

SydneyStrataReport

property strata inspections

0478 151999 | (02) 80114701 | servicedesk@stratareport.net.au | www.stratareport.net.au



STRATA REPORT

Client	Weihua Li
Address of property	Unit 17/2a Wentworth Street, Point Piper, NSW.
Lot	17
Strata Plan	SP 379933
Name of Strata Management Co.	Bright & Duggan
Telephone Number of Strata Agent	9902 7100
Report Date	2 October 2023

General Information

Owner's Name	Weihua Li
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Levy Contributions

Administration Fund contribution.	\$971.00
Capital Works Fund contribution.	\$991.00
Are There any Special Levies?	Current planning on window and balustrade replacement will entail a special levy or a strata loan.
Admin. Fund Balance Approx.	\$25,089.60
Capital Works Fund Balance.	\$446,393.15
Issues capital.	\$415,000.00

Insurances

Building Insurance	Yes
Sum Insured	\$13,906,200.00
Insurance Company	CHU
Due Date	24 January 2024
Fire Safety Report ?	N/A
Certificate Date.	N/A
Pet Friendly?	Owners corporation permission needed.

Meetings

Annual General Meeting 25 September 2019	Administration Fund set at \$160,600.00 p.a. Capital Works Fund set at \$Nil.
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	<p>Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, Meeting closed.</p>
<p>Directors Meeting 20 May 2020</p> <p>Directors Meeting 19 August 2020</p>	<p>Lift replacement tenders were recorded to be being sought, Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, Meeting closed.</p> <p>Lift replacement was planned to be October 2020, A contract was signed to allow the developers to use a crane over the building's air space, All other matters were meeting formalities and general maintenance as per the scan below.</p>
<p>Annual General Meeting 18 August 2021</p> <p>Directors Meeting 27 September 2021</p>	<p>Administration Fund set at \$96,800.00 p.a. Capital Works Fund set at \$72,600.00 p.a. Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled. Meeting closed.</p> <p>Motion 2: A new fire hydrant will need to be installed as order in the Fire Order placed on the building some years ago. Resolved to consider window replacement, balustrade replacement, external painting and brickwork repairs. Other general business is as per the attachment below.</p>
<p>Directors Meeting 23 February 2022</p> <p>Annual General Meeting 12 September 2022</p>	<p>A fire engineering specialist (LOTE) consulting was recorded to be nearing finalisation, Other general matters are as per the attachments are as per the meeting below.</p> <p>Administration Fund set at \$88,000.00 p.a. Capital Works Fund set at \$89,870.00 p.a. Building insurance continued, Motion 6: Special levy for works being considered was deferred pending quotes, All other matters were meeting formalities and general maintenance as per the scan below, Meeting closed.</p>

<p>Directors Meeting 27 September 2022</p> <p>Directors Meeting 6 December 2022</p>	<p>Motion 4: The Hydrant is recorded to be \$86,845.61 after incidentals and installation supervision. This is the final item required by the Fire Order. Roof replacement and drainage upgrades are being considered with a design for this work being considered at a cost of \$64,000.00. Other general matters are as per the attachment below.</p> <p>Installation of the fire hydrant was planned to begin in 2023 with the contract have being executed. Pinnacle Consultancy was accepted to draw up technical specifications for the roof membrane and upgrades to the drainage, Motion 5: Once the roof has been replaced window replacement is to commence with the same consultant. Other general matters are as per the attachment below.</p>
<p>Directors Meeting 28 February 2023</p> <p>Directors Meeting 15 May 2023</p> <p>Annual General Meeting 12 September 2023</p>	<p>It was noted that an upgrade of the entire electrical infrastructure would cost \$231,633.60 Installation of the Hydrant to commence 20 March 2023. It was noted that 4 tenders had been received for the roof replacement, Further planning on materials for the façade were recorded, Special levy of \$605,000.00 was raised for the roof replacement, due: 1 May 2023 and, 1 July 2023. Meeting closed.</p> <p>Matters arising: Hydrant works nearing completion, Roof membrane works agreed upon, Electrical main switchboard to be replaced, Window replacement planned after the roof is finished, Then the electrical sub boards and floors are to be replaced. Motion 5 discussed the roof works and drainage system.</p> <p>Administration Fund set at \$110,000.00 p.a. Capital Works Fund set at \$74,140.00 p.a. Building insurance continued, Motion 7: Window replacement works. Cost is estimated at \$1,500,000.00, a consultant is to be engaged to tender for this work. All other matters were meeting formalities and general maintenance as per the scan below,</p>

	Meeting closed.
Other comments.	This report is to be taken in context and in conjunction with the scans below. It is likely that window replacement will entail a special levy and will balustrade replacement.

HARBOURVIEW MANSIONS

2a Wentworth Street Point Piper NSW 2027

Ledger Report

29 September 2023

Name: **Weihua Li**

Account Number: **02100016**

Lot Number: **17**

Unit Number: **17**

StrataPay Number: **973166177**

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			248.91	248.91
30/06/23	Opening Balance	Administrative Fund	J0000132	7,985.00	8,233.91
30/06/23	Opening Balance	Other	J0000133	126.50	8,360.41
30/06/23	Opening Balance	Capital Works Fund	J0000173	5,186.00	13,546.41
30/06/23	Opening Balance	Capital Works Special	J0000174	19,074.02	32,620.43
30/06/23	Interest to 30/06/23	Overdue Interest	J0000192	248.91	32,869.34
30/06/23	Interest reversal	Overdue Interest	J0000240	-248.91	32,620.43
30/06/23	Interest reversal	Overdue Interest	J0000260	-248.91	32,371.52
10/07/23	01/07/23 to 30/09/23	Administrative Fund	I0000016	971.00	33,342.52
10/07/23	01/07/23 to 30/09/23	Capital Works Fund	I0000036	991.00	34,333.52
18/08/23	01/10/23 to 31/12/23	Administrative Fund	I0000056	971.00	35,304.52
18/08/23	01/10/23 to 31/12/23	Capital Works Fund	I0000076	991.00	36,295.52
18/08/23	01/10/23	Capital Works Special	I0000096	13,338.76	49,634.28
20/09/23	Management Services~	Other	M0000002	55.00	49,689.28
	Unposted Interest	Capital Works Fund		23.61	49,712.89
	Unposted Interest	Administrative Fund		23.13	49,736.02
	Unposted Interest	Capital Works Special		105.99	49,842.01
	Unposted Interest	Other		119.03	49,961.04



HARBOURVIEW MANSIONS

BALANCE SHEET

AS AT 29 SEPTEMBER 2023

	ACTUAL 29/09/2023	ACTUAL 30/06/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	25,089.60	23,623.18
Capital Works Fund	446,393.15	450,224.35
Issued Capital	415,000.00	415,000.00
<u>TOTAL</u>	<u>\$ 886,482.75</u>	<u>\$ 888,847.53</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	11,983.78	52,711.32
Bank Balance Capital Works	464,149.42	471,807.01
Investment Td Mbl	77,422.53	77,055.61
Investment Td Mbl	41,292.00	41,096.31
Levies In Arrears	51,365.15	43,906.82
Other Arrears	236.50	126.50
<u>NON CURRENT ASSETS</u>		
Property, Plant And Equipment	415,000.00	415,000.00
<u>TOTAL ASSETS</u>	<u>1,061,449.38</u>	<u>1,101,703.57</u>
<u>LIABILITIES</u>		
Damage Bond	5,500.00	5,500.00
G S T Clearing Account	3,534.64	37,530.97
Accrued Expenses	0.00	45,500.00
Levies In Advance	165,931.99	124,325.07
<u>TOTAL LIABILITIES</u>	<u>174,966.63</u>	<u>212,856.04</u>
<u>NET ASSETS</u>	<u>\$ 886,482.75</u>	<u>\$ 888,847.53</u>



HARBOURVIEW MANSIONS

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 29 SEPTEMBER 2023

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/23-29/09/23	01/07/23-30/06/24	%	01/07/22-30/06/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	22,010.00	110,000.00	20.01	92,442.04
Inspection Fees	0.00	0.00	0.00	34.10
Interest On Overdue Levies	0.00	0.00	0.00	138.38
Recoveries	0.00	0.00	0.00	1,681.66
Certificate Fees Received	0.00	0.00	0.00	440.00
Gst On Income	(2,000.91)	(10,000.00)	20.01	(8,599.80)
TOTAL ADMIN. FUND INCOME	20,009.09	100,000.00		86,136.38
<u>EXPENDITURE - ADMIN. FUND</u>				
Asic Filing Fees	0.00	1,210.00	0.00	59.00
Audit Accounting G S T Fees	242.00	0.00		0.00
Accounting Fees	220.00	0.00		0.00
Audit Fees	1,210.00	1,210.00	100.00	1,210.00
Bank Charges	0.55	0.00		0.00
Intercom	0.00	550.00	0.00	0.00
Lift Maintenance	2,339.60	5,500.00	42.54	742.72
Pest Control	0.00	1,100.00	0.00	1,050.50
Carpet-Repairs	0.00	0.00	0.00	308.00
Certificate Fees	0.00	0.00	0.00	440.00
Cleaning	2,544.15	11,000.00	23.13	10,360.90
Audit Accounting Gst Fees	0.00	968.00	0.00	968.00
Electrical Repairs	0.00	1,650.00	0.00	1,193.50
Electrical-Globes	32.00	275.00	11.64	0.00
General Repairs	11.00	2,200.00	0.50	700.00
Locks And Keys	0.00	825.00	0.00	0.00
Fire Protection Repairs	412.50	5,500.00	7.50	6,281.00
Grounds-Gardening	567.00	9,350.00	6.06	9,163.00
Grounds-Rubbish Removal	0.00	825.00	0.00	0.00
Inspection Fees	0.00	0.00	0.00	34.10
Insurance Premiums	0.00	36,300.00	0.00	33,166.05
Insurance Claims - Excess	0.00	1,100.00	0.00	0.00
Legal Fees	3,465.00	0.00		0.00
Arrears Letters	0.00	5,500.00	0.00	0.00
Management Fees	2,079.08	9,020.00	23.05	8,500.54
Asset Maintenance	146.00	0.00		0.00



HARBOURVIEW MANSIONS

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 29 SEPTEMBER 2023

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/23-29/09/23	01/07/23-30/06/24	%	01/07/22-30/06/23
Strata Manager Consultancy	847.00	3,575.00	23.69	2,491.52
Disbursements	263.30	4,950.00	5.32	4,298.77
Television Antenna	0.00	550.00	0.00	0.00
Plumbing And Hydraulics	0.00	3,300.00	0.00	199.00
Roof	0.00	1,100.00	0.00	0.00
Rep & Maint-Garage Door	198.00	440.00	45.00	395.00
Rep & Maint - Doors & Windows	390.00	2,750.00	14.18	3,499.10
Rep & Maint- Remotes	0.00	440.00	0.00	750.00
Walls And Ceilings	0.00	770.00	0.00	0.00
Security	105.00	2,860.00	3.67	2,793.96
Services-Electricity	316.00	2,640.00	11.97	2,343.17
Services-Water Usage	4,598.89	14,500.00	31.72	18,203.08
Water Penetration Repair	0.00	550.00	0.00	0.00
Gst On Expenses	(1,444.40)	(10,728.00)	13.46	(8,062.72)
TOTAL ADMIN. EXPENDITURE	18,542.67	121,780.00		101,088.19
SURPLUS / DEFICIT	\$ 1,466.42	\$ (21,780.00)		\$ (14,951.81)
Opening Admin. Balance	23,623.18	23,623.18	100.00	38,574.99
ADMINISTRATIVE FUND BALANCE	\$ 25,089.60	\$ 1,843.18		\$ 23,623.18



HARBOURVIEW MANSIONS

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 29 SEPTEMBER 2023

	ACTUAL 01/07/23-29/09/23	BUDGET 01/07/23-30/06/24	VARIANCE %	ACTUAL 01/07/22-30/06/23
<u>CAPITAL WORKS FUND</u>				
<u>INCOME</u>				
Levies - Capital Works Fund	22,478.00	74,140.00	30.32	81,278.08
Special Capital Works Levy	0.00	302,500.00	0.00	302,509.00
Interest On Arrears	0.00	0.00	0.00	115.17
Interest On Investment	562.61	0.00		2,354.32
Gst On Income	(2,043.45)	(34,240.00)	5.97	(34,889.74)
<u>TOTAL CAPITAL WORKS INCOME</u>	20,997.16	342,400.00		351,366.83
<u>EXPENDITURE - CAPITAL WORKS</u>				
Consultants	8,182.90	187,000.00	4.38	32,487.18
Plumbing And Drainage	0.00	2,750.00	0.00	4,037.00
Landscaping	2,987.60	0.00		5,335.00
Capital Works Fund Forecasts	2,000.00	0.00		0.00
Electrical Repairs	55,754.40	110,000.00	50.69	5,335.00
Fire Protection Repairs	(37,554.25)	2,750.00	(1,365.61)	103,375.95
Painting & Surface Finishes	0.00	5,500.00	0.00	0.00
Roof	0.00	555,500.00	0.00	0.00
Rep & Maint. -- Intercom.	0.00	1,100.00	0.00	0.00
Rep & Maint-Fencing	0.00	0.00	0.00	1,930.01
Rep & Maint-Doors & Windows	0.00	0.00	0.00	1,680.00
Rep & Maint-Floors	0.00	1,100.00	0.00	0.00
R&M-Water Penetration	0.00	1,100.00	0.00	0.00
Main Entry Foyer	0.00	1,100.00	0.00	0.00
Tax - Income Tax	0.00	100.00	0.00	4.50
Tax Return	0.00	200.00	0.00	200.00
Gst On Expenses	(6,542.29)	(78,900.00)	8.29	(14,016.38)
<u>TOTAL CAP. WORKS EXPENDITURE</u>	24,828.36	789,300.00		140,368.26
<u>SURPLUS / DEFICIT</u>	\$ (3,831.20)	\$ (446,900.00)		\$ 210,998.57
Opening Capital Works Balance	450,224.35	450,224.35	100.00	239,225.78
<u>CAPITAL WORKS FUND BALANCE</u>	\$ 446,393.15	\$ 3,324.35		\$ 450,224.35



Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Company Title Insurance Plan

Policy No	HU0013671
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN WITH COMPANY TITLE ENDORSEMENT
Period of Insurance	24/01/2023 to 24/01/2024 at 4:00pm
The Insured	HARBOURVIEW MANSIONS PTY LTD
Situation	2 WENTWORTH PLACE POINT PIPER NSW 2027

Policies Selected

Policy 1 – Insured Property

Building: \$13,906,200
Common Area Contents: \$139,062
Loss of Rent & Temporary Accommodation (total payable): \$2,085,930

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 7 – Machinery Breakdown

Not Selected

Policy 8 – Catastrophe Insurance

Not Selected

Policy 9 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000



Appeal expenses – common property health & safety breaches: \$100,000
Legal Defence Expenses: \$50,000

Policy 10 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Company Title Policy Endorsement

Where Your property is a registered Company Title as named in The Schedule, the following terms and conditions of Your Policy, where it appears under Policies 1 to 10, are hereby amended by this endorsement and should be read in conjunction with, and as forming part of Residential Strata Insurance Plan (ref: QM562-0521).

DEFINITIONS

Body Corporate

means the owner(s) of Your Insured Property and Common Area incorporated as a Company Title named on The Schedule registered under the Corporations Act 2001 or similar legislation applying where Your Insured Property and Common Area is situated.

Body Corporate Manager / Agent

means a person or other entity appointed in writing by Your Company Title to perform delegated functions in respect to the Insured Property.

Company Title

means the owner(s) of Your Insured Property and Common Area as shareholders incorporated under the Company Title named on The Schedule registered under the Corporations Act 2001 or similar legislation applying where Your Insured Property and Common Area is situated.

Lot / Unit

means an area shown on a plan as a lot or unit in terms of the Company Title named on The Schedule registered under the Corporations Act 2001 or similar legislation applying where Your Insured Property is situated and includes the area occupied by each shareholder.

Lot Owner / Lot Owners’

means a person, persons or other entity registered as a shareholder or owner of an estate in fee simple in a Lot/Unit in Your building in terms of the Company Title named on The Schedule registered under the Corporations Act 2001 or similar legislation applying where Your Insured Property is situated.

Members

means and is limited to the interest of Lot Owners or shareholders in respect of the ownership of Your Insured Property in terms of the Company Title named on The Schedule registered under the Corporations Act 2001 or similar legislation applying where Your Insured Property is situated. Their interest or liability as a Lot Owner and/or occupier of a Lot/Unit is not included unless otherwise specifically provided by this Policy.

You, Your, Yours

means:



a) in respect of Policies 1, 8, and 10:

The Company Title named on the Schedule including:

- i. The interest therein of Lot Owners;
- ii. Lot Owners in respect of **Special Benefits 1, 2, and 13** of **Policy 1**;
- iii. Lot Owners in respect of **Special Benefits 1, 2 and 4** of **Policy 8**.

b) in respect of Policy 2:

The Company Title named on the Schedule including:

- i. The interest therein of Lot Owners;
- ii. The organisers of recreational activities in respect of Clause 5 of Policy 2; a Voluntary Worker whilst engaged solely in work or duties on behalf of the Company Title named on the Schedule.

c) in respect of Policy 3:

A Voluntary Worker whilst engaged solely in work or duties on behalf of the Company Title named on the Schedule.

d) in respect of Policies 5, 7, and 9:

The Company Title named on the Schedule.

e) in respect of Policy 6:

The past, present or future Office Bearers of the Company Title, including those persons':

- i. Estate, heirs, legal representative or assigns;
- ii. Legal representative or assigns if he/she is incompetent, insolvent or bankrupt; but does not include a Company Title Manager/Agent or any other contracted person(s), firm or company when acting in their professional capacity.

POLICY 6 – OFFICE BEARER LEGAL LIABILITY

Exclusions – what we do not insure

We will not pay for: 4. Claims resulting from Your intentional decision not to effect and maintain insurance of any description.

Office Bearer

Means:

- a. a person acting as a director or officer of the Company Title as defined in the Corporations Act 2001 where Your Property and Common Area is situated;
- b. a Body Corporate Manager appointed as an agent or an Office Bearer;
- c. a person invited by an Office Bearer and/or committee Member to assist in the management of the Company Title affairs;
- d. a person appointed by the Company Title to act as a director in terms of the Corporations Act 2001.

Wrongful Act



Means any error, misstatement, act or omission, or neglect or breach of duty made, committed, attempted or allegedly made, committed or attempted by You or any matter claimed against You solely by reason of You serving as a director or officer of the Company Title in the management of Your Insured Property.

Where any such Wrongful Act results in more than one Claim all such Claims will jointly constitute one Loss and be deemed to have originated in the earliest policy year in which any of such Wrongful Acts is first reported to Us.

Date Printed

27/01/2023

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Advanced Community Management Pty Ltd
ABN 18 121 978 130



Suite 806 35 Spring Street
PO Box 297 BONDJUNCTION NSW 1355
Ph: 02 8073 9100 Fax: 02 9389 8015
Email: info@acmstrata.com.au
Web: www.advancedcm.com.au

**MINUTES OF AN ANNUAL GENERAL MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

**ADDRESS OF THE COMPANY TITLE: Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING: Harbourview Mansions Pty Limited held an Annual General Meeting on **Wednesday 25 September 2019** in **Unit 14, Harbourview Mansions 2A Wentworth Street, Point Piper**. The meeting commenced at **6:00pm**.

PRESENT: Decentius Deen (Lot 2), Nina Calvisi (Lot 4), Colleen Goodwin (Lot 7), N Vayspap (Lot 12), Lalita & Glenn Mathias (Lot 14), Cecily Sonenfeld (Lot 16), Cooper Chapman (Lot 18), Michael Walker as company nominee for John Melick Investments (Lot 21)

PRESENT BY PROXY: Betty Gorman (Lot 1), Gayval Investments (Lot 5), Gerald & Zeld Schneider (Lot 6), Matthew Marano (Lot 11), Weihua Li (Lot 17), Penelope Glover (Lot 20) – Proxy to Lalita Mathias;
Albatross Investments (No1) Pty Ltd (Lot 3), Nelli Gover (Lot 8) – Proxy to Nina Calvisi

APOLOGIES: Matthew Marano (Lot 11)

IN ATTENDANCE: Briana Deen (Lot 2), Sandra & John Fisher (Lot 16), Chris Garner & Justin Mellars (Advanced Community Management)

CHAIRPERSON (acting): Chris Garner

1. **MINUTES:** RESOLVED that the minutes of the last general meeting of Harbourview Mansions be confirmed as a true record of the proceedings of that meeting.
2. **AUDITOR:** RESOLVED to confirm the appointment of auditors for the ensuing year.
3. **FINANCIAL STATEMENTS:** RESOLVED to receive and adopt the balance sheet and profit and loss statement and the Directors' and Auditor's reports for the period ended 30 June 2019.
4. **BUDGET:** NOTED the statement of estimated receipts and payments (budget) tabled and adopted by the Directors.
5. **CONTRIBUTIONS:** NOTED the contributions determined by the Directors at their meeting held 25 September 2019 (before this meeting).

- (a) The contributions to the administrative fund are estimated in accordance with the budget and determined at **\$160,600 including GST per annum**, and;
- (a) The contributions to the sinking fund are estimated in accordance with the budget and determined at **NIL per annum**, and;
- (b) Both contributions be paid in quarterly instalments, the first such instalment being due on **1 January 2020** and subsequent instalments being due on the first days of, **April 2020, July 2020** and **October 2020**.

6. **ELECTION OF DIRECTORS:**

The following Directors were elected:

Division One elected : Nina Calvisi
Division Two elected : Colleen Goodwin
Division Three elected : Matthew Marano
Division Four elected : Lalita Mathias
Division Five elected : Cooper Chapman
Division Six elected : Michael Walker

It was proposed that the number of Directors be set at seven. The motion was put to the shareholders and it was resolved that the number of Directors be amended from six to seven.

Subsequently, Decentius Deen was elected as a Director.

7. **GENERAL BUSINESS:**

To transact any other business which may be legally brought forward.

1. That the Shareholders discuss obtaining a Loan in the amount of \$500,000 for the purposes of replacing the lift and refurbishing the individual foyers (*Proposed by Directors*);

The Shareholders RESOLVED that the funds required for the lift replacement and foyer works be raised by special levy and not a loan.

2. Report on Legal Case (*Proposed by Directors*);

Mrs Lalita Mathias advised the shareholders that the Supreme Court appointed Costs Assessor is to issue an amended costs assessment correcting the award as a result of his own miscalculation of interest. Once the final costs are registered with the court, and the exact figure due to HVM from JMI is known, the secretary will circulate to all shareholders.

3. Shareholders consider approving the return of levies to shareholders relating to their proportion of the legal costs recovered by HVM (*Proposed by Michael Walker/JMI*);

The Shareholders RESOLVED not to return levies to shareholders relating to their proportion of the legal costs recovered by HVM.

4. Shareholders consider HVM's right to the recover the disallowed legal costs relating to work undertaken by Maloufs Solicitors which did not relate to the defence of the legal case (*Proposed by Michael Walker/JMI*);

The Shareholders RESOLVED not to seek advice regarding the

recovery of disallowed legal costs relating to work undertaken by Maloufs Solicitors

5. Strata Conversion - Going forward (*Update to be provided by the Secretary, Lalita Mathias*);

The shareholders discussed the conversion to strata. Mr Deen requested that the judgement of the legal case in the Supreme Court of NSW (John Melick Investments Pty Limited -v- Harbourview Mansions Pty Limited) be re-circulated to all shareholders.

6. Intercom – *Mrs Goodwin requested that signage outlining the use of the intercom be reinstated for occupants' guests, which was approved.*
7. Laundry Usage Hours.

The shareholders agreed that the completion of all laundry use (washing machine and dryer) should conclude at 8:00pm The House Rules will be changed to reflect this new timing.

CLOSURE:

There being no further business, the acting Chairperson declared the meeting closed at 6:55pm.

Chairperson

Date

**MINUTES OF DIRECTORS' MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

**ADDRESS OF THE COMPANY TITLE: Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING:	The Directors of Harbourview Mansions Pty Ltd convened a meeting on Wednesday 20 May 2020 by TELECONFERENCE . The meeting commenced at 6:00pm .
PRESENT BY TELECONFERENCE :	Nina Calvisi (Lot 4), Colleen Goodwin (Lot 7), Lalita Mathias (Lot 14), Michael Walker (Lot 21)
APOLOGIES:	Des Deen (Lot 2), Matt Marano (Lot 11), Cooper Chapman (Lot 18)
IN ATTENDANCE:	Stephen Williams (Thomson Elevator Consultancy Services)(part of meeting), Chris Garner (Advanced Community Management)
CHAIRPERSON (acting):	Chris Garner

- MINUTES:** RESOLVED that the minutes of the last Directors' Meeting be confirmed as a true record of the proceedings of that meeting.
- MATTERS ARISING:**

Cleaning. It was noted that cleaners were attending the building every weekday to clean high use touch points such as door handles and lift buttons given the COVID-19 pandemic.

Garage Gate. It was noted that the control board for the garage gate required replacement and the Directors accepted a quotation from **Allgate Automation (NSW) Pty Ltd** for **\$759 including GST**. This would allow the gate to then be magnetically locked when not in use.
- LIFT REPLACEMENT TENDERS:**

The Director's discussed with Stephen Williams (Thomson Elevator Consultancy Services) his revised lift replacement tender report, dated 4 May 2020 annexed to the agenda papers.

It was noted that an additional tenderer, Jalcor Elevators, had been included to replace the lift for \$233,200 including GST.

The Directors discussed with Mr. Williams the

 - Tenders submitted;
 - Proposed location of the lift machine equipment;
 - Interior lift finishes; and
 - Lead times for installation

The Directors requested that given the new tender from Jalcor that the lift consultant approach Electra Lifts to negotiate a lower fee for the replacement of the lift.

Following the meeting Mr Willaims advised that Electra Lifts were unwilling to lower their original tender amount of \$315,799 including GST.

*Subsequently the Directors RESOLVED electronically to engage **Jalcor Elevators** for **\$233,200 including GST** to complete the lift replacement.*

4. **WINDOW REPLACEMENT:** It was resolved that the Directors meet with architectural firms to provide concepts for the enhancement of the facades prior to engaging engineers to prepare a specification in order to obtain tenders for the facade remedial works.
5. **FINANCIALS:** RESOLVED that the financial statements be tabled and received.
6. **DEVELOPMENT: 2 WENTWORTH STREET – CRANE** RESOLVED that the Directors discuss a deed between the developers of 2 Wentworth Street (TC Build Pty Ltd) and the Company for their cranes use of Harbourview Mansions airspace.
- It was noted that Chambers Russell Lawyers had been engaged to liaise with the owner of 2 Wentworth Street and the developer of the site TC Build Pty Ltd to finalise a deed for the use of Harbourview Mansion’s airspace.
7. **GENERAL BUSINESS:** **Next Meeting.** The next meeting of the Directors will be held on **Wednesday 19 August 2020.**
- CCTV Cameras.** Mr Walker to obtain a quotation to install a CCTV system.
- Fire Panel.** It was requested that a key for the fire panel be obtained so that the Directors could isolate the fire panel in the case of a false alarm.
- Leaking Pipe.** Mrs Goodwin raised concerns that a neighbouring property had a leaking pipe that was causing water seepage near the laundry. It was noted that Mrs. Mathias had spoken to the Chairman of the neighbouring building following the matter being raised at the previous meeting and that there was no leaking pipe from their property.
- It was RESOLVED to engage a plumber to investigate the collection of water near the laundry area and provide options to address, such as the addition of drainage in this area.
- CLOSURE:** There being no further business, the acting chairperson declared the meeting closed at 7:00pm.

Chairperson

Date

**MINUTES OF DIRECTORS' MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

ADDRESS OF THE COMPANY TITLE: **Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING: The Directors of **Harbourview Mansions Pty Ltd** convened a meeting on **Wednesday 19 August 2020** by **TELECONFERENCE**. The meeting commenced at **6:00pm**.

PRESENT BY TELECONFERENCE: Nina Calvisi (Lot 4), Colleen Goodwin (Lot 7), Matt Marano (Lot 11), Lalita Mathias (Lot 14), Michael Walker (Lot 21)

APOLOGIES: Cooper Chapman (Lot 18)

IN ATTENDANCE: Fabienne Phillips (Fabienne Phillips Design)(Part of meeting), Chris Garner (Advanced Community Management)

CHAIRPERSON (acting): Chris Garner

1. **MINUTES:** RESOLVED that the minutes of the last Directors' meeting held Monday 27 July 2020 be confirmed as a true record of the proceedings of that meeting.
2. **MATTERS ARISING:**

Lift Replacement – Commencement. It was noted that works to replace the lift would commence onsite on 5 October 2020.

Lift Replacement – Internal Finishes. The Directors discussed and agreed on the proposed lift internal finishes with Fabienne Phillips.

Lift Contract. The Directors RESOLVED to have Chambers Russell Lawyers review the executed lift contract.

Access Deed. Mr Walker raised concerns with Jalcor completing the lift replacement works on John Melick Investments (JMI) property and requested that an access deed be prepared between the Company and JMI to:

 - Outline access requirements and access times;
 - Outline cleaning and dust/dirt minimization for the duration of the work;
 - Provide an undertaking to make good any damages;
 - Indemnify JMI against damage, loss and all liability resulting from the works;
 - Indemnify JMI against loss of property and theft for the duration of the works.

The Directors RESOLVED that Chambers Russell Lawyers be engaged to prepare an access deed between the Company and JMI.
3. **FINANCIALS:** RESOLVED that the financial statements be tabled and received.
4. **DEVELOPMENT: 2 WENTWORTH STREET – CRANE** RESOLVED that the Directors enter into a deed between the developers of 2 Wentworth Street (TC Build Pty Ltd) and the Company for their cranes use of Harbourview Mansions' airspace as outlined by Chambers Russell Lawyers.

5. **GENERAL BUSINESS:** **Leak into Unit 11.** It was noted that there was a leak from unit 15 bath into unit 11 below. Mr Garner advised that the scheme's plumbers had been engaged to complete a repair to unit 15 bath drainage.

Grease Arrestor. It was noted that ACRO Plumbing had attended site to clear the grease arrestors onsite. It was noted that this would be completed on a 6-monthly basis.

AGM Date. The Directors RESOLVED to convene the annual general meeting immediately following the Director's meeting on Wednesday 16 September 2020. This meeting will be held by teleconference (ZOOM).

Roof works. Mr Garner advised that a builder had been engaged to carry out repairs on the roof to prevent further water ingress to the penthouse.

Unit 4 Water Leak. Ms Calvisi noted that there was an ongoing leak in her main bedroom and requested that a contractor inspect the leak.

Garage Gate. It was noted that should the garage gate not open with the electronic key then it could be opened with a manual key. Several Directors held a key and can be contacted in an emergency.

Fencing. Mrs Goodwin noted that there was a metal fence near the carports that was leaning. A contractor would be engaged to inspect the fence and advise on remedial works.

CLOSURE: There being no further business, the acting chairperson declared the meeting closed at 7:25pm.

Chairperson

Date

Advanced Community Management Pty Ltd
ABN 18 121 978 130



Suite 806 35 Spring Street
PO Box 297 BONDI JUNCTION NSW 1355
Ph: 02 8073 9100
Email: info@acmstrata.com.au
Web: www.advancedcm.com.au

**MINUTES OF AN ANNUAL GENERAL MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

ADDRESS OF THE COMPANY TITLE: **Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING: Harbourview Mansions Pty Limited held an Annual General Meeting on **Wednesday 18 August 2021** by **TELECONFERENCE**. The meeting commenced at **6:00pm**.

PRESENT: Jennifer Barnett (Lot 1), Jeremy Courmadias (Lot 2), Nina Calvisi (Lot 4), Colleen Goodwin (Lot 7), Nelly Bradis (Lot 8), Ania Smialkowski (Lot 10), N Vayspap (Lot 12), Lalita Mathias (Lot 14), John Fisher (POA)(Lot 16), Tom Finnerty (Lot 19), Michael Walker as company nominee for John Melick Investments (Lot 21)

PRESENT BY PROXY: Albatross Investments (No1) Pty Ltd (Lot 3) – Proxy to Nina Calvisi
Gayval Investments (Lot 5), Gerald & Zelda Schneider (Lot 6), Penelope Glover (Lot 20) – Proxy to Lalita Mathias;

APOLOGIES: Matthew Marano (Lot 11)

IN ATTENDANCE: Chris Garner (Advanced Community Management)

CHAIRPERSON (acting): Chris Garner

1. **MINUTES:** RESOLVED that the minutes of the last general meeting of Harbourview Mansions be confirmed as a true record of the proceedings of that meeting.
2. **AUDITOR:** RESOLVED to confirm the appointment of auditors for the ensuing year.
3. **FINANCIAL STATEMENTS:** RESOLVED to receive and adopt the balance sheet and profit and loss statement and the Directors' and Auditor's reports for the period ended 30 June 2021.
4. **BUDGET:** NOTED the statement of estimated receipts and payments (budget) tabled and adopted by the Directors.
5. **CONTRIBUTIONS:** NOTED the contributions determined by the Directors at their meeting held 18 August 2021 (before this meeting).
 - (a) The contributions to the administrative fund are estimated in accordance with the budget and determined at **\$96,800 including GST per annum**, and;

- (a) The contributions to the sinking fund are estimated in accordance with the budget and determined at **\$72,600 including GST per annum**, and;
- (b) Both contributions be paid in quarterly instalments, the first such instalment being due on **1 January 2022** and subsequent instalments being due on the first days of **April 2022, July 2022** and **October 2022**.

Note: The above levy contributions represent an increase of 5% compared to the previous year.

6. **ELECTION OF DIRECTORS:**

The following Directors were elected:

Division One elected : Nina Calvisi
Division Two elected : Colleen Goodwin
Division Three elected : Mata Vayspap
Division Four elected : Lalita Mathias
Division Five elected : Tom Finnerty
Division Six elected : Michael Walker

It was proposed that the number of Directors be set at seven. The motion was put to the shareholders and it was resolved that the number of Directors be amended from six to seven.

Subsequently, Jeremy Courmadias was elected as a Director.

7. **GENERAL BUSINESS:**

To transact any other business which may be legally brought forward.

Façade Works. It was noted that once the current Covid 19 restrictions ease that the Directors would be able to progress the façade project (including window replacement) noting the following timeframes:

1. Meet with Consultants and select preferred (3 weeks)
2. Consultant to attend site & prepare technical specification (4 weeks)
3. Directors review specification (2 weeks)
4. Proceed to tender stage and consultant provide recommendation (5 weeks)
5. Director's review tenders and staging (3 weeks)
6. Meeting to appoint contractor, execute contracts, obtain insurances; (4 weeks)
7. Start Remedial Works. (Lead time 3 weeks)

Bicycle Storage. Mrs. Bradis requested that storage options for bicycles be explored by the Directors.

CLOSURE:

There being no further business, the acting Chairperson declared the meeting closed at 6:42pm.

Chairperson

Date

**MINUTES OF DIRECTORS' MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

ADDRESS OF THE COMPANY TITLE: **Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING:	The Directors of Harbourview Mansions Pty Ltd convened a meeting on Monday 27 September 2021 by TELECONFERENCE . The meeting commenced at 6:00 pm .
PRESENT BY TELECONFERENCE:	Jeremy Courmadias (Lot 2), Nina Calvisi (Lot 4), Mata Vayspap (Lot 12), Lalita Mathias (Lot 14), Michael Walker (Lot 21)
APOLOGIES:	Tom Finnerty (Lot 19)
IN ATTENDANCE:	Chris Garner (Advanced Community Management)
CHAIRPERSON (acting):	Chris Garner

The acting chairperson declared the meeting open.

- MINUTES:** RESOLVED that the minutes of the last Directors' meeting held Wednesday 18 August 2021 be confirmed as a true record of the proceedings of that meeting.
- CAPITAL WORKS FUND PLAN:** RESOLVED that the Directors review the Capital Works Fund Plan prepared by Leary and Partners.

The Directors agreed that the key projects were as follows and following further investigations into these that the Capital Works Fund Plan could be amended as necessary:

Fire Hydrant Installation. A hydrant system would need to be installed to comply with the requirements set out in the fire order.

Roof Water Ingress. Repairs to the roof regarding ongoing water ingress into the penthouse and to address limited drainage.

External Façade Project. To consider window replacement, balustrade replacement, painting, external plumbing & brick work repairs.

Carpark Rejuvenation. To rejuvenate the garage by addressing the lights, common toilet, and painting.

Laundry Rejuvenation. To consider alternative options for the laundry and washing line area and repairs to neighbouring garden retaining wall.

Mr Walker to progress investigations into the roof water ingress.

Mr Garner to organize meetings with prospective façade consultants and the Directors.

3. **HYDRANT:** RESOLVED that the Directors discuss the response from NSW Fire Brigade regarding the proposed alternative solution.
- It was noted that NSW Fire Brigade did not accept the proposed 4 hose reel alternative solution proposed and that a hydrant system would need to be installed. Mr Garner advised the Directors that CMS Consulting Group were preparing a proposal for the Directors to consider progressing the hydrant installation.
4. **OFFICE BEARERS:** RESOLVED that the following office bearers be appointed:
- Chairperson: Michael Walker
Secretary: Lalita Mathias
Treasurer: Jeremy Courmadias
5. **GENERAL BUSINESS:** **Foyer Refurbishment.** The Directors discussed the remaining items to be completed for the foyer refurbishment works.
- Garage Doors.** Mr Garner noted that the Company's contractor had attended site to inspect unit 12 garage door and recommended that the door and assembly be replaced given its deteriorated state. Mr Walker requested that the neighbouring garage door belonging to the penthouse also be included in a quotation for replacement.
- Cecily Sonenfeld.** Mrs. Mathias noted the passing of Cecily Sonenfeld. The Directors extended their condolences.
- CLOSURE:** There being no further business, the acting chairperson declared the meeting closed at 6:55pm.

Chairperson

Date

**MINUTES OF DIRECTORS' MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

**ADDRESS OF THE COMPANY TITLE: Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING: The Directors of **Harbourview Mansions Pty Ltd** convened a meeting on **Wednesday 23 February 2022** by **TELECONFERENCE**. The meeting commenced at **6:00pm**.

PRESENT BY TELECONFERENCE: Jeremy Courmadias (Lot 2), Nina Calvisi (Lot 4), Colleen Goodwin (Lot 7), Lalita Mathias (Lot 14), Michael Walker (Lot 21)

APOLOGIES: Mata Vayspap (Lot 12)

IN ATTENDANCE: Chris Garner (Advanced Community Management)

CHAIRPERSON (acting): Chris Garner

The acting chairperson declared the meeting open.

- MINUTES:** RESOLVED that the minutes of the last Directors' meeting held Monday 24 January 2022 be confirmed as a true record of the proceedings of that meeting.
- MATTERS ARISING:** **Garage Door Replacement (Unit 12 & Penthouse).** The Directors requested that a date for the installation of the doors be confirmed with Allgate. Following the meeting Allgate confirmed that the door replacement works would occur on 14 March 2022.
Foyer Refurbishment. The Directors noted that the foyer works had been completed.
CCTV. It was noted that the CCTV cameras would be available soon for installation. It was requested that Bells Access & Control's quotation be updated so that they can proceed with the installation works.
- HYDRANT:** It was noted that a draft Fire Engineering Report (FER) had been submitted by LOTE Consulting (Fire engineer) to consultants CMS. Once this report was finalised NM Fire Design (fire services engineer) would be able to finalise their design documentation for the hydrant and hose reel system.
- EXTERNAL FACADE & WINDOWS:** RESOLVED that the Directors discuss and consider the recommendations outlined in Pinnacle Building Consultancy Pty Ltd "Building Survey Report" (previously circulated).

The Directors noted the recommendations in the report and agreed that a hydraulic engineer attend site and provide advice regarding the building's stormwater system.

The Directors agreed to engage a builder to inspect the roof structure to assist in developing the specification for the remedial works to the roof.

Note. Following the meeting the Directors accepted a fee proposal from **Watermark Services Group** for **\$12,560 including GST** to:

- (a) Undertake an initial coordination meeting or discussion with the relevant stakeholders or building experts to establish the extent of works proposed and consider the suitability / repair work options available with regard to the management of stormwater;
- (b) Undertake onsite investigations to determine the configuration and suitability of existing roof drainage provisions;
- (c) Undertake design analysis on the catchments, drainage requirements and overflow requirements for the remediation works;
- (d) Complete a basic return brief in email format to Pinnacle Building Consultancy verifying any design implications or considerations for discussion and coordination prior to development of remedial stormwater design documentation;
- (e) Following determination on the suitability of the stormwater system repair work proposal, preparation of design documentation in accordance with the DFT Design Practitioner's Handbook. Noting that all consequential works, waterproofing works, passive fire protection or restoration works, being building in nature, will be documented by others;
- (f) Issue of design compliance declaration.

Andrew Stewart (Pinnacle Building Consultancy Pty Ltd), Watermark Services Group and builder, Strategic Remedial Solutions Pty Ltd, would attend site on Thursday 31 March 2022 to carry out their inspections.

- 5. **APPROVALS:** **Unit 19.** The Directors accepted unit 19 renovation proposal.
- 6. **FINANCIALS:** Tabled and received.
- 7. **GENERAL BUSINESS:** **Meeting Date.** That the next Director's meeting will be held on **Tuesday 26 April 2022** by **TELECONFERENCE**. The meeting will commence at **6:00pm**.

Fire Panel. It was noted that the lock on the fire panel needed to be changed and that Mr Garner follow up AFT Australia regarding the completion of these works.

Air Conditioning Plumbing. It was noted that some occupants had installed their air conditioning drip line directly into the downpipe whereas in other areas of the building a separate PVC line had been installed for residents to connect their a/c units to. It was requested to obtain a quotation to install a PVC pipe for a/c units and remove the drip lines connected to the down pipe.

Roof Terrace. Mr Courmadias advised the Directors that works had progressed with options for the roof terrace flooring and that this would be discussed at a future meeting.

- CLOSURE:** There being no further business, the acting chairperson declared the meeting closed at 6:35pm.

Chairperson

Date

**MINUTES OF AN ANNUAL GENERAL MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

ADDRESS OF THE COMPANY TITLE: **Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING: Harbourview Mansions Pty Limited held an Annual General Meeting on **Monday 12 September 2022** by **TELECONFERENCE**. The meeting commenced at **6:00pm**.

PRESENT: Jeremy Courmadias (Lot 2), Nina Calvisi (Lot 4), Colleen Goodwin (Lot 7), Nelly Bradis (Lot 8), N Vayspap (Lot 12), Lalita & Glenn Mathias (Lot 14), Sandra Fisher (Lot 16), Michael Walker as company nominee for John Melick Investments (Lot 21)

IN ATTENDANCE: Igor Bradis (Lot 8), John Fisher (Lot 16), Chris Garner (Advanced Community Management)

CHAIRPERSON (acting): Chris Garner

1. **MINUTES:** RESOLVED that the minutes of the last general meeting of Harbourview Mansions be confirmed as a true record of the proceedings of that meeting.
2. **AUDITOR:** RESOLVED to confirm the appointment of auditors for the ensuing year.
3. **FINANCIAL STATEMENTS:** RESOLVED to receive and adopt the balance sheet and profit and loss statement and the Directors' and Auditor's reports for the period ended 30 June 2022.
4. **BUDGET:** NOTED the statement of estimated receipts and payments (budget) tabled and adopted by the Directors.
5. **CONTRIBUTIONS:** NOTED the contributions determined by the Directors at their meeting held 12 September 2022 (before this meeting).
 - (a) The contributions to the administrative fund are estimated in accordance with the budget and determined at **\$88,000 including GST per annum**, and;
 - (b) The contributions to the sinking fund are estimated in accordance with the budget and determined at **\$89,870 including GST per annum**, and;
 - (c) Both contributions be paid in quarterly instalments, the first such instalment being due on **1 January 2023** and subsequent instalments being due on the first days of **April 2023, July 2023** and **October 2023**.

Note: The above levy contributions represent an increase of 5% compared to the previous year.

6. **SPECIAL LEVY:** NOTED the contributions (special levy) determined by the Directors at their meeting to be held on Monday 12 September 2022 (before this meeting).
- (a) DEFERRED that a special levy be struck, amount to be determined, for the:
- Roof replacement & upgrades to drainage; and
 - External façade and window replacement project.
- (b) DEFERRED that contributions be paid in quarterly instalments, the first such instalment being due on **1 October 2022** and subsequent instalments being due on the first days of **January 2023, April 2023** and **July 2023**.

7. **ELECTION OF DIRECTORS:** The following Directors were elected:

Division One elected : Nina Calvisi
Division Two elected : Nelly Bradis
Division Three elected : Mata Vayspap
Division Four elected : Lalita Mathias
Division Five elected : Cooper Chapman
Division Six elected : Michael Walker

It was proposed that the number of Directors be set at seven. The motion was put to the shareholders and it was resolved that the number of Directors be amended from six to seven.

Subsequently, Jeremy Courmadias was elected as a Director.

8. **GENERAL BUSINESS:** To transact any other business which may be legally brought forward.

Bicycle Storage. Mrs. Bradis discussed storage options for bicycles. It was agreed that a proposal for bicycle storage would be put to the Directors for consideration.

Lift and Fob Reader. It was noted that there were two separate readers for fobs in the building. One for the lift and one to access the building.

Lift Access to the 4th Floor. Mrs. Bradis Requested lift access to the fourth floor in order to access the common roof. It was noted that all residents accessed the common roof via the fire stairs. It was agreed that ACM write to the shareholders of level four regarding free access to the level and if they would permit such an arrangement.

Sanitizer Station. It was agreed to remove the sanitizer station in the foyer.

Mrs. Goodwin thanked the Director's for their efforts and welcomed Mrs. Bradis as a Director.

- CLOSURE:** There being no further business, the acting Chairperson declared the meeting closed at 6:42pm.

Chairperson

Date

**MINUTES OF DIRECTORS' MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

ADDRESS OF THE COMPANY TITLE: **Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING: The Directors of **Harbourview Mansions Pty Ltd** convened a meeting on **Tuesday 27 September 2022** by **TELECONFERENCE**. The meeting commenced at **6:00pm**.

PRESENT BY TELECONFERENCE: Jeremy Courmadias (Lot 2), Nina Calvisi (Lot 4), Mata Vayspap (Lot 12), Lalita Mathias (Lot 14), Michael Walker (Lot 21)

APOLOGIES: Nelly Bradis (Lot 8)

IN ATTENDANCE: Chris Garner (Advanced Community Management)

CHAIRPERSON (acting): Chris Garner

- MINUTES:** RESOLVED that the minutes of the last Directors' Meeting be confirmed as a true record of the proceedings of that meeting.
- OFFICE BEARERS:** RESOLVED that the following office bearers be appointed:

Chairperson:	Michael Walker
Secretary:	Lalita Mathias
Treasurer:	Jeremy Courmadias
- MATTERS ARISING:**

Bicycle Storage. Ms. Bradis' proposal to consider storing her bicycles was tabled. The Directors agreed that a bicycle hanger rack could only be installed on the horizontal beam directly above her car space. Ms. Bradis to bear all costs for installation and later removal of the device.

Lift Access to the common roof. It was noted that ACM had written to the shareholders on level 4 regarding access to the common roof via the lift by removing the individual floor security restriction. Mr Garner advised that the shareholders of level 4 did not support such a proposal.
- HYDRANT:** RESOLVED that a progress report be tabled and received.

The Directors discussed the tenders and tender review received from Mr. Bunn (CMS Consulting Pty Ltd). It was noted that four tenders had been received.

The Directors RESOLVED to engage **Holland Bros. Plumbing Pty Ltd** to complete the hydrant installation works for **\$62,872.70 including GST**.

It was noted that CMS Consulting Group had previously been retained to prepare contracts, oversee the works and issue the Final Fire Safety Certificate with Woollahara Council.

Mr Garner provided a summary of costs for the works as follows:

Holland Bros.	\$ 57,157.00
Contingency (15%)	\$ 8,573.55
CMS Consulting	\$ 13,220.00
	<hr/>
	\$ 78,950.55
GST	\$ 7,895.06
	<hr/>
Total	\$ 86,845.61

5. **ROOF REPLACEMENT AND UPGRADES TO DRAINAGE:**

RESOLVED that a progress report be tabled and received.

It was noted that Mr. Stewart (Pinnacle Building Consultancy Pty Ltd) was finalizing the technical specification for the works to the roof and drainage.

The Directors considered proposals from **Couvaras Architects** totalling **\$64,000 including GST** to:

1. Prepare a Development Application for the roof and drainage works;
2. Prepare a Development Application for the façade works; and
3. Prepare and declare designs in accordance with the Design & Building Practitioners Act & NSW Residential Apartment Building Act.

The Directors RESOLVED that Pinnacle Building Consultancy Pty Ltd obtain comparative proposals from other architectural firms for consideration.

6. **EXTERNAL FACADE & WINDOWS:**

RESOLVED that a progress report be tabled and received.
Noted above in motion 5.

Mr Courmadias requested a timeline of milestones to complete the facade and roof project and noted his dissatisfaction with the significant delays caused by Pinnacle Building Consultancy Pty Ltd long lead times.

7. **APPROVALS:**

Unit 18 Renovations. The Directors discussed unit 18 renovations, which involved the removal of load-bearing walls, taking into consideration Structural Engineering Consultant John Fisher's report and recommendations "*that an engineering opinion / benchmark be set for the building as to how many and what length of loadbearing walls could potentially be removed at each level so that the building is still structurally sound and load paths down the structure appropriately maintained*".

Discussion turned to appointing a structural engineer and the costs associated, to prepare a report on the building in case in the future there could be further requests for removal of load bearing walls from other shareholders.

It was decided that unit 18 engineer speak to John Fisher in the first instance to progress.

8. **GENERAL BUSINESS:**

RESOLVED that the next Director's meeting be held on Monday 7 November 2022.

CLOSURE:

There being no further business, the acting chairperson declared the meeting closed at 7:15pm.

Chairperson

Date

**MINUTES OF DIRECTORS' MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

**ADDRESS OF THE COMPANY TITLE: Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING: The Directors of **Harbourview Mansions Pty Ltd** convened a meeting on **Tuesday 6 December 2022** by **TELECONFERENCE**. The meeting commenced at **6:00pm**.

PRESENT BY TELECONFERENCE: Jeremy Courmadias (Lot 2), Nelly Bradis (Lot 8), Mata Vayspap (Lot 12), Lalita Mathias (Lot 14), Michael Walker (Lot 21)

APOLOGIES: Nina Calvisi (Lot 4)

IN ATTENDANCE: Chris Garner (Advanced Community Management)

CHAIRPERSON (acting): Chris Garner

1. **MINUTES:** RESOLVED that the minutes of the last Directors' meeting held Tuesday 27 September 2022 be confirmed as a true record of the proceedings of that meeting.
2. **MATTERS ARISING:** **Front Door.** The Directors agreed to obtain quotations for the replacement of the front door. Mrs. Mathias to obtain quotations.
3. **HYDRANT:**
 - (a) RESOLVED that a progress report be tabled and received.
The works would commence in 2023 following a review of the stormwater drainage works which could have an impact on the hydrant works. The contractor and engineer, Pinnacle Building Consultancy, to advise.
 - (b) RESOLVED that the Directors note that a contract for the hydrant works has been executed.
Mr Garner noted that a contract for the works had been executed and that the Home Building Compensation Fund (HBCF) insurance had been obtained by the contractor.
4. **ROOF REPLACEMENT AND UPGRADES TO DRAINAGE:**
 - (a) RESOLVED that a progress report be tabled and received.
Progress outlined in item (b).
 - (b) RESOLVED that the Directors RATIFY their decision to accept Pinnacle Building Consultancy "Technical Specification" for the roof replacement and upgrades to the building's drainage and that tenders be obtained by Pinnacle Building Consultancy.
Mr Garner noted that tenders were expected in February 2023.
 - (c) RESOLVED that the Directors engage a Design Practitioner to prepare a Regulated Design for the NSW Government for the roof replacement and upgrades to the building's drainage.

Note. *The Directors agreed to appoint consultants following further discussions with both Cowaris Architects & Koturic + Co Architects.*

5. **EXTERNAL FACADE & WINDOWS:**

That a progress report be tabled and received.

The Directors agreed to progress the design and review materials for the external façade and window project with the consultant following their appointment for the roof replacement and drainage upgrades project.

6. **APPROVALS:**

Penthouse. Mr. Walker noted that he would like to undertake air conditioning works alongside the roof replacement works. The Directors requested a proposal to review.

7. **GENERAL BUSINESS:**

Next Meeting Date. The next Director's meeting will be held on Tuesday 28 February 2023. The Meeting will commence at 6:00pm.

Cleaners. The Directors requested proposals for alternative cleaning firms.

Water Leak. It was noted that there was a leaking pipe in the garage.

Door Closers. It was requested that a contractor attend site to adjust the common property door closers.

CLOSURE:

There being no further business, the acting chairperson declared the meeting closed at 6:50pm.

Chairperson

Date

**MINUTES OF DIRECTORS' MEETING HARBOURVIEW MANSIONS PTY LIMITED
ABN 36 469 252 756**

ADDRESS OF THE COMPANY TITLE: **Harbourview Mansions
2A Wentworth Street
POINT PIPER NSW 2027**

DATE, PLACE & TIME OF MEETING: The Directors of **Harbourview Mansions Pty Ltd** convened a meeting on **Monday 15 May 2023** by **TELECONFERENCE**. The meeting commenced at **5:30 pm**.

PRESENT BY TELECONFERENCE: Jeremy Courmadias (Lot 2), Nina Calvisi (Lot 4), Nelly Bradis (Lot 8), Mata Vayspap (Lot 12), Lalita Mathias (Lot 14), Michael Walker (Lot 21)

APOLOGY: Cooper Chapman (Lot 18), Chris Garner (Advanced Community Management)

IN ATTENDANCE: Robert Anderson (Advanced Community Management)

CHAIRPERSON (acting): Robert Anderson

1. **MINUTES:** RESOLVED that the minutes of the last Directors' meeting held Tuesday 28 February 2023 be confirmed as a true record of the proceedings of that meeting.
2. **CORPORATE SECRETARY:**
 - (a) RESOLVED that the Directors note the resignation of Robert Anderson as corporate secretary of Harbourview Mansions.
 - (b) RESOLVED that the company appoints a corporate secretary (Phillip Court.)
3. **MATTERS ARISING:**

Front Door Replacement. It was noted that the door closer has been adjusted and the door is now closing properly. To be monitored.

Electrical Audit Report. The electrical audit report was tabled and received. The Directors agreed that there is a need for a three year plan and a priority list as there are a number of major projects requiring attention. The Directors agree that the electrical works could be carried out in stages with the main switchboard being the first job. Later, each floor could be upgraded. The cost for the main switchboard is in the order of \$50K and each floor in the order of \$30K which would total \$180K for the floors.

The general consensus being the order is:

 - Hydrant Works (nearing completion)
 - Roof membrane works (agreed upon)
 - Electrical Main Switchboard
 - Windows
 - Electrical Sub Boards on the Floors

Plumbing Leaks. The work order has been issued. Two apartments are affected. The plumber will be on site in the next few days.

Laundry. The survey results were tabled and received. Four apartments objected to the proposal. The Directors considered whether it was possible to act on the plan. Director Michael Walker reminded the meeting that for the proposal to be successful all shareholders would need to agree as each floor represents a class of shares.

4. **HYDRANT:** RESOLVED that CMS Consulting Pty Ltd progress report and associated documentation was tabled and received. The Holland Bros variation had been approved. CMS were sent a photo of the sand having been washed away from under the pathway and had forwarded to Holland Bros for rectification. It was agreed to leave it at garden level and install the plinth.
The Directors thanked Lalita Mathias, Michael Walker and Jeremy Courmandis for taking carriage of this project.
- The next stage is to manage to sign off with Woollahra Council of the Fire Order and to complete the outstanding items
- RESOLVED that the Directors RATIFY any approvals made regarding the hydrant installation works made between meetings.
5. **ROOF REPLACEMENT AND UPGRADES TO DRAINAGE:** RESOLVED that a progress report be tabled. Michael Walker advised that the preferred quote had been accepted. One of the other tenderers had recontacted and is willing to sharpen their pencil. Michael would review all the documentation in the next week or two and report back to the Directors by email. The Directors discussed if the roof membrane could be applied, and the drainage plumbed into the existing system. Then later on the new sub ground works for the new stormwater system be completed. The counter point made was that all the drainage works would need to be completed before scaffolding could be erected for the window replacement and repair program.
6. **APPROVALS:** None.
7. **FINANCIALS:** Tabled and received. Jeremy Courmandis and Chris Garner will work on a budget for the coming year and to present to next Directors' meeting.
8. **GENERAL BUSINESS:** **Next Meeting Date.** The next Director's meeting will be held on **Tuesday 18 July 2023.**
- The fence between the new buildings needs to be reinstated and possibly repainted.
- CLOSURE:** There being no further business, the acting chairperson declared the meeting closed at 6:30 pm.

Minutes of

Annual General Meeting

The Company Association - Deposited Plan No – Plan No. 379933
2A WENTWORTH STREET, POINT PIPER, NSW, 2027

Strata Manager: Christopher Garner



Meeting Date:	12 September 2023
Time:	06:00 PM
Address:	Microsoft Teams meeting
Present:	Jennifer Barnett (Lot 1) Owner present Jeremy Courmadias (Lot 2) Owner present John Potter (Lot 3) Electronic vote Nina Calvisi (Lot 4) Owner present (pre-voted) Gerald Schneider (Lot 6) Owner present Colleen Goodwin (non-financial) (Lot 7) Owner present Nelly Bradis (Lot 8) Owner present Paulette Parisi (Lot 11) Owner present (pre-voted) Mata Vayspap (Lot 12) Owner present Glenn & Lalita Mathias (Lot 14) Owner present Sandra Fisher (Lot 16) Owner present Stacey Gaddin (Lot 19) Owner present Michael Walker (Lot 21) Company Nominee present (pre-voted)
In attendance:	Christopher Garner Bright & Duggan John Fisher (Lot 16)
Chairperson:	Christopher Garner
Apologies:	
Quorum:	Yes, 25% or more of lot owners in attendance

Motions

1. Minutes

RESOLVED

Resolved that the minutes of the last general meeting of the company held on 12th of September 2022 be adopted as a true and accurate account of the proceedings of that meeting.

2. Auditor

RESOLVED

Resolved that an auditor be appointed for the financial year ending 30 June 2024.

3. Financial Statements

RESOLVED

Resolved that in accordance with article 54 the attached audited statements of key financial information for the financial year ending 30th of June 2023 for the administrative fund, the capital works fund and any other fund prepared by the company be adopted.

4. Administrative & Capital Works Fund Estimate

RESOLVED

Resolved that the company estimates for the financial year from 1 July 2023 to 30 July 2024 that it will need to credit to its administrative fund and capital works funds for amounts set out in the budget that was attached to the notice of this meeting, and that the company notes that the following amounts are to be levied to raise the estimated contributions which have been determined by the Directors at their meeting held 12 September 2023 (prior to this meeting):

Administrative fund: \$110,000.00 (GST inclusive)
Capital Works fund: \$74,140.00 (GST inclusive)

5. Levy Contributions

RESOLVED

The company notes the contributions determined by the Directors at their meeting of 12 September 2023 (prior to this meeting) are to be payable in regular periodic instalments, specified as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Capital Works Fund
Already Issued	1/07/2023	30/09/2023	1/07/2023	\$22,010.00	\$22,478.00
Already Issued	1/10/2023	31/12/2023	1/10/2023	\$22,010.00	\$22,478.00
To be Issued	1/01/2024	31/03/2024	1/01/2024	\$32,990.00	\$14,592.00

To be Issued	1/04/2024	30/06/2024	1/04/2024	\$32,990.00	\$14,592.00
Total	1/07/2023	30/06/2024		\$110,000.00	\$74,140.00

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Capital Works Fund
To be Issued	1/07/2024	30/09/2024	1/07/2024	\$27,500.00	\$18,535.00
To be Issued	1/10/2024	31/12/2024	1/10/2024	\$27,500.00	\$18,535.00
Total	1/07/2024	31/12/2024		\$55,000.00	\$37,070.00

6. Election of Directors

The following Directors were elected:

- Division One** elected : Nina Calvisi
- Division Two** elected : Nelly Bradis
- Division Three** elected : Paulette Parisi
- Division Four** elected : Lalita Mathias
- Division Five** elected : Stacey Gaddin
- Division Six** elected : Michael Walker

It was proposed that the number of Directors be set at seven. The motion was put to the shareholders and it was resolved that the number of Directors be amended from six to seven. Subsequently, Jeremy Courmadias was elected as a Director.

7. General Business:

To transact any other business which may be legally brought forward.

Capital Works Fund Plan. Mr. Courmadias noted that a consultant had been engaged to prepare an updated Capital Works Fund Plan which would set out the capital works for the next 10-15 years and detail expected contributions required from each shareholder for each year.

Window Replacement Works. It was noted that the Company had received an estimate for the replacement of the building's windows of \$1,500,000 from the capital works fund plan consultants. Mr. Garner advised the shareholders that the Company had engaged consultants to prepare a technical specification in order to proceed with a tender process and then firm numbers would be known. Mr. Courmadias noted that funds would need to be raised for these works, may it be by special levy, loan or a combination of the two.

Solar Panels. Mrs Goodwin requested that the Directors consider the installation of solar panels. It was noted that given the current capital works projects and the cost benefit analysis regarding the installation of solar panels that this would not be considered at this point in time.

Bad Debt. Mr Fisher queried the \$880 bad debt expense noted in the Company accounts. Mr Garner advised that he would review this with the auditor. The \$880 was incorrectly coded as bad debts and instead was to be coded as "Public Officer Agent Fee-GST/BAS/Tax".

There being no further business the meeting closed at 06:50 PM.

Bright & Duggan Pty Ltd

Managing Agents for Plan No. 379933



Council Ref: Notices/Orders: 268/2016:Mr R Smith:RS
Compliance Division

30 November 2016

Harbour View Mansions
C/- Advanced Community Management
PO Box 297
BONDI JUNCTION NSW 1355

Dear Harbour View Mansions

Order to
2A Wentworth Street POINT PIPER 2027
NO: 0 ST: 8160002

Order

Pursuant to Part 6 Division 2A Section 121B, of the Environmental Planning and Assessment Act, 1979 ("the Act") Woollahra Municipal Council ("Council") gives you, as the Owner of the above property, an Order in terms of item 6 to the table to Part 6 Division 2A Section 121B of the Act.

Circumstances in which an Order number 6 can be given

- (a) Provisions for fire safety or fire safety awareness are not adequate to prevent fire, suppress or prevent the spread of fire or ensure or promote the safety of persons in the event of fire;
- (b) Maintenance or use of the premises constitutes a significant fire hazard.



Woollahra
Municipal
Council



ABN 32 218 483 245

Redleaf Council Chambers
536 New South Head Road
Double Bay NSW 2028

Correspondence to
General Manager
PO Box 61
Double Bay NSW 1360
DX 3607 Double Bay
records@woollahra.nsw.gov.au
www.woollahra.nsw.gov.au

Telephone: 61 2 9391 7000
Facsimile: 61 2 9391 7044

The terms of the Order are:

1. SAFETY OF PERSONS IN THE EVENT OF FIRE

1.01 Enclosing the fire-isolated stairway in fire rated construction

That the stairway shall be fire isolated, serving all floors and leading directly to open space (the discharge into the carpark shall be enclosed in fire rated construction). Such stairway shall comply with the requirements of Section D of the BCA and it shall be enclosed with construction having a fire resistance level of 90/90/90. All openings in the enclosing walls providing access to the stair enclosure, shall be protected by self-closing, -/60/30 fire doors complying in all respects with the requirements of AS1905, and opening in the direction of travel. **(Work shall be completed as part of Stage 2)**

Reason:-That the travel via the fire isolated exit is inadequate to minimise the exposure of the occupants to a fire-affected area prior to accessing a safe place.

1.02 Lining materials within exit/other critical area

The lining materials (floor/wall/ceiling) used within and leading to the buildings fire exit shall be audited by an appropriately qualified company/person to ensure compliance with clause C1.10 of the BCA. All compliance details shall be submitted to Council for approval/acceptance. **(Work shall be completed as part of Stage 1)**

Reason:-To limit the spread of fire until occupants have had time to evacuate.

1.03 Swing of exit doors

That the exit doors shall swing in the direction of egress complying with the requirements of D2.20 of the BCA. The doors shall be operable by single handed downward action or pushing action in accordance with the requirements of D2.21 of the BCA and shall not encroach the street alignment. **(Work shall be completed as part of Stage 2)**

Reason:-Some final exit doors are not provided with a single handed downward action latching device and are swung against the direction of travel in certain circumstances. These omissions will negatively impact on the ease with which persons evacuate in the building in an emergency.

1.04 Remedial work to exit stair balustrades and handrails

That a suitable balustrades and handrails shall be provided to all fire exit stairs in accordance with the requirements of Clauses D2.16 & D2.17 of the BCA. All proposed building details shall be submitted to Council for approval prior to any building work commencing. **(Work shall be completed as part of Stage 2)**

Reason:-The fire exit stair within the building does not provide acceptable provisions for access and egress to and from the building as it has building code defective balustrades and handrails. This defect poses a serious falling threat to persons using the stair not only in an emergency but in the general day to day access of floors.

1.05 Steel bollards outside exit doors

That approved steel bollards shall be provided outside the discharge of the fire isolated exit into the carpark to prevent vehicles and other obstructions from blocking effective egress from the building. Details shall be submitted to Council for approval prior to construction works being initiated. **(Work shall be completed as part of Stage 2)**

Reason:-The required exit door within the car parking portion of the building does not have a permanent barrier to prevent vehicles and other obstructions from blocking effective egress from the building.

1.06 Non-slip finish to stair treads

That all treads and landings of the existing stairways shall be provided with a non-slip finish or an adequate non-skid strip near the edge of the nosings/landing. **(Work shall be completed as part of Stage 1)**

Reason:-The stair treads of the existing fire escape stairs lack a slip resistant finish. This omission presents a risk to occupants slipping and injuring themselves whilst using the stairs.

1.07 Construction of switchboard (fire resistive)

That the main electrical switchboard/switch-room in the carpark shall be fully enclosed in construction having a minimum fire resistance level of 60/60/60 with all openings thereto protected by fire resistive doorsets having an FRL of -/60/30; **(Work shall be completed as part of Stage 1)**

Reason:-The building has combustible items in and around egress paths, this may impede egress and promote the severity of a fire;

1.08 Emergency lighting

That a system of emergency lighting shall be installed throughout the building to provide sufficient light in an emergency in accordance with the requirements of Part E4 of the BCA. **(Work shall be completed as part of Stage 2)**

Reason:-The emergency evacuation lighting system is not working and fails to provide a level of illumination for safe evacuation in an emergency;

1.09 Exit signs

That exit signs shall be installed above all required exit doors. Signs shall be illuminated at all times and generally be of sufficient number that direction of travel to all exits is clearly visible from any part of the major egress routes. Exit signs shall be installed to the standard expressed in Clauses E4.5, E4.6 and E4.8 of the BCA. **(Work shall be completed as part of Stage 2)**

Reason:-The building is not provided with adequate exit and directional signage or emergency evacuation lighting which assists in occupant safety within a building in a fire emergency situation;

1.10 Signs warning against use of lifts

That signs warning against the use of lifts in the event of fire shall be provided in accordance with the requirements of Clause E3.3 of the BCA. **(Work shall be completed as part of Stage 1)**

Reason:-That the lift can stop operating while occupied in an emergency situation and that the lift is in a shaft in which fire can spread.

1.11 Signs on exit doors

That suitable signage shall be installed to alert persons that the operation of certain doors must not be impaired in accordance with clause D2.23 of the BCA. **(Work shall be completed as part of Stage 1)**

Reason:-There is inadequate signage in the building which alerts-warns occupants against impairing the operation of any fire-exit doors and from obstructing the fire exits;

1.12 Notices outlining offences within fire stairs

That notices outlining the offences relating to fire exits shall be displayed in a conspicuous position adjacent to, but not within, the passageway, ramp or stairway in accordance with Clause 183 of the Environmental Planning and Assessment Regulation 2000. **(Work shall be completed as part of Stage 1)**

Reason:-There is inadequate signage in the building which alerts-warns occupants against impairing the operation of any fire-exit doors and from obstructing the fire exits;

1.13 Fire Safety Audit/Final Fire Safety Certificate

- (1) The Owner shall carry out an inspection and audit of all required fire safety measures installed within the building and contained within the Fire Safety Schedule attached to this Order; and
- (2) The Owner shall undertake all such remedial works necessary to ensure that those required fire safety measures contained within the attached Fire Safety Schedule are capable of operating/performing to at least the standard for which the measure was originally designed and implemented; and
- (3) A Final Fire Safety Certificate shall be submitted to Council, to the effect that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates;
 - (a) has been assessed by a properly qualified person, and
 - (b) was found, when it was assessed, shall be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued;

FIRE SAFETY SCHEDULE
CLAUSE 168 ENVIRONMENTAL PLANNING & ASSESSMENT
REGULATION 2000
FIRE SAFETY MEASURES CURRENTLY OR
PROPOSED TO BE IMPLEMENTED IN THE BUILDING
MINIMUM STANDARD OF PERFORMANCE

Premises: 2A Wentworth Street Point Piper
Date of Order: 30 November 2016
Order Ref: 268/2016

FIRE SAFETY MEASURES		Current	Proposed	Minimum Standard or Standard of Installation
1.	Automatic smoke detection and alarm system		✓	Specification E2.2a (3) of the BCA
2.	Building occupant warning system		✓	Clause 6 of Specification E2.2a of the BCA
3.	Emergency lighting		✓	Part E4 of the BCA
4.	Exit signs		✓	Part E4 of the BCA
5.	Fabrics/Surface finishes/Early fire hazard properties		✓	A2.4 / C1.10 of the BCA / AS 1530.2 / 1530.3
6.	Fire collars		✓	C3.15 of the BCA / AS 1530.4 / AS 4072.1
7.	Fire dampers		✓	AS 1682 / AS/NZS 1668.1
8.	Fire doors		✓	Section C of the BCA / AS 1905.1
9.	Fire hydrant system		✓	E1.3 of the BCA & AS 2419
10.	Fire resistive shafts		✓	C3.12 of the BCA
11.	Fire-stopping to building elements required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire. (including: sole occupancy walls; intersection of floors including walls bounding service shafts and public corridors)		✓	Part C of the BCA
12.	Fire stopping protecting openings in fire resisting components of building		✓	C3.15, C3.16 of the BCA, AS 1530.4 & AS 4072.1
13.	Hose reel system		✓	E1.4 of the BCA & AS 1221, AS 2441
14.	Lift landing doors		✓	C3.10 of the BCA & AS 1735.11
15.	Portable fire extinguishers		✓	E1.6 of the BCA & AS 2444
16.	Warning and operational signs		✓	D2.23 & E3.3 of the BCA

(Work shall be completed as part of Stage 2)

Reason:-That the premises do not have a current fire safety certification for installed fire safety measures. This may suggest that required fire measures are not being maintained to the degree necessary to ensure their reliable performance in the event of a fire.

2. PREVENTION OF FIRE

2.01 Egress paths shall be kept clear

That egress paths/exits shall be kept free of obstructions/storage at all times. **(Work shall be completed as part of Stage 1)**

Reason:-The materials used in and around egress routes potentially have the ability to not resist the spread of fire or limit the generation of smoke and heat and toxic gases and obstruct occupants accessing the exits in an emergency.

2.02 Certification of electrical installation

That the electrical installation serving the subject premises shall be inspected by a suitably qualified electrical contractor and be certified in the following manner;

The certificate shall be in the form of a written report providing the following minimum requirements:-

- (a) the electrical contractors licence number;
- (b) that a visual examination (refer to clause 8.2 of AS/NZS 3000:2007) of wiring, fittings and accessories was undertaken and were found to be in sound condition;
- (c) that an insulation resistance and circuit connection test was carried out pursuant to Clause 8.3.6 of AS/NZS 3000:2007 and was found to be satisfactory;

(Work shall be completed as part of Stage 2)

Reason:-That the electrical installation of the premises appears to suffer from a number of defects (age/neglect/substandard). Consequently the installation poses a serious threat to occupant safety and acts as an electrical hazard.

3. DETECTION OF FIRE

3.01 Fire detection system (general)

That an automatic smoke detection and alarm system complying with Specification E2.2a Clause 3 of the BCA shall be installed throughout the building. **(Work shall be completed as part of Stage 1)**

Reason:-The building is used as residential apartments and does not have appropriate measures in place which would alert occupants of the building of a fire so that they may evacuate with a degree of safety before conditions become untenable or life threatening;

3.02 Building occupant warning system

That a building occupant warning system shall be installed throughout the building. The system shall comply with the requirements of clause 6 of Specification E2.2a of the BCA. **(Work shall be completed as part of Stage 1)**

Reason:-The premises is used as residential flat building and does not have appropriate measures in place which would alert occupants of the building of a fire so that they may evacuate with a degree of safety before conditions become untenable or life threatening;

4. THE PREVENTION OF THE SPREAD OF FIRE

4.01 Fire doorways to units and stairways/other areas

That the doorways of the following areas shall have a fire resistance level of -/60/30 and be fitted with an approved self-closing device designed to bring the doors to the fully closed and latched position after each manual operation:

- (a) All entrance doors to sole occupancy units.
- (b) All doors to the fire isolated stairways
- (c) The discharge door from the fire isolated stairway into the carpark (as it discharges into a semi enclosed carpark).

(Work shall be completed as part of Stage 1)

Reason:-Entry doors to the fire isolated exit(s) are not provided with fire resistive doorset which are required to prevent the spread of fire to the exit and to assist in the safe evacuation of the occupants in the event of a fire emergency.

4.02 Protection of openings through fire resisting walls and floors throughout the building

Protect the penetrations for construction joints wiring and other services in the floors and walls bounding residential sole occupancy units and public corridors in accordance with type "A" construction Part C of the Building Code of Australia;

- 4.02.1 Protect the penetrations for wiring and other services in the floors and walls bounding fire resisting shafts in accordance with Part C of the BCA.
- 4.02.2 Protect the intersection of the fire resisting floor and walls bounding residential sole occupancy units and public corridors in accordance with Part C of the BCA.
- 4.02.3 Protect the intersection of the fire resisting floor and walls bounding fire resisting service shafts in accordance with Part C of the BCA.

On completion of the works appropriate evidence shall be submitted to Council to demonstrate that the fire stopping material used to protect the openings in the fire resisting floor and walls is identical with a prototype assembly of the material which has been tested in accordance with the editions of AS 4072.1 and AS 1530.4.

(Work shall be completed as part of Stage 1)

Reason:-Inspections of a number of residential sole occupancy units and parts of the common areas at 2A Wentworth Street, Point Piper, "Harbour View Mansions" have revealed that:

- a. Penetrations for wiring and other services in a number of the floors and walls bounding the residential sole occupancy units and public corridors are not adequately fire protected as required by Part C of the BCA.
- b. The intersection of the fire resisting floors and walls bounding a number of the residential sole occupancy units and public corridors is not adequately fire protected as required by Part C of the BCA.
- c. The intersection of the fire resisting floors and walls bounding a number of service shafts in the residential portions of the building is not adequately fire protected as required by Part C of the BCA.
- d. Access to some fire dampers for maintenance purposes is inadequate as no access panels have been provided.

The above deficiencies would enable fire and smoke to spread throughout the building, in the event of an outbreak of fire within this building.

4.03 Remove timber storage boxes within fire isolated stairway

The timber storage boxes within the fire isolated exit stairway shall be removed in accordance with the requirements of Clause D2.2 of the BCA. **(Work shall be completed as part of Stage 1)**

Reason:-The premises has combustible storage beneath the only fire escape stairs posing a serious threat to occupant safety in the event of a fire arising from this source.

4.04 Enclosing construction of lifts

That the existing lift shall be fully enclosed by construction having a fire resistance level of not less than (specify). All openings thereto shall be protected by -/60/- fire doors that comply with clause C3.10 of the BCA. **(Work shall be completed as part of Stage 2)**

Reason:-That the lift shaft is to be enclosed in fire rated construction to limit the spread of fire from one floor of the building to another by way of the lift shaft.

5. THE SUPPRESSION OF FIRE

5.01 Installation of fire hose reels

That hose reels shall be installed to the carpark to the standard expressed in Clause E1.4 of the BCA. **(Work shall be completed as part of Stage 2)**

Reason:-The premises is not provided with appropriate fire-fighting equipment to safeguard against the spread of fire and to assist occupants and the fire brigade to undertake fire-fighting operations on a fire;

5.02 Installation of portable fire extinguishers

That portable fire extinguishers shall be provided throughout the building to the requirements of Clause E1.6 of the BCA and the relevant requirements of AS 2444. **(Work shall be completed as part of Stage 2)**

Reason:-To allow occupants of the building to limit the spread of fire from service equipment having a high fire hazard or potential for explosion;

5.03 Installation of fire hydrants

That hydrants shall be installed throughout the building in accordance with the requirements of Clause E1.3 of the BCA, or if street hydrants are intended to be used instead of required internal hydrants a certificate shall be provided to Council certifying that the location and coverage comply with AS 2419.1 – 2005 and the flows and pressures (evidenced by a Water Authority enquiry form) comply with AS 2419.1 – 2005. **(Work shall be completed as part of Stage 2)**

Reason:-The building is not provided with appropriate fire-fighting equipment to safeguard against the spread of fire and to assist the fire brigade to undertake fire-fighting operations on a fire.

Period for Compliance with Order

The period specified by Council as the period within which the Order shall be complied with is as follows:

- I. Stage 1 works shall be completed within **180 calendar days** (Monday, 29 May 2017) from the date of service of this order upon you;
- II. Stage 2 works shall be completed within **365 calendar days** (Thursday, 30 November 2017) from the date of service of this order upon you;

Failure to Comply with Order

Council may seek Court Orders to remedy or restrain any breach of the Act including any failure to comply with this Order.

“123 Restraint etc of breaches of this Act

- (1) *Any person may bring proceedings in the Court for an Order to remedy or restrain a breach of this Act, whether or not any right of that person has been or may be infringed by or as a consequence of that breach.*
- (2) *Proceedings under this section may be brought by a person on his or her own behalf or on behalf of himself or herself and on behalf of other persons (with their consent), or a body corporate or unincorporated (with the consent of its committee or other controlling or governing body), having like or common interests in those proceedings.”*

Pursuant to Section 125 of the Act it is an offence to fail to comply with this Order. Section 126 of the Act provided that:

“126 Penalties

- (1) *A person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and if no penalty is so imposed to a penalty not exceeding 10,000 penalty units (\$1,100,000.00) and to a further daily penalty not exceeding 1000 penalty units (\$110,000.00).*

127A Penalty notices for certain offences

- (1) *An authorised person may serve a penalty notice on a person if it appears to the authorised person that the person has committed an offence under this Act, being an offence prescribed by the regulations.*" Current Fines of up to \$1,500.00 per offence apply.

Right of Appeal to Land & Environment Court

Pursuant to Section 121ZK of the Act a person on whom an Order is served may appeal against the order to the Land and Environment Court against the Order or any specified part of the Order. The appeal must be made within 28 days after the service of the order on the person.

Should you have any further questions please contact **me, Fire Safety Officer, between 8.00am and 4.30pm weekdays on 9391-7147**, by facsimile on 9391-7044 or by email: records@woollahra.nsw.gov.au .

Yours sincerely



Richard Smith
Fire Safety Officer

18 July 2022

391 Glebe Point Road, Glebe NSW 2037
Phone: +61 2 9571 8007
PO Box 362 Annandale NSW 2038
www.watermarkservicesgroup.com
ACN: 164 155 542
ABN: 84 164 155 542

Client Reference: P.22.0011

Harbourview Mansions Pty Ltd
c/- Advanced Community Management Pty Ltd
PO Box 297
Bondi Junction NSW 1355

Attn: Christopher Garner

**RE: 2A Wentworth Street, Point Piper
Roof Drainage Assessment Letter**

Dear Christopher,

Purpose: Watermark Services Group (WSG) has been requested by Advanced Community Management to provide design verification on the 5th floor upper roof drainage & overflow requirements at the property located at 2A Wentworth Street, Point Piper, known as Harbourview Mansions. The assessment has also reviewed the suitability of the inground stormwater drainage to accommodate stormwater inflow from the designed upper roof drainage systems. The document provides verification on the extent of alterations and additions that have been documented to the property's stormwater management systems for compliance with AS/NZS3500.3:2018.

Limitations: The design, assessment, remedial work documentation and design certification excludes all unit balcony areas and all under cover carpark areas in their totality. The stormwater design documentation prepared for the 5th floor upper membrane roof area and for the ground level external area only, has been certified in alignment with the *Design & Building Practitioners Act 2020* as detailed within Attachment D. The submission of the stormwater design documentation to Woollahra Council under Section 68 of the *Local Government Act 1993*, the attainment of any relevant planning approvals from Woollahra Council and the submission of the design documentation to the planning portal will remain the responsibility of the Building Practitioner.

Assessment: The following assessment process has been conducted to determine the extent of works required to reinstate the function and operation of the stormwater management systems presently serving the upper metal deck roof top and the external ground level areas only.

Upper metal deck roof drainage provisions: A design capacity assessment on the eaves gutter drainage provisions for the 5th floor upper metal deck roof areas has been completed, based on the calculated rainfall catchment areas as depicted in the marked-up catchment plan included as Attachment A. The catchment plan nominates the rainfall catchment areas directed to each gutter segment and then to the existing downpipe provisions. Each respective catchment area has been assigned a 'zone' identification. The design assessment established that a Colorbond Ultra KFC Euro Bead 200mm half round eaves gutter that is afforded front and rear overflow provision with centrally positioned DN100 outlets would be appropriate, refer to Attachment C for specified eaves gutter. The eaves gutter has been sized to accommodate the 1 in 100 year average recurrence interval (ARI) which accounts for partial eaves gutter obstruction. The outlet drainage for the eaves gutter has been sized to accommodate the 1 in 20 year ARI to maintain drainage pipework sizing at DN100. The

requirements for compliance with AS/NZS3500.3 have been diagrammatically depicted in notated stormwater design drawings.

Note: Consideration to a flat roof arrangement with rainwater inlet grates was considered and excluded as a design alternative due to the required 1.8L/sec inlet capacity ponding depths of 50mm and resultant weight loading that would need to be accounted for by the existing structural roof framing members.

Upper metal deck roof overflow: The 5th floor upper metal deck roof area, that will ultimately be a flat membrane roof per the requirements of Pinnacle Building Consultancy, will overflow onto the external eastern terrace area of the 5th floor penthouse. Overflow from the eastern terrace area will be afforded through two (2) overflow channels, installed in the north and south perimeter balcony masonry walls. The overflow channels will each respectively be 300mm wide x 100mm high. Each overflow channel has a flow capacity of 13.5L/sec with a ponding depth of 50mm, which affords a combined overflow rate of 27L/sec, accounting for the required 26L/sec flow rate generated during a 1:100 year ARI from the 5th floor eastern terrace catchment and upper roof catchment area overflow. In the event one of the two overflow channels becomes obstructed, one overflow channel alone will be capable of a flow rate at 26L/sec with a water ponding depth of 75mm affording 100% redundancy in overflow provision. Overflow provision redundancy is considered appropriate given the concealment of overflow channel inlet beneath the elevated paver system. The freeboard provision that will need to be accounted for in the fifth floor eastern external terrace area works will be 125mm, accounting for a 75mm maximum ponding depth and 50mm freeboard (measured from invert of overflow channel). The overflow channels will discharge above new rainheads to atmosphere in alignment with AS/NZS3500.3:2018. The requirements for compliance with AS/NZS3500.3 have been diagrammatically depicted in notated stormwater design drawings.

Ground Level External Drainage: CCTV investigation was conducted on the ground level external drainage. The CCTV investigation was conducted to verify the adequacy of the existing inground stormwater drainage piping system to accommodate and disperse stormwater inflow generated from the 5th floor metal deck roof area that is subject to repair works. The assessment of the inground stormwater drainage system verified it is constructed from original vitrified clay pipe (VCP). The VCP is in poor condition with pipe material failures present in all assessed components that prevent the existing piping system from being utilized as part of the roof drainage works. The findings from the onsite investigation are detailed within a services survey plan included at Attachment B. Due to the inoperable state of the existing inground stormwater drainage pipework, a new inground stormwater disposal system will need to be installed. The new inground stormwater drainage system will collect roof water discharge from five (5) existing downpipes and will incorporate the installation of new surface stormwater drainage to the rear external driveway area. To minimize disturbance to residents and reduce installation costs, above-ground pipework will be installed where practical to do so. The requirements for compliance with AS/NZS3500.3 and Woollahra Council Development Control Plan 47 have been diagrammatically depicted in notated stormwater design drawings.

Stormwater Repair Work Summation: The works required to afford compliant stormwater drainage and overflow provisions for the upper level metal deck roof area and the ground level externals areas have been detailed within design drawings HSK01 – HSK06 as included within Attachment E. The stormwater works require coordination with Pinnacle Building Consultancy. In alignment with the requirements of the *Design & Building Practitioners Act 2020*, the design documentation must be ‘coordinated’. Line items (hh) – (mm) on stormwater design drawing HSK05 identify each respective work component warranting specific input from Pinnacle Building Consultancy. The requirements of Pinnacle Building Consultancy shall be adopted in full with the implementation of the remediation works.

Please don't hesitate to contact me directly should you require any clarification.

Regards,

A handwritten signature in black ink, appearing to read 'H. McGill', written in a cursive style.



Haimish McGill
Watermark Services Group Pty Limited

Attachments:

- Attachment A – Rainfall Catchment Design Analysis
- Attachment B – CCTV Stormwater Service Survey
- Attachment C – Eaves Gutter Product Specification
- Attachment D – Design Declaration
- Attachment E – Stormwater Design Documentation

Attachment A – Rainfall Catchment Design Analysis

2A Wentworth Street Point Piper

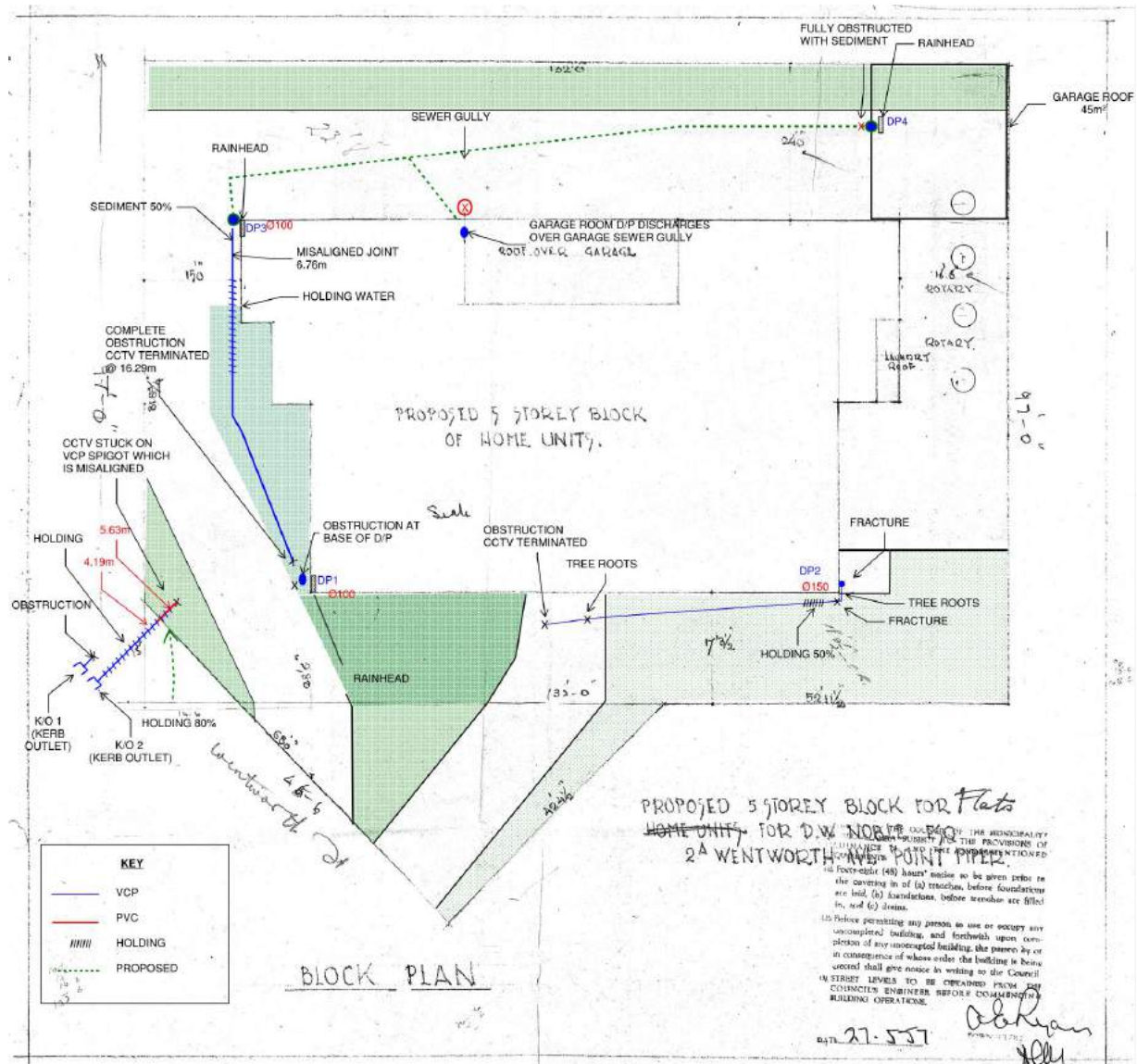
 TOTAL ROOF AREA = 294M²
 BALCONY AREAS = 104M²
 COMBINED TOTAL = 381M²



Location	Area	Flow rate for Q100	Flow rate for Q20
A	30m ²	2.25L/sec	1.75L/sec
B	62m ²	4.65L/sec	3.61L/sec
C	202m ²	15.15L/sec	11.78L/sec
C1	38m ²	2.85L/sec	2.21L/sec
C2	116m ²	8.7L/sec	6.76L/sec
D	22m ²	1.65L/sec	1.28L/sec
E	47m ²	3.52L/sec	2.74L/sec
F	16m ²	1.2L/sec	0.93L/sec
G	19m ²	1.42L/sec	1.10L/sec
Total Roof Area	294m ²	22.05L/sec	17.15L/sec
Total Balcony Areas	104m ²	7.8L/sec	6.06L/sec

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Attachment B – CCTV Stormwater Service Survey

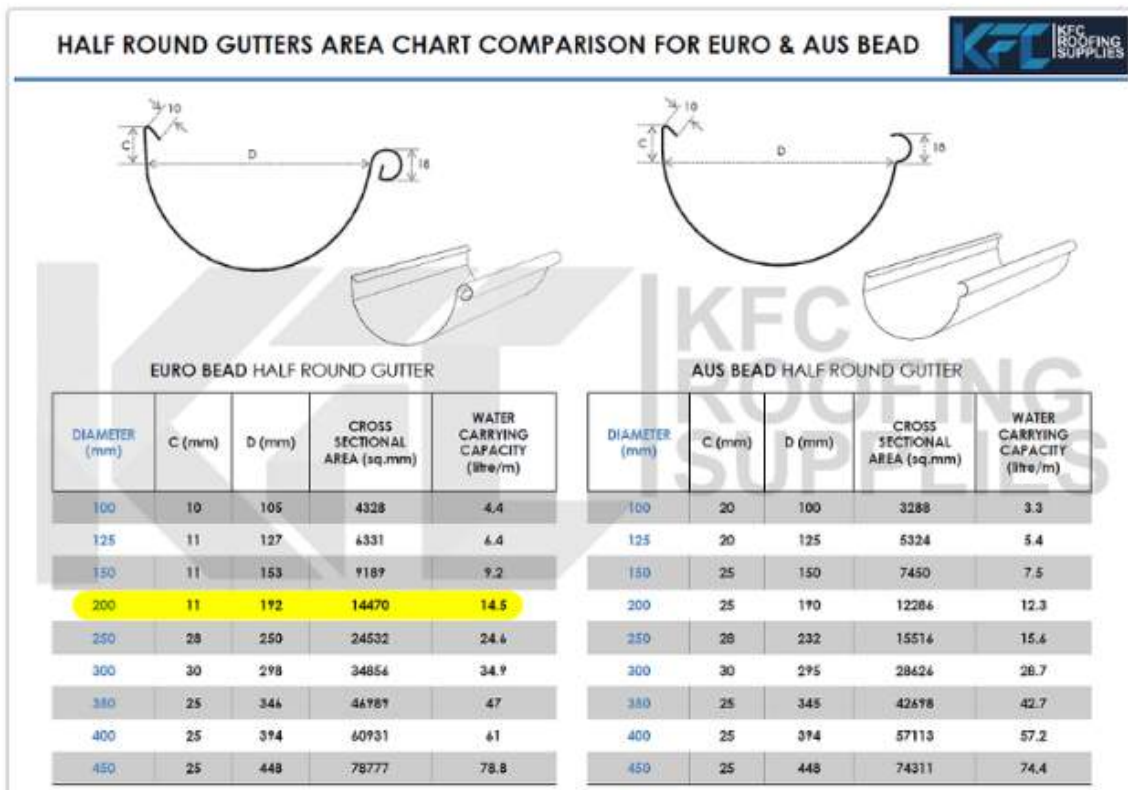


Half Round Gutters

KFC Roofing Half Round Gutters are available in sizes 80mm to 450mm wide diameter.

Materials offered include XRW Colorbond, ULTRA Colorbond, Zincalume, Galvanised, Copper, Stainless Steel and PREFA Aluminium.

- Bead standard (single-sided material) or European bead (double-sided material) available
- fascia (A1) brackets, rafter (A2) brackets and heavy duty (A4) brackets available
- clip-on outlets (conical shaped nozzles for increased waterflow, quick installation, european style)
- suits KFC round downpipes and accessories
- lengths up to 6 metres
- custom Half round gutter also available





Design Compliance Declaration— multiple regulated designs

Instructions for completing this form

You must complete all Parts of this form.

This form is for multiple regulated designs, and the details must be given in Part 2 of this form in relation to each regulated design to which this form applies.

Where this form requires you to summarise information on which you intend to rely to support your answer, you must describe that information in sufficient detail for the Secretary to fully understand the basis of your answer.

Where this form indicates that material must be attached to the form, you must number each attachment sequentially and identify the number of that attachment in the relevant answer.

The drawing title, number and variation should correspond with the detail in the title block for the design to which this declaration relates.

Part 1. Details

For registered body corporates, give full names of the registered individuals and the corporation on behalf of which the declaration is made.

Design Practitioner name

Haimish McGill

Body corporate name (if applicable)

Registration number of Design Practitioner signing

DEP0000671

Registration number of body corporate (if applicable)

ABN/ACN

84 164 155 542

Phone

02 9571 8007

Email address

haimish@watermarkservicesgroup.com

Drawing title	Drawing number	Variation number
Cover sheet, legend & location	HSK01	N/A
Roof drainage	HSK02	N/A
Surface drainage	HSK03	N/A
Detail sheet	HSK04	N/A
Notes	HSK05	N/A
Notes	HSK06	N/A

Part 2. Declaration matters

I, ,
Name

,
Title *acting on behalf of Corporation Name (if relevant)*

have prepared the attached regulated designs.

I declare:

1. Each regulated design for which this design compliance declaration is being made complies with the requirements of the *Building Code of Australia*.

Yes No

2. Each regulated design for which this design compliance declaration is being made integrates details of other aspects of building work to which the design relates, and other regulated designs for the work, in order to achieve compliance with the *Building Code of Australia*.

Yes No

If yes, provide details or attach information about the other regulated designs that have been integrated into the regulated design for which this design compliance declaration is being made.

3. Other standards, codes or requirements have been applied in preparing one or more of the regulated designs.

Yes No

If yes, provide details or attach information about the standards, codes or requirements that have been applied.

AS/NZS 3500.3:2018

4. A building product referred to in each regulated design would, if used in a manner consistent with the design, achieve compliance with the *Building Code of Australia*.

Yes No

If yes, describe or attach information about how the building product would achieve compliance with the *Building Code of Australia*, including the relevant provisions of the *Building Code of Australia*.

All nominated plumbing products have standards approval in alignment with NCC Volume 3 2019 and AS/NZS 3500.3:2018.

5. I have sought and considered specialist advice in preparing each regulated design.

Yes No

If yes, provide the name and contact details of the person who provided you with the specialist advice.

6. The regulated designs involve a performance solution.

Yes No

If yes, provide details of the performance solution and the name and contact details of the person who prepared the performance solution report if this declaration is not for the report.

7. Each regulated design accords with the *Regulated Design Guidance Material* relevant to the design.

Yes No

Part 3. Signature

Signature

Haimish McGill
Digitally signed by Haimish McGill
DN: C=AU,
E=haimish@watermarkservicesgroup.com,
CN=Haimish McGill
Date: 2022.07.14 13:33:57+10'00'

Title

Haimish McGill

Date

18/07/2022

Save

Print

This form relates to obligations under the *Design and Building Practitioners Act 2020* and supporting Regulation.

For more information visit the NSW Fair Trading website:

www.fairtrading.nsw.gov.au/housing-and-property/changes-to-class-2-buildings

2A WENTWORTH STREET POINT PIPER NSW 2027

STORMWATER DRAINAGE REMEDATION WORKS

Regulated Design Record				
Project Address: 2A WENTWORTH STREET POINT PIPER				
Project Title: STORMWATER DRAINAGE REMEDIATION WORKS				
Consent No: TBC		Body Corporate Reg No: N/A		
Drawing Title: COVER SHEET		Drawing No: HSK01		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No.
A	18.07.22	COVER SHEET, LEGEND AND LOCATION	HAIMISH MCGILL	DEP0000871

LEGEND

- STORMWATER DRAINAGE - INGROUND
- STORMWATER DRAINAGE - SUSPENDED
- ALTERNATIVE PIPE ROUTE
- SUBSOIL DRAINAGE
- DEPICTS DIRECTION OF FLOW
- SWP STORMWATER PIT
- eDP EXISTING DOWNPIPE (eDP)
- DP DOWNPIPE (DP)
- CO CLEAR OUT (CO)
- O/F OVERFLOW
- RH RAIN HEAD
- TTT ROOF SPREADER
- EG EAVES GUTTER
- PIPE CONNECTION TO EAVES GUTTER
- PIPE DROPS VERTICALLY
- RHS RECTANGULAR HOLLOW SECTION
- STRUCTURAL EXCAVATION ZONE



LOCATION PLAN
NOT TO SCALE

AMENDMENTS/REVISIONS

No.	Description	Initial	Date

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HYDRAULIC SERVICES

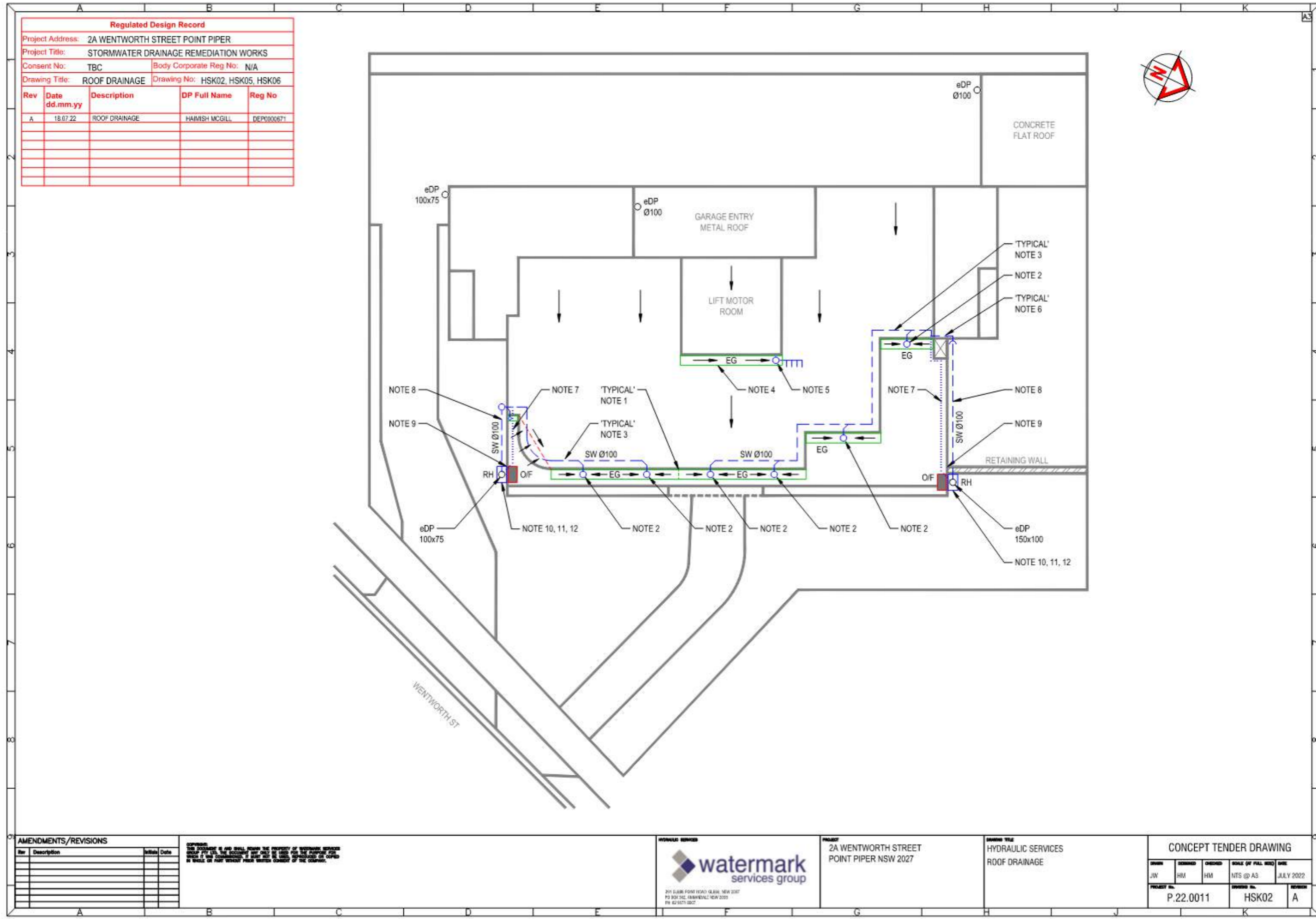
 881 GARDEN POINT ROAD, GARDEN POINT NSW 2027
 PO BOX 982, GARDEN POINT NSW 2028
 PH: 02 9571 8007

PROJECT
2A WENTWORTH STREET
POINT PIPER NSW 2027

DRAWING TITLE
HYDRAULIC SERVICES
COVER SHEET, LEGEND & LOCATION PLAN

CONCEPT TENDER DRAWING

DRAWN	DESIGNED	CHECKED	SCALE OF FULL SIZE	DATE
MW	HM	HM	NTS @ A3	JULY 2022
PROJECT No. P.22.0011			SOURCE No. HSK01	REVISION NUMBER A



Regulated Design Record				
Project Address: 2A WENTWORTH STREET POINT PIPER				
Project Title: STORMWATER DRAINAGE REMEDIATION WORKS				
Consent No: TBC		Body Corporate Reg No: N/A		
Drawing Title: ROOF DRAINAGE		Drawing No: HSK02, HSK05, HSK06		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	18.07.22	ROOF DRAINAGE	HAMISH MCGILL	DEP000671



AMENDMENTS/REVISIONS		
Rev	Description	Date

DESIGNER: THE ENGINEER & ARCHITECTS GROUP
 201 BLAKE STREET SYDNEY NSW 2007
 PO BOX 502, FARMVILLAS NSW 2033
 PH 62 9573 0022



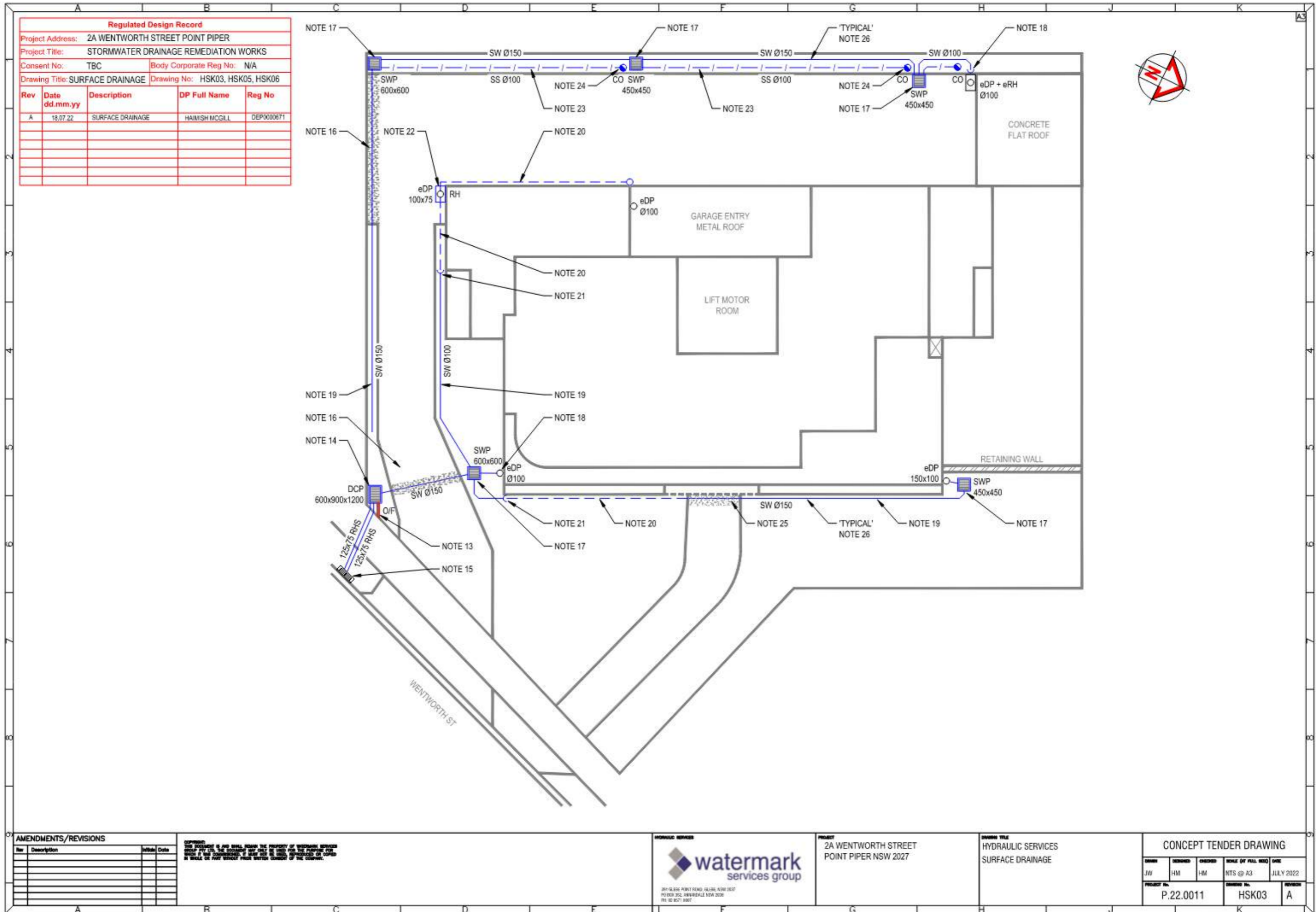
201 BLAKE STREET SYDNEY NSW 2007
 PO BOX 502, FARMVILLAS NSW 2033
 PH 62 9573 0022

PROJECT: 2A WENTWORTH STREET POINT PIPER NSW 2027

DRAWING TITLE: HYDRAULIC SERVICES ROOF DRAINAGE

CONCEPT TENDER DRAWING

DESIGN	CHECKED	DATE	SCALE (IF FULL SIZE)	DATE
JW	HM	HM	NTS @ A3	JULY 2022
PROJECT NO: P.22.0011		DRAWING NO: HSK02		REVISION: A



Regulated Design Record				
Project Address: 2A WENTWORTH STREET POINT PIPER				
Project Title: STORMWATER DRAINAGE REMEDIATION WORKS				
Consent No: TBC		Body Corporate Reg No: N/A		
Drawing Title: SURFACE DRAINAGE		Drawing No: HSK03, HSK05, HSK06		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	18.07.22	SURFACE DRAINAGE	HAIMISH MCGILL	DEP0000671

AMENDMENTS/REVISIONS		
No	Description	Initials/Date

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HYDRAULIC SERVICES

2A WENTWORTH STREET
 POINT PIPER NSW 2027

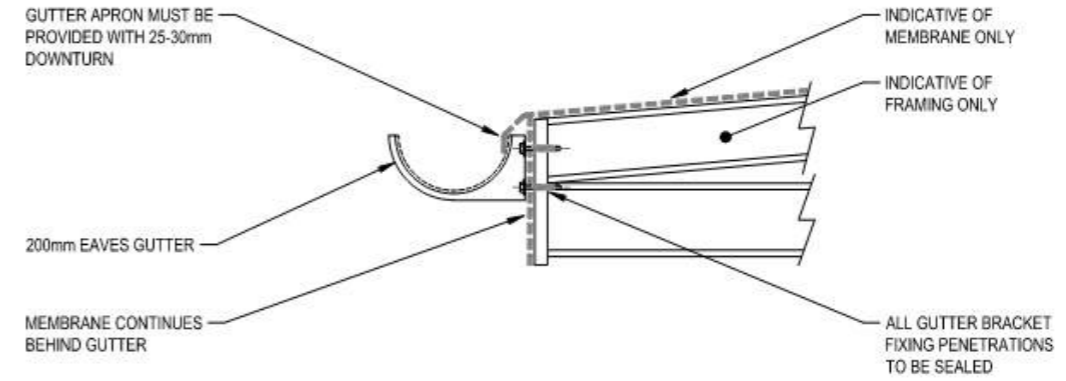
207 GLEBE POINT ROAD, GLEBE NSW 1537
 PO BOX 302, ANNANDALE NSW 2038
 PH: 02 9571 9007

PROJECT
 2A WENTWORTH STREET
 POINT PIPER NSW 2027

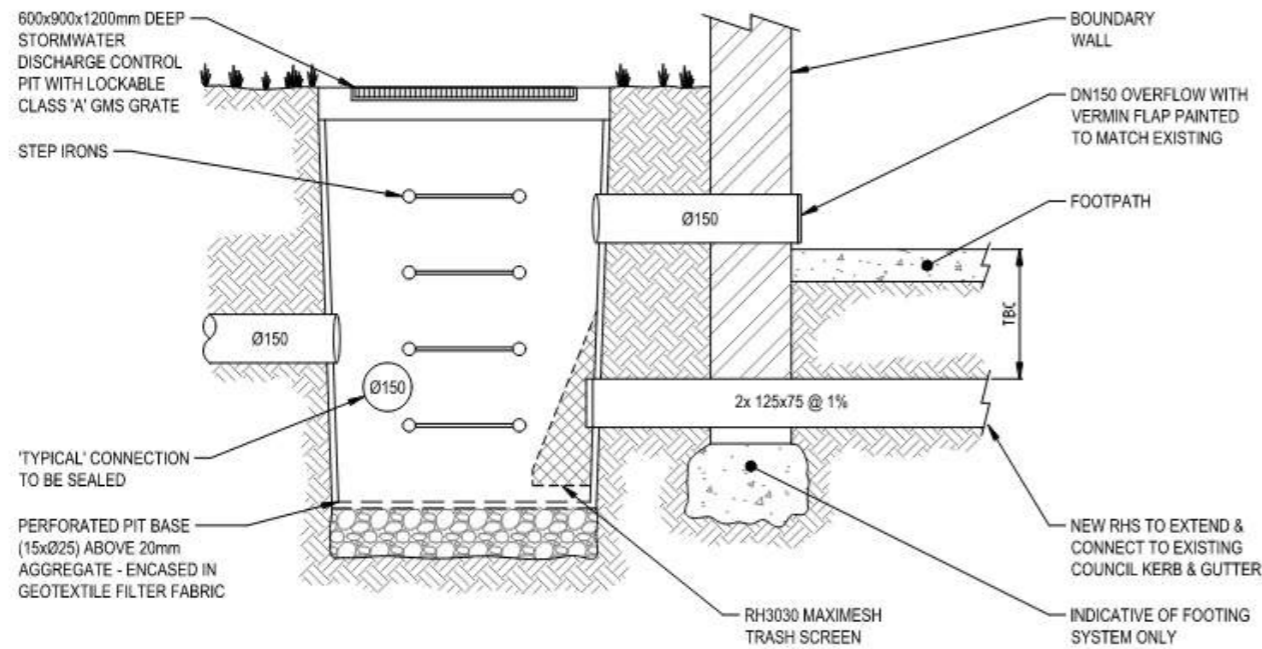
ISSUING TITLE
 HYDRAULIC SERVICES
 SURFACE DRAINAGE

CONCEPT TENDER DRAWING				
DESIGN	DRAWN	CHECKED	SCALE (IF FULL SIZE)	DATE
JW	HM	HM	NTS @ A3	JULY 2022
PROJECT No. P.22.0011			DRAWING No. HSK03	REVISION A

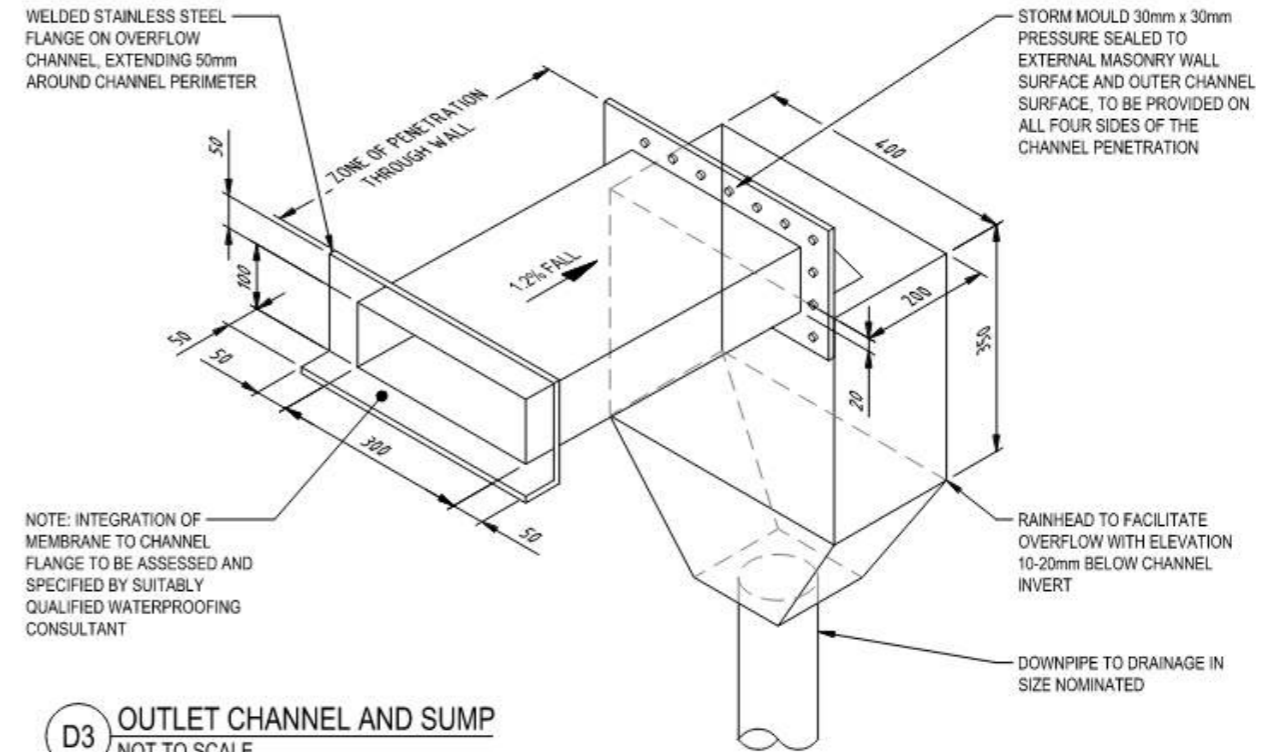
Regulated Design Record				
Project Address: 2A WENTWORTH STREET POINT PIPER				
Project Title: STORMWATER DRAINAGE REMEDIATION WORKS				
Consent No: TBC		Body Corporate Reg No: N/A		
Drawing Title: DETAILS SHEET		Drawing No: HSK04		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	18.07.22	DETAILS SHEET	HAIMISH MCGILL	DEP0000671



D2 EAVES GUTTER APRON SECTION
NOT TO SCALE



D1 STORMWATER DISCHARGE CONTROL PIT
NOT TO SCALE



D3 OUTLET CHANNEL AND SUMP
NOT TO SCALE

AMENDMENTS/REVISIONS		
Rev	Description	Issue Date

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HYDRAULIC SERVICES
watermark services group
214 BLAIR POINT ROAD, GLADESIDE NSW 2037
PO BOX 382, FARMERSVILLE NSW 2033
PH: 95 9571 0807

PROJECT: 2A WENTWORTH STREET POINT PIPER NSW 2027

DRAWING TITLE: HYDRAULIC SERVICES DETAILS SHEET

CONCEPT TENDER DRAWING				
DESIGNER	DRAWN	CHECKED	SCALE (IF FULL SIZE)	DATE
JW	HM	HM	NTS @ A3	JUNE 2022
PROJECT No: P.22.0011		DRAWING No: HSK04		REVISION: A

REMEDIAL WORK EXPLANATION:		g. ALLOW TO COORDINATE THE PROJECT NOMINATED STRUCTURAL ENGINEER TO ASSESS THE SUITABILITY OF ALL REINSTATED CONCRETE SURFACES. ENSURE COMPACTION TESTS ARE PROVIDED TO THE STRUCTURAL ENGINEER'S SATISFACTION. ENSURE ALL REQUIREMENTS OF THE STRUCTURAL ENGINEER ARE SATISFIED WITH REGARD TO CONCRETE SLAB EXCAVATION AND CONCRETE SLAB REINSTATEMENT.		q. ALLOW FOR ALL SAFETY EQUIPMENT TO MAKE ALL WORK AREAS SAFE DURING AND AFTER WORK ENSURING THAT RESIDENT SAFETY AND WELLBEING IS CONSIDERED.		ff. ALL EAVES GUTTER JOINTS SHALL BE OVERLAPPED, RESTRAINED AND POLYURETHANE SEALED.	
a.	ALLOW TO UNDERTAKE ALL WORKS AS NOMINATED BY BOTH WRITTEN TEXT AND DIAGRAMMATICALLY ON WATERMARK SERVICES GROUP'S HYDRAULIC REMEDIAL DRAWINGS IN CONJUNCTION WITH ALL DESIGN AND INSTALLATION REQUIREMENTS PRESCRIBED WITHIN THE DOCUMENTATION PREPARED BY PINNACLE BUILDING CONSULTANTS.	h.	THE DOCUMENTED WORKS, BUT NOT LIMITED TO THESE WORKS, WILL NEED TO BE INCLUDED IN FULL BY THE PRINCIPAL CONTRACTOR (LICENSED BUILDER OR LICENSED PLUMBER). THE TENDER COSTING AND FINAL CONTRACT PRICE WILL BE ALL INCLUSIVE AND IS WITHOUT THE ABILITY TO REQUEST A CONTRACT VARIATION FOR UNFORESEEN OR MISSED WORKS REQUIRED TO SATISFY THE REMEDIAL WORK REQUIREMENTS. THE REMEDIAL WORKS WILL BE A DESIGN AND CONSTRUCT DELIVERY METHOD WITH THE INCORPORATION OF ALL MATERIALS, PRODUCTS AND WORK OBJECTIVES AS DOCUMENTED.	r.	ALLOW TO ENGAGE THE SERVICES OF A STRUCTURAL ENGINEER TO VERIFY AND SPECIFY THE WORKS REQUIRED FOR ALL CONCRETE SLAB CUTTING AND SLAB REINSTATEMENT. ALLOW TO UNDERTAKE ALL WORKS AS DETERMINED TO BE REQUIRED BY THE STRUCTURAL ENGINEER.	gg.	ALL EAVES GUTTERS, ALL EAVES GUTTER METAL COMPONENTS AND ALL EAVES GUTTER BRACKETS SHALL BE OF A COLORBOND RANGE COLOUR TO THE PROPERTY OWNERS' REQUIREMENTS. AESTHETIC SELECTION OF GUTTER COLOURS HAS NOT BEEN DEFINED AS PART OF THIS REPAIR WORK SCOPE.
b.	THE REMEDIAL WORKS ARE REQUIRED TO ADDRESS DYSFUNCTIONAL WORKINGS OF INGROUND STORMWATER DRAINAGE SERVICES AND ABOVE GROUND UPPER-LEVEL ROOF TOP STORMWATER DRAINAGE PROVISIONS AT THE PROPERTY. THE INGROUND DRