corrugated metal roofing and at 2 ft. 6 in. centres for corrugated asbestos cement roofing~~

For tiled roofs see under " Roof Tiler ".

Manhole.—Trim as required between ceiling joists for a manhole, 24 in. x 16 in. Line the opening and provide a suitable cover.

Ventilation.—Trim as required for two 9 in. x 6 in. EAVES ventilators in the external walls of each room, hall and/or enclosed verandah. Ventilators are to be positioned as close to the ceiling as is practicable.

~~Where a gas bath heater is to be installed provide for proper ventilation as required by the Local Authority.~~

Hot Water Tank.—Provide a platform above ceiling joists to support a hot water storage tank. The platform is to be positioned at an intersection of walls and be supported by those walls.

Verandah Posts.—~~To be 4 in. x 4 in. D.A.R. Hardwood/Oregon checked at top for plate and dowelled to concrete floor or secured to floor joists.~~

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Verandah Plates.—To be D.A.R. if exposed to view.

Unsupported length not exceeding 7 feet to be 6 in. x 2 in. Hardwood; 6 in. x 3 in. Oregon.

Exceeding 7 feet but less than 10 feet to be 8 in. x 2½ in. Hardwood; 8 in. x 3 in. Oregon.

Gables.—Form as shown on drawings. Project plates, purlins, ridges, etc., ... inches, and provide ..... in. x ..... in. barge boards with fillet at top scribed up to tiling *or* capped with asbestos cement to allow for verge tiles to be pointed with mortar. Frame gable faces as specified for walls and cover with ..... Line soffits as for eaves.

Eaves.—Project rafters at eaves to give a soffit 12 inches wide, measured square, and fix a fascia all round out of 1 inch timber.

Line the underside of rafters with $\frac{3}{16}$-inch asbestos cement, cover joints and provide quadrant moulding against wall; *or*

Form flat soffit with $\frac{3}{16}$-inch asbestos cement let into a full ¼-inch groove at back of fascia and secured at wall to 2 in. x 1 in. battens nailed to framing and supported at all joints and intermediately with 1½ in. x 1½ in. sprockets spaced at maximum of 18-inch centres. Cover joints with approved strips and provide quadrant moulding against wall.

Porch Roof.—To be constructed where shown on plan and of materials as under:—

Post ..... in. x ..... in. D.A.R. ..... securely fixed at top and bottom.

Top plates ..... in. x ..... in. ..... to be D.A.R. if exposed.

Rafters ..... in. x ..... in. spaced at maximum of 18-inch centres and so fixed as to provide a fall of at least ½ inch in 12 inches towards the outer edge.

Roof covering to be ..... secured to ..... fixed to top of rafters and to be properly flashed to main wall.

Provide 7 in. x 1in. fascia all round ready to receive eaves gutter.

Provide ceiling of asbestos cement complete with cover straps and angle mouldings as required.

Flooring.—Cover all floor joists with 3ORG in. x 1 in. T. and G. CYPRESS flooring.

Flooring is to be tightly cramped, every board nailed at each bearing with nails punched below the surface, thoroughly cleaned and flushed off at completion.

Verandah Floors.—Where timber framed, to be covered with ..... in. x 1 in. T. and G. seasoned Hardwood flooring. Project over face of bearers and joists and fix ..... in. x 1 in. apron and moulding under

Floor Sander and Polisher.—Flooring boards in ALL ROOMS are to be machine sanded to even surface and those in ..... sanded to a smooth surface and machine polished and waxed to approval.

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JOINER

Timber to be PACIFIC MAPLE. seasoned and free from those defects which might affect its appearance or durability. All to be D.A.R. accurately cut and fitted and securely fixed.

Jamb linings and Doors.—To all door openings provide solid rebated jamb linings out of 1½-inch timber by the thickness of the finished wall.

Frames to external door openings are to be securely fixed to 1½-inch TERRAZZO thresholds.

Linings to openings not having doors or to have swing doors are to be 1 inch thick timber securely fixed.

Provide doors as under. Accurately fit to door jamb linings; hang front and rear doors with three 3½-inch steel butts and other doors, unless specified elsewhere, with two 3½-inch steel butts.

To front entry a 6 ft. 8 in. x 2 ft. 8 in. x 1¾ in. W.P. FLUSH PLY door. Furnish with a night latch, handle and bell. KWIKSET

To rear entry a 6 ft. 8 in. x 2 ft. 8 in. x 1¾ in. W.P FLUSH PLY door. Furnish with LEVERTYPE mortise lock SET and furniture.

Internal doors to be 6 ft. 8 in. x 2 ft. 8 in. x 1½ in. flush panel. Furnish with LEVER TYPE LATCH SET mortise locks and furniture.

Double doors to be 6 ft. 8 in. x ..... ft. ..... in. x 1½ in. ..... rebated together and furnish with rebated mortise lock and furniture and bolts. External double doors to be 1¾ in. thick.

Swing door to be 6 ft. 8 in. x 2 ft. 8 in. x 1½ in. ..... door fitted with suitable floor springs *or* double action spring hinges and furnished with flush plates and/or handles.

Laundry door (if not the back entry door) to be 6 ft. 8 in. x 2 ft. 8 in., ledged and braced and sheeted with T. and G.V.J., approved timber, hang with three 10 inch tee hinges and furnish with rim lock W.P FLUSH PLY 4" BUTT LEVER TYPE LOCKSET

Windows.—Provide *Box Frame type windows* where shown on plan, of approved stock construction complete with 7 in. x 3 in. double-sunk, weathered and throated tallowwood sills. Sashes to be out of 1½-inch thick stock material, accurately fitted and double hung with weights and cotton cord through approved pulley *or* with approved spiral/tension springs.

Furnish meeting rails with sash fasteners and each bottom rail with a pair of sash lifts.

Provide *Casement or Hopper type windows* where shown on plan.

Frames to be of approved stock construction out of solid rebated material. Stiles and heads are to be out of material having an end section of not less than 8 square inches; mullions and transoms not less than 10 square inches. Rebates in all cases are to be of such depth as to ensure complete weather proofing.

Sills to be 7 in. x 3 in. double sunk, weathered and throated tallowwood.

Sashes to be out of 1½-inch thick stock material excepting when size of sashes requires the use of 21 oz. glass or heavier when 1¾-inch thick stock material is to be used.

Sashes are to be accurately fitted and hung to frames with 3-inch steel butt hinges, or approved friction stays. Furnish each sash with an approved stay and fastener.

Provide 3 inch nosing to all sills internally, return the ends and fix 2 inch apron under.

~~Provide *Steel Frame* or other approved metal windows as made by ..... where~~ shown on plan.

Install these frames strictly in accordance with the manufacturer's recommendations for same.

Provide ~~*Adjustable Louvres*~~ as made by ..... where shown on plan and install ~~strictly in accordance with the manufacturer's recommendations.~~

Architraves.—Provide 3 in. x 1 in. architraves of standard section to all door, window and other openings, internally.

Skirtings.—Provide 3 in. x 1 in. skirtings of standard section to hall, etc. and all rooms. ~~Provide 1¼-inch quadrant moulding to laundry and .....~~

~~*Picture Rail.*—Provide 2 in. x 1 in. standard picture rail to hall, etc. and all rooms excepting .....~~

Kitchen Cupboards.—Provide a properly constructed frame to support kitchen sink (see P.C. list); enclose under to form cupboards having raised floor to form toe space under front face and with shelves and drawers as shown. Provide other floor and wall cupboards in positions and to dimensions indicated on plan. Top of floor cupboards to be covered with SEE ADDENDA SHEET Provide framed and panelled or other approved doors to all cupboards; accurately fit same; hang with approved hinges and furnish with selected catches and handles. All cupboards are to be neatly fitted and securely fixed to walls and/or floor and to have ¾-inch quad. at all angles with walls.

Linen Cupboard.—Frame up and fix a linen cupboard in position and to dimensions shown on plan; provide shelves as indicated and approved doors. Hang doors with 2½-inch butts and furnish with approved catches and handles.

~~*Bathroom Cabinet.*—To be ..... in. high x ..... in. wide x ..... in. deep made out of ¾-inch timber, complete~~ with back and ..... shelves. ~~Provide mirror fixed to door hung with 2-inch butts to front of cabinet.~~ Furnish with catch and handle.

Mantels.—~~Provide 1½ inch~~ mantelshelf to fireplace opening in living room and mitre at angles, ~~return the corners and fit ¾-inch quadrant over in angle with breast and walls and 2-inch moulding under.~~

Bath.—Under exposed edges of bath provide a properly constructed timber frame and cover the face with FIBRO ~~, *or* build brick-on-edge walls in cement mortar~~ and leave ready to receive tiles as specified under " Tile Layer ".

Make provision for the area under bath to be properly drained and ventilated.

CLOSET

To be ~~4 ft. 6 in.~~ 6'0" x 3 ft. 6 in. inside measurements and be provided in position indicated.

Floor.—To be concrete as specified under " Concretor ", 4 inches thick and graded to door. ~~Set bolts in concrete ready to receive wall framing.~~

Brick Walls.—To be 4½ inches thick in cement mortar on adequate footings. External faces are to be finished with RAKED joints and internal faces with CEMENT RENDER

~~*Timber Walls.*—To be framed with 3 in. x 2 in. ..... Studs are to be spaced at a maximum~~ of 18-inch centres, housed to top and bottom plates. Provide one row of bridging. Wall sections are to be adequately braced, fastened together and secured to the concrete floor by bolts previously specified to be provided.

~~*Wall linings.*—Cover external faces of frame with ..... as for the main building.~~

Roof.—Rafters to be 3 in. x 2 in. HARDWOOD fixed at 18" centres ready to receive roof covering.

Provide roof covering of CEMENT TILES complete with all accessories.

Provide louvred ventilator as required and fix in wall at position indicated.

Form door opening and provide 6 ft. 6 in. x 2 ft. 6 in. ~~ledged and braced door.~~ W.P. FLUSH PLY Hang with two ~~10-~~4" ~~tee~~ BUTT hinges and furnish with ~~suitable catch.~~ LEVER TYPE LOCKSET

~~FENCING~~

Paling Fencing.—Provide ..... feet run of 5 ft. or 6 ft. paling fencing or height to match existing. Posts to be 5 in. x 2 in. sawn, approved hardwood. Mortised for two rails and sunk into ground 24 inches at maximum of 9 ft. 0 in. centres.

Angle posts to be 5 in. x 5 in. Well ram around all posts.

Where rock is encountered, posts are to be set in concrete.

Fit two rows of 3 in. x 2 in. hardwood rails into mortises.

Cover framing with hardwood palings. Double nail to rails at top and bottom. Cut to line at top and lop corners.

All timber in ground or concrete to be well tarred or treated with approved preservative.

Allow for repairing any existing fencing which is to remain.

Front Fencing.—Provide ..... feet of fencing constructed with 5 in. x 5 in. dressed hardwood angle and gate posts and 4 in. x 3 in. intermediate posts spaced not more than 8-feet centres; all to be sunk into ground a minimum of 2 feet, well tarred or treated with approved preservative and cut to line at top as directed. Chamfer the top of each post and mortise to receive rails.

Fit two rows of 4 in. x 2 in. dressed hardwood rails into mortises.

Provide panels of 10-gauge 2-inch mesh galvanised chain wire, 24 inches deep, well stretched and secured to rails and posts with galvanised staples.

Base to fence, see Addenda Sheet attached.

Gates.—Form 9 feet opening for gates and provide a pair of gates. Hang to posts already specified and provide stop, hooks, bolt and catch. Provide a 3 ft. 0 in. hand gate. Hang to posts already specified; provide catch.

Allow prime cost amount of ..... for gates.

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DRAINER

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

All seepage and soakage water is to be effectively dealt with and diverted clear of the building.

Trenches for drains must not be within 2 ft. 0 in. of footings of buildings where running parallel to same.

Sewered Areas.—Provide a drainage system from pedestal pan and from wastes of all fittings and connect to the sewer main, all to be in accordance with the Rules and Requirements of the Authority for Water Supply and Sewerage. Provide yard gulley at the rear of the building.

The Authority's Certificate to be produced at completion of the work.

Unsewered Areas.—Provide a drainage system from all fittings and from grease trap in accordance with the requirements of the Local Authority concerned.

Excavate for drains to provide even falls throughout and a minimum cover of 12 inches. Lay 4-inch socketed stoneware pipes to take soilwater from wastes of washtubs, bath, shower, wash basin, and grease trap. All pipes to be completely jointed in cement mortar.

All drain lines to be laid so that water is discharged or adequately absorbed, as required by the Local Council concerned. The Builder to ascertain and allow for the Council's requirements in this regard.

Provide a pre-cast concrete grease trap, with lid, in position shown to take the water from sink. Top of trap to be slightly above finished ground, or nearby concrete paving, level.

All drainage work from fittings to the drainage line outside the building to be performed in accordance with the Rules and Requirements of the Water Supply and Sewerage Authority for sewered areas. **That Authority's Certificate to be produced in respect of this work by the Builder.**

Roofwater Drains.—Allow for and lay AS REQUIRED feet of roofwater drains. Drains to be 4-inch socketed stoneware pipes laid to an even and regular fall so as to have a minimum cover of 6 inches.

Joint each pipe in cement mortar. Connect drainage lines to downpipes with a suitable bend and discharge at least 10 feet clear of the building into absorption pits, or, into street gutter or right of way where required by the Local Council concerned.

PLUMBER

Eaves Gutters.—Provide 4½ in. x 24-gauge galvanised steel quadrant guttering to all eaves. Set in position with sufficient fall to down pipes and secure with galvanised steel brackets spaced at maximum of 36 inches apart. All joints and angles are to be well lapped and double soldered.

Down Pipes.—Provide 3 stacks of 4 in. x 2 in. down pipes of 24-gauge galvanised steel. Connect each down pipe to gutter and roof water drains and secure to walls with neat galvanised steel astrigals.

Valley Gutters.—To be 24-gauge galvanised steel, 18 inches wide fixed to valley boards with edges beaded, well lapped and soldered at joints.

~~*Roofs.*—Cover roof of _____ with 26-gauge branded galvanised corrugated steel.~~ Lay with 1½ corrugations side lap and a minimum of 7-inch end laps. Paint all laps with an approved metallic paint. Secure with galvanised screws and lead washers every second corrugation at ends of sheets and every fourth corrugation intermediately.

Hips and Ridges.—Cover ~~with 18 in.~~ x 26-gauge galvanised steel capping. Edges to be dressed into corrugations.

~~Provide all stop ends and other accessories necessary for the proper completion of the roof covering.~~

Flashing.—Flash around ~~chimney stacks~~, exhaust flues and wherever else required with 3 lb. lead dressed well down on to roof slopes and taken up vertical faces at least 3 inches. ~~Wedge step flashing into brickwork with lead and point with cement mortar.~~

Sanitary Plumber.—Sewered and Unsewered Areas—

Fix bath, ~~wash basin~~, VANITY UNIT kitchen sink, wash tubs, pedestal pan and floor grate to shower recess in positions shown on plan.

Provide galvanised wrought iron wastes with traps to the above fittings and connect to the drainage system. The whole of the work to be performed in accordance with the Rules and Requirements of the Sewerage Authority concerned.

Bathroom Floor.—Provide overflow outlet in bathroom floor. Fit 2-inch chrome-plated grating. Provide galvanised wrought iron waste.

IF A TEMPORARY WATER SERVICE IS REQUIRED ALL LABOUR & MATERIAL TO BE SUPPLIED BY THE OWNER.

Water Service.—Lay on water from the supply Authority's main to the boundary of the lot and provide a stop cock. Extend with ¾-inch galvanised tube to one garden point and to outside bathroom, laundry and kitchen or cooking recess. Branch off with galvanised tube to cistern, bath, shower, ~~bath heater, wash basin,~~ wash tubs (2), ~~copper~~, sink, etc., over yard gully, and hot water unit. VANITY UNIT

Piping concealed behind wall linings must be in copper. Properly secure all piping and provide chrome-plated flanges at internal wall faces. Terminate over fittings with approved chrome-plated high pressure taps and with high pressure brass hose cock to garden point.

Provide for fixing of cistern, ~~bath heater, sink heater~~, hot water unit, ~~copper and~~ _____.

Hot Water Service.—Extend from hot water unit properly lagged copper tubing to points over bath, ~~basin,~~ VANITY UNIT shower, kitchen sink, ~~copper~~ and tubs. (Delete points not required.) Terminate at these points with chrome-plated taps or cocks as required. Provide inlet and outlet stop cocks to hot water unit and in positions to be indicated.

~~*Gas Service.*—The whole of the work to be carried out in accordance with the rules and requirements of~~ the Supply Authority.

The Plumber is to be responsible for the internal gas service from the fence alignment including the fixing of the meter which is to be suitably protected.

Appliances.—Provide for and connect in the approved manner—Cooking Stove, Hot Water Unit, Room Heater, Central Heating Unit, Bath Heater, Wash Copper and _____.

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ROOF TILER

Cover all roofs not otherwise specified under " Plumber " with first-quality approved CEMENT TILES roofing tiles. Lay over 1½ in. x 1 in. battens and wire every second tile with 20-gauge copper wire. Secure the verge tiles at gables with galvanised screws and lead washers. Cover hips and ridges with CEMENT TILES capping well bedded in lime mortar. Point up with coloured cement mortar. Leave 10 sound tiles for future use.

~~*Sarking.*—Where pitch of rafters is less than 26½ degrees (6-inch rise per foot of span) and terra cotta tiles~~ are used, or 22½ degrees (5-inch rise per foot of span) or less and cement tiles ~~are used~~, the roof shall be sarked with either 2-ply bituminous felt or double faced aluminium ~~foil~~-covered reinforced fabric.

Where cement ~~tiles are used~~ on roofs pitched at 22½ degrees or less, the tiles are to have a minimum end ~~lap of 5 inches~~

IF LAUNDRY OR W.C ROOF IS LESS THAN 15° PITCH CORRUGATED ASBESTOS ROOF SHEETING WILL BE USED.

~~Where the pitch is not less than 15 degrees (3½ inch rise per foot span) sarking is to be ½-inch close boarding~~ covered with two layers of 2-ply bituminous felt with joints half lapped or one layer of ~~double~~ sided aluminium foil-covered reinforced fabric lapped 6 inches at joints. Alternatively, ~~double~~ sided aluminium foil-covered reinforced fabric may be supported on 1-inch mesh galvanised wire netting or 1-inch galvanised welded fabric over which is to be placed a layer of ·002 Polythene plastic.

All sarking ~~is to be~~ fixed so as to ensure the discharge of the penetrating water, without ponding, into the ~~eaves gutter.~~

ELECTRICIAN

Provide all labour and material necessary for the proper installation of electricity service in accordance with the appropriate S.A.A. rules and the requirements of the Local Supply Authority.

Arrange with the Supply Authority for connection from supply mains to meter board.

Provide for the proper installation of and connect electricity to cooking stove, ~~bath heater, sink heater~~, hot water unit, ~~wash boiler, electric fire~~.

Provide 11 light points in positions shown on plan or to be determined. Approved switch for each point is to be mounted in positions to be indicated.

~~Provide a 40-watt lamp to each point.~~

Provide 7 power points of flush type with switches in positions shown on plan or to be determined.

Box.—Provide box to enclose meters in accordance with the Requirements of the Authority concerned.

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TILE LAYER

Walls.—Cover the following wall faces with PLASTIC glazed tiles:—

To bathroom—to height of 5'6".

To shower-recess—to height of 6'0".

To enclosing bath and hob.

Above kitchen sink and stove allow for 1½ sq. yards Tiles ~~to be well wetted.~~ Fix with ~~mortar of 3 parts of sand to 1 part of~~ cement to a backing of approved material. Finish at top and to salient angles with round edge tiles. Provide vent tiles to bath walls and selected ~~recess~~ fittings.

2 ROWS ABOVE KITCHEN FLOOR CUPBOARDS.

PLASTIC

FLUSH

Floors.—Cover the following floor surfaces with SEMI GLAZED ~~unglazed~~ tiles:—Bathroom, ~~porch hearth and~~ _____ set to approved pattern on bed of mortar as specified above.

GYPSUM PLASTER BOARD CEILINGS TO BE BACKED WITH ALUMINIUM FOIL.

CEILING FIXER

Provide ~~*fibrous plaster or*~~ *gypsum plaster board* ceilings to lounge, dining, bedroom/s, hall, kitchen, bathroom and _____.

~~*Fibrous Plaster.*—Sheets are to be nominal thickness of ⅛-inch, as large as practicable and well dried prior~~ to being fixed in position.

Secure sheets with galvanised clouts to 1½ in. x 1 in. battens of approved timber fixed to underside of ceiling joists.

Battens are to be spaced at maximum ~~of 16-inch~~ centres and be packed to true lines. Provide double battens at all joints running parallel to the battens. The space between doubled battens shall be not more than 9 inches.

~~Scrim~~ all joints from above and set joints flush with the finished surface. Punch all clouts below the ~~surface and stop.~~

Gypsum Plaster Board.—Recessed ⅜-inch board to be fixed with galvanised clouts, direct to, and at right angles to, ceiling joists spaced at a maximum of 18-inch centres. Heads of clouts are to be sunk sufficiently to allow stopping with special cement. The fixing of sheets and treatment of joints must be strictly in accordance with the manufacturer's recommendations.

Provide cornices of FIBROUS PLASTER to the above ceilings, neatly mitred, properly fixed (and scrimmed and set) at all angles. Cornices to be in full wall lengths where practicable.

Provide *asbestos cement* ceilings to laundry, ~~entry porch, front and back verandah,~~ attached W.C. and _____.

Sheets to be arranged in balanced pattern, fixed to properly nogged and even surface with all edges of sheets fixed to solid backing.

Cover all joints with cover strips and provide quad or cornice as necessary.

INTERNAL WALL LININGS

Walls of lounge, dining, bedroom/s, hall and _____ to be lined from floor to ceiling with ~~*fibrous plaster* sheets or~~ *gypsum plaster board* a nominal thickness of ⅜-inch in either case.

Similarly cover wall of bathroom and kitchen from top of tiles or dado to ceiling.

Provide all necessary plaster wall vents and set flush with wall surfaces.

~~*Fibrous Plaster.*—Sheets are to be the full length of wall where practicable. Where vertical joints are unavoidable they must be backed with double studs and be reinforced with sisal and plaster. All joints are to be set flush with the surface of sheets.~~

Provide 1½ in. x 1½ in. by 26-gauge galvanised iron strip ~~to~~ full height of internal angles.

Fix sheets to wall framing at ~~edges and~~ intermediately with galvanised clouts punched below surface and stopped.

~~Neatly set all angles. Fix 1 in. quadrant to internal angles from skirting to picture rail.~~

Gypsum Plaster Board.—Fix horizontally with full length sheets, or staggered end joints, to ceiling height. Nail with galvanised clouts at 9-inch centres on studs. Heads of clouts are to be sunk sufficiently to allow stopping with special cement. The fixing of sheets and treatment of joints must be strictly in accordance with the manufacturer's recommendations. Internal angles from floor to ceiling to be set ~~or covered by 1-inch quadrant.~~

FOR Walls of bathroom and kitchen SEE UNDER TILE LAYER ~~or cooking recess to have a dado to 6 ft. 0 in. high of~~ _____ and ~~enclose bath with the same material. Fix approved vents to bath wall. Fix sheets with~~ _____ ~~and provide all necessary~~ _____ cover strips, mouldings and angles

Walls of laundry, ~~attached W.C. and~~ TO BE CEMENT RENDERED _____ to be ~~covered with *asbestos cement* sheeting properly fixed and complete with all necessary cover strips, mouldings~~ and wall vents.

PAINTER

Generally.—All paints, stains, varnishes, and water colours are to be properly mixed, be of approved brands and brought to the job in unopened containers.

Material used for priming is to be as recommended by the manufacturers of the paints to be used.

All finishing colours are to be selected by the Member.

Do all necessary stopping after the priming has been applied. Rub down all surfaces to a smooth finish prior to the application of each successive coat of paint.

Externally.—

Prime before Fixing.—All dressed surfaces of external woodwork, all door and window frames, including the underside and ends of sills, are to be primed before fixing.

Woodwork.—After priming, all exposed woodwork is to be given an undercoat and finished with one coat of PASCOL GLOSS

Ironwork.—Eaves gutters, downpipes and service pipes and all wrought iron, etc., to be cleaned and given one good coat of oil paint, all round.

Asbestos Cement.—Clean and prepare all external asbestos cement surfaces for colouring, then give two coats of PASCOL FLAT

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Internally.—

Woodwork.—All exposed woodwork in KITCHEN, BATHROOM, LAUNDRY + W.C to be prepared, primed then given one good undercoat and finished with one coat of PASCOL GLOSS

~~*Cupboards.*—The interior of cupboards in _____ to be given two coats of _____.~~

All other woodwork to be filled, stained and finished with two coats of oil or spirit varnish or other approved material, rub down between coats, or PAINT WITH PASCOL GLOSS

Ironwork.—Paint flue pipes with one coat of aluminium paint. Paint all exposed service pipes with one coat of oil paint all round.

Ceilings.—

~~*Fibrous Plaster.*—To be prepared and given two coats of _____.~~

Gypsum Plaster Board.—To be prepared and given one coat of varnish based sealer and two coats of PASCOL FLAT

Walls.—

~~*Fibrous Plaster.*—To be prepared and given two coats of _____.~~

Gypsum Plaster Board.—To be prepared and given one coat of varnish based sealer and two coats of PASCOL FLAT

Dado in _____ to be prepared and given one coat of sealer then painted with one coat of oil paint and finished with a coat of enamel paint.

Released under OIA CRM 501232/2022 28/06/2022

GLAZIER

All window sashes and lights are to be glazed.

All glass is to be back puttied, well sprigged into primed or oiled rebates and weather puttied.

Glass is to be free of defects and of the weights and sizes shown below:—

Maximum size of sheets	*Glass weights.*
22 in. x 22 in. or 30 in. x 18 in.	16 oz.
27 in. x 27 in. or 40 in. x 20 in.	18 oz.
30 in. x 30 in. or 50 in. x 24 in.	21 oz.
36 in. x 36 in. or 60 in. x 28 in.	26 oz.
46 in. x 46 in. or 60 in. x 38 in.	32 oz.

Clear glass is to be used for windows/~~doors~~ in ALL ROOMS EXCEPT BATHROOM + W.C.

Obscure glass is to be used for windows/~~doors~~ in BATHROOM + W.C.

Clean all glass on completion of work.

COMPLETION

The building is to be completed in every trade. Sashes and doors to be eased, locks oiled and all plant, surplus building materials and rubbish removed from the site. Gutters and drains to be cleared and the building generally to be left clean and fit for occupation.

The Builder is to furnish the Member with—

Notification of completion.

Certificate from Sewerage Authority re sanitary drainage.

Invoices for P.C. items.

All keys for all doors.

P.T.O

SCHEDULE OF ALLOWANCES

The Builder is to allow the prime cost amounts set out in this Schedule, all items to be selected by the Member.

All amounts are Retail Prices, and do not include the cost of cartage, freight, fixing or fitting, all of which is to be paid for and done by the Builder as part of his Contract.

	Amount
1 bath .. PRESSED STEEL	43-35
1 ~~wash basin~~ VANITY including ~~brackets~~ MIRROR	50-00
1 kitchen sink and drainer CLARKES FLUSHLINE	35-67
1 set of two compartment wash tubs	13-05
~~1 wash boiler. Electric, Gas, Fuel~~	
1 cooking stove. Electric, ~~Gas, Fuel~~ METTERS FIESTA.	174-00
~~1 water heater for bath. Electric, Gas, Fuel~~	
1 hot water unit. Electric, ~~Gas, Fuel~~ SWIFTSURE 10 GAL H.P.	68-00
1 towel bar	2-50
~~1 pedestal pan~~	
1 low down suite (complete)	50-00
1 ~~seat~~ SANDBLASTED GLASS SHOWER SCREEN	25-00
~~1 cistern complete with brackets~~	
~~1 soil pan cover~~	
	$456.57

P.C. Bathroom Wall Tiles $ PLASTIC @ $4·95 *Per Sq. Yd. unfixed*
P.C. Kitchen Wall Tiles $ PLASTIC @ $4·95 *Per Sq. Yd. unfixed*
P.C. Bathroom Floor Tiles SEMI GLAZED @ $6·50 *Per Sq. Yd. unfixed*

LOCKS:- *Front Door "Kwikset"* @ $6·96
OTHER DOORS:- *External Lever Type Latchsets* @ $2·94 ea.
Internal Lever Type Latchsets @ $2·58 ea.

If ROCK has to be excavated it will be classed as an extra at cost.

If, owing to the nature of the land, footings have to be taken down to solid bearing, it will be classed as an extra, at cost.

A prime cost sum of $1·50 *per lineal foot is allowed for the supply and laying of* 100 *feet of sewer drainage.*

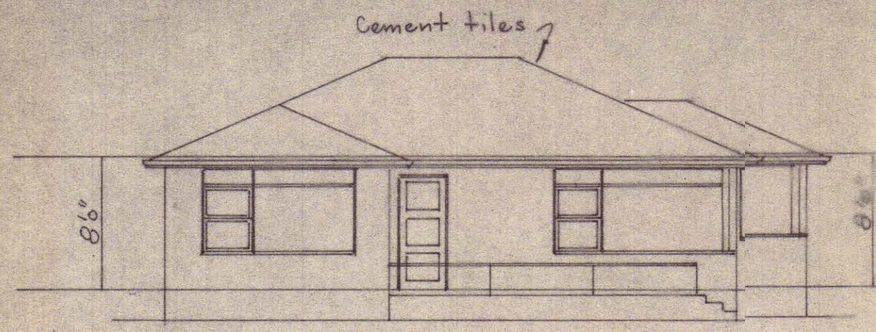
..... MEMBER.
/ /19

..... BUILDER.
/ /19

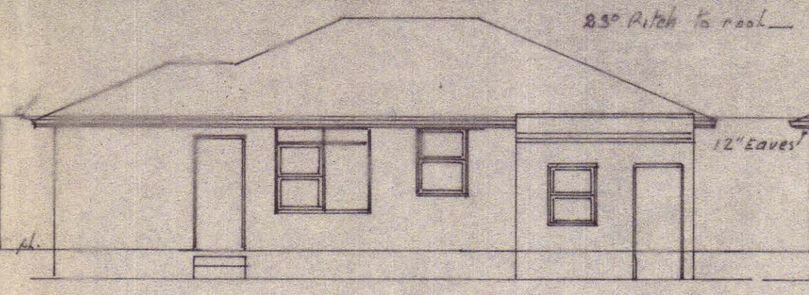
6 DEC 1967

Sydney: V. C. N. Blight, Government Printer—1967

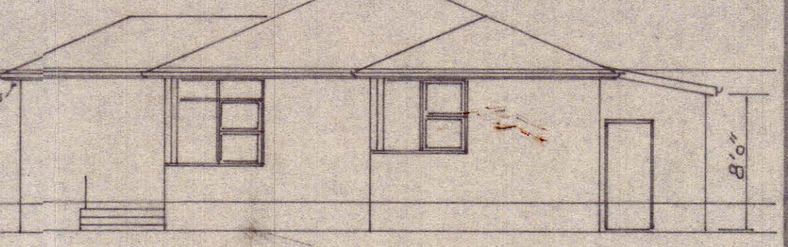
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ELEVATION A

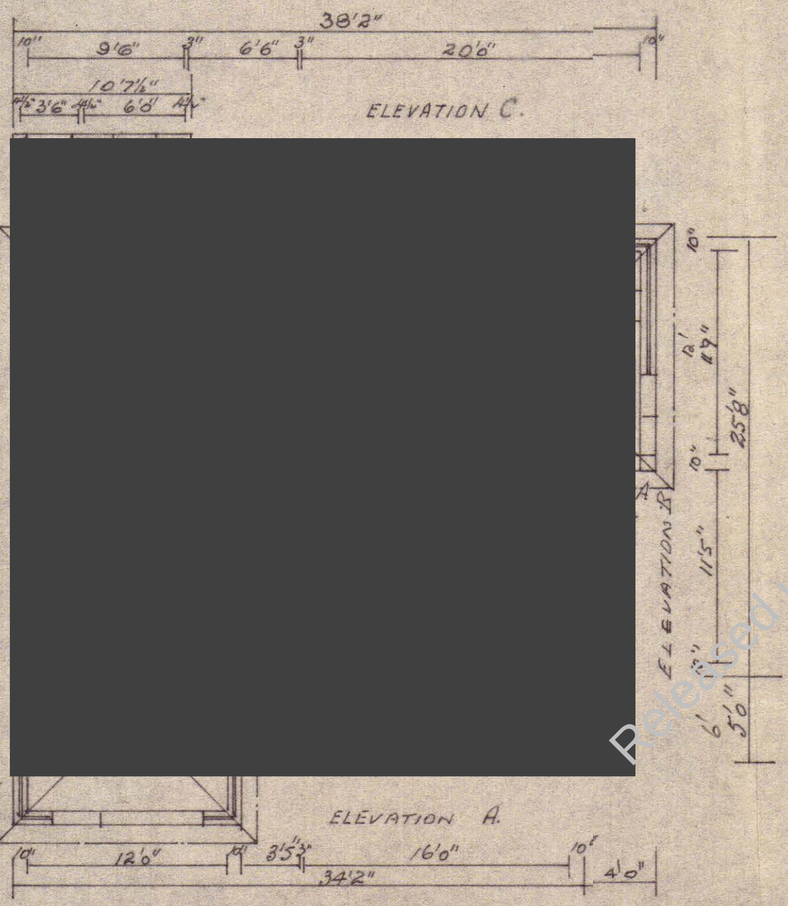


ELEVATION C

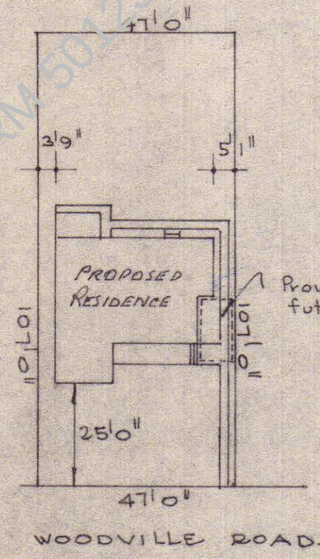


ELEVATION B

SPECIAL CONDITION
SUBJECT TO APPROVED
INSULATION BEING
PROVIDED TO CEILINGS

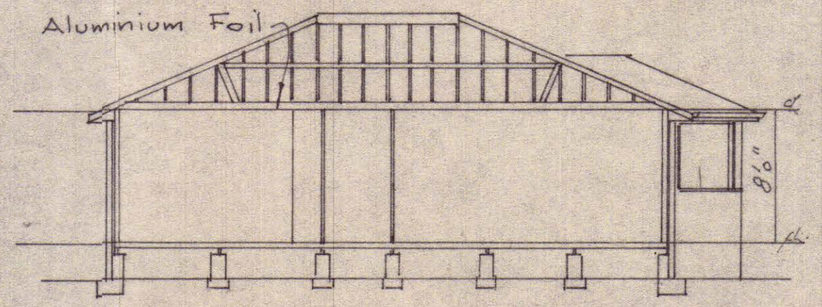


FLOOR PLAN.



SITE PLAN.

'Gyprock' ceiling backed with Aluminium Foil



SECTION AA.

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of this document may be subject to copyright

LESLIE HOMES PTY. LTD.
432 HUME HIGHWAY.
YAGOONA. 70-5571

PROPOSED BRICK VENEER RESIDENCE
AT LOT 1 Nº 898 WOODVILLE RD., VILLAWOOD.
FOR LESLIE HOMES SALES P/L.

SCALES:
PLAN 8 ft. to 1 inch
SITE PLAN 32 ft. to 1 inch

#12.

BUILDING APPLICATION

Local Government Act, 1919 (Ordinance 79)

Administration Centre
Avoca Road, Wakeley 2176

GRACE FILE BARCODE 0268383

No. 1859/90

F.A.S. ☑ Inits ☒ Inits

P/N 9150.910

FORM TO BE FILLED OUT IN BLOCK LETTERS

LOCALITY SKETCH
Show Street, North Point and Lot in relation to nearest cross street.

LOCATION

64
479

LOT/POR: LOT 1 14 AUG 90 SECT 1625 D.P. 217764
HOUSE No. 898 STREET/ROAD WOODVILLE RD
SUBURB VILLAWOOD POSTCODE 2163

OWNER OF PROPERTY

FULL NAME [redacted] [redacted] (SURNAME)
ADDRESS 898 WOODVILLE RD
SUBURB VILLAWOOD POSTCODE 2163 PHONE No. [redacted]
OWNER/BUILDER LICENCE No.

TENANT/ LESSEE

FULL NAME (SURNAME)
ADDRESS POSTCODE

BUILDER

FULL NAME COL WESTERN SHEDS (SURNAME)
ADDRESS 24/76 HUME HIGHWAY
SUBURB LIVERPOOL POSTCODE 2166 PHONE No. 727-9877
BUILDERS LICENCE No. R 91313

BUILDING PROPOSED CARPORT. e.g. Dwelling, Swimming Pool, Factory, Shop etc.
☑ New ☐ Alteration ☐ Addition
CLASSIFICATION OF BUILDING/S X See page 3

BUILDING PARTICULARS

VALUE OF BUILDING $ 650-00 FLOOR AREA (M²) Number of New Self-Contained Units

MATERIALS OF EXT WALLS ROOF STEEL FLOOR/S

MATERIALS New ☑ S/Hand ☐
Presence of:— Concrete Footpath ☐ Concrete Kerb/Gutter ☐
Number of documents Submitted with Application 2 Plans, 2 Spec., 2 Details

PLANS TO BE: ☐ PICKED UP ☑ POSTED TO: 24/76 HUME HWAY, LIVERPOOL 2166 (ADDRESS IF TO BE POSTED)

APPLICANT

I, the undersigned, hereby make application to Council for permission to erect a building, as above, and as per accompanying plans and specifications and in accordance with provisions of the Local Government Act, 1919, as amended, and the Ordinances thereunder and to pay on request any additional fees, deposits or restoration charges as assessed by Council.

☐ NOTE: If you or your client would prefer not to receive advertising material concerning building products or services please tick the box provided and the lists used by advertisers will be appropriately indicated.

[redacted] SIGNATURE OF APPLICANT
[redacted] PRINTED NAME OF APPLICANT

☑ Owner ☐ Builder ☐ Arch. ☐ S. Eng.

Address of Arch/S.Eng.

OFFICE USE ONLY

Directed To	Date	Dist No.	Indicate Action, Phone, Letter, Action Complete	Census No.	Initials	Date
mpH	20/11	10				
			S/ SAM REMOVING GUTS NE EAST			22/8
			see aff			11/9

Building Application approved 12/9/1890

		$	C	Rec. No.	Date Paid
Building Fee	54	5-00		16137	14/8/90
Add. Blding Fee	56				
Road Opening Fee	10				
Dep. on KG & FPP	B81				
Build. Insurance	B86				
Bond	92				
C'bts	94				
Hoarding	51				
B.C.I. Levy					
TOTAL					

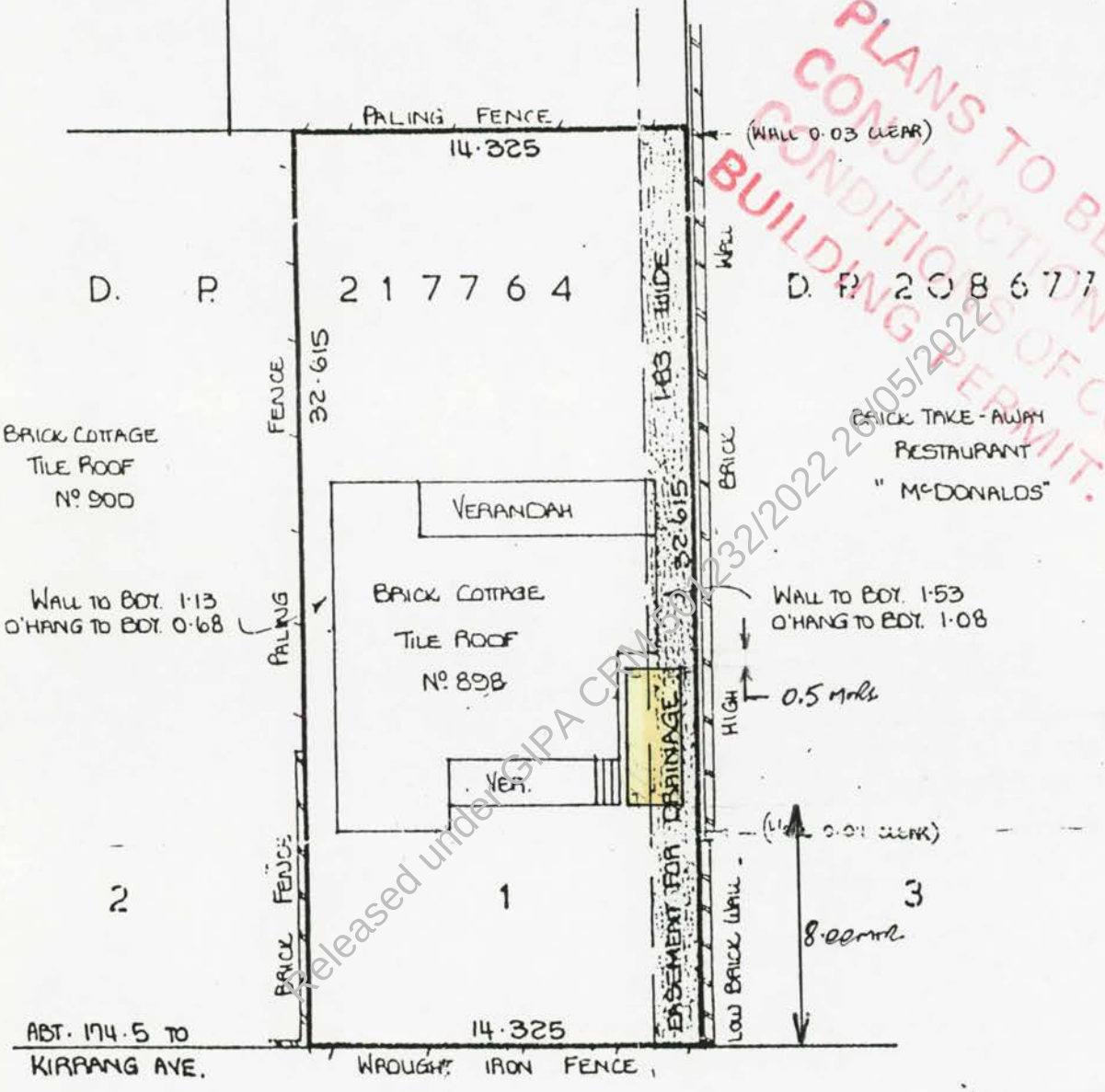
PLANS, DETAILS AND SPECIFICATIONS COLLECTED BY 1 plan set posted m DATE 13/9/1890

Released under GIPA CRM 501232/2022 26/05/2022

PHILLIP G WICKS &
ASSOCIATES PTY LTD.
CONSULTING SURVEYORS.
SUITE 2, 101 MOORE ST. LIVERPOOL
P.O. BOX 74, LIVERPOOL
TELEPHONE. - 601 4164.
DX 5031

SURVEY REPORT.

REFERENCE: 1:596



WOODVILLE ROAD

898 WOODVILLE RD
VILLAWOOD
2.380

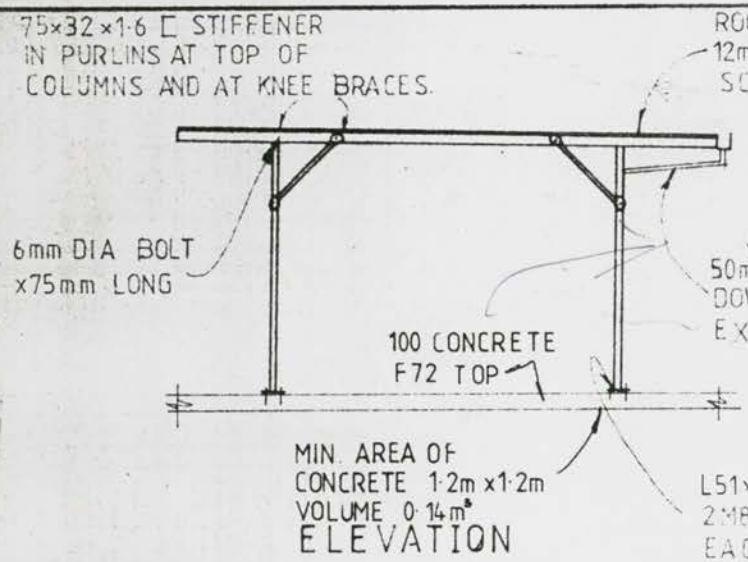
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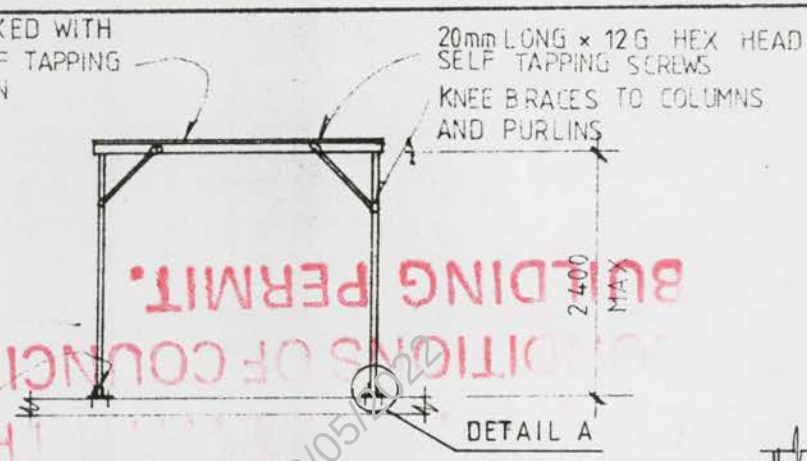
PLANS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF COUNCILS BUILDING PERMIT.

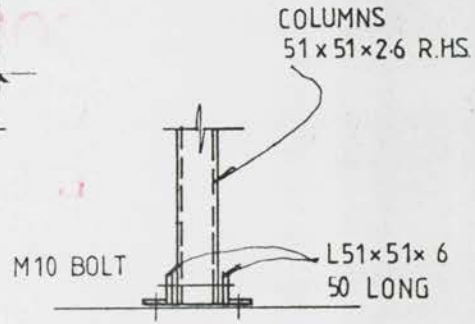
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COUNCIL COPY

CITY OF FAIRFIELD
Approved as part of Building Permit No. 859/90 subject to compliance with the Local Government Act, relevant ordinances issued thereunder and conditions No. 1-5 as set out on permit.
Date 12/9









STRUCTURAL SECTIONS

PURLINS – 75 x 32 x 1·2 C KH/STRAMIT SECTION
SIDE BEAMS – 75 x 32 x 1·2 C
COLUMNS – 51 x 51 x 2·6 RHS
KNEE BRACES – 25 x 5 FLAT x 600 LONG
ROOF CLADDING – 'MONIER' MONO – CLAD 0·35 mm THICK
GUTTER – 'MONIER' FASCIA GUTTER

DESIGN

DESIGN OF THE CARPORT SHOWN ON THIS DRAWING IS BASED ON THE FOLLOWING CRITERIA IN ACCORDANCE WITH AUSTRALIAN STANDARD 'AS1170 PARTS 1 & 2 :-
ROOF LIVE LOAD 0·25 KPa
WIND VELOCITY V_z = 44m/s TERRAIN CAT 3
WIND PRESSURE CO-EFFICIENTS Ct_w = ± 2·0
(REF AS 1170 PART 2 – FIG C1) Ct_z = ± TAN ∝

Released under GIPA ORM 501932/2022 26/05/2022
BUILDING PERMIT.
CONDITIONS OF COUNCILS
CITY OF FAIRFIELD
Approved as part of Building Permit No. 1859/90 subject to compliance with the Local Government Act, relevant ordinances issued thereunder and conditions No. ..... as set out on Date: 29

FREE STANDING CARPORT
SPECIFICATION FOR
COL WESTERN SHEDS
UNIT 24 76 HUME HIGHWAY
LANSVALE 2170

ARENA AND ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS
SUITE 5/12 NELSON STREET
FAIRFIELD NSW 2165
TELEPHONE: (02) 726 4334
FAX No (02) 726 6943

DATE 8/5/87
SCALE N.T.S.
DRAWN J. A.
CERTIFIED [signature] M.I.E.
DWG No A 87-5-330

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 725 0222
DX 25063 Fairfield
Fax: 725 4249

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD. N.S.W. 2165

FILECOPY

12th September 1990.

ENQUIRIES: Michael O'Hare

[redacted]
898 WOODVILLE ROAD
VILLAWOOD 2163

Dear Sir/Madam

Building Application NO. B 1859/90 District 10

PREMISES: DP 217764 Lot 1 - 898 WOODVILLE RD, VILLAWOOD

Classification X (Carport - Addition)

BUILDING PERMIT

The above application to carry out building works has been approved subject to compliance with the Local Government Act, Ordinances issued thereunder, and any conditions and notations appearing in this permit. Your copies of the approved plans and specifications are enclosed.

Yours faithfully,

[redacted]
Health & Building Surveyor.

Encl.

It is also advised that:-

(1) This approval shall lapse if the building work to which it refers is not substantially commenced within twelve (12) months from the date of approval.

(2) An applicant for Building Approval under Part XI of the Local Government Act, 1919, as amended, has the right of appeal pursuant to Section 317L of the said Act to the Land and Environment Court.

Released under GIPA CRM 501232/2022 26/05/2022

FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley
Phone: 725 0222
DX 25063 Fairfield
Fax: 725 4249

All communications addressed to:
Town Clerk, P.O. Box 21
FAIRFIELD. N.S.W. 2165

FILECOPY

CONDITIONS OF APPROVAL
FOR Building Application NO. B 1859/90 District 10

1. Inspections - at least 48 hours notice shall be given to Council to allow for the inspection of.

   (a) The building or structure when completed and before occupation or use is commenced.

   NOTE: The applicant shall satisfy him/her self that the inspected works have been approved prior to continuing with construction. Please quote Building Permit No. and District Area No. displayed on this permit when notifying Council for inspections.

2. The carport shall not be enclosed without the Consent of Council having been obtained.

3. No loads are to be applied to the pipes within the drainage easement.

4. The roof shall be provided with a complete guttering and drainage system. Roofwater shall be disposed of by approved drainage lines discharging to the existing stormwater drainage system. Vide - Ordinance 70, Clause 44.1.

5. The carport shall remain a demountable structure.

Released under GIPA CRM 501232/2022 on 26/05/2022

From: Licensing [mailto:licensing@safework.nsw.gov.au]
Sent: Wednesday, 8 June 2022 2:29 PM
To: Ricardo Lopes - EIAustralia
Subject: SafeWork NSW: 00703908 –Site Search application – Result not found [ref:_00D281hl6J._5004a8J7sl:ref]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Ricardo

Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises for the following site: 15 HILWA STREET, 898 & 896 WOODVILLE ROAD Villawood NSW 2163 - Lot13-DP220348 Lot1-DP217764 Lot3-DP208677.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00703908

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Gabriela Draper
Licensing Representative
SafeWork NSW | Better Regulation Division
Department of Customer Service
p- 13 10 50
e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au
Level 3, 32 Mann Street, Gosford, NSW 2250

We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.

ref:_00D281hl6J._5004a8J7sl:ref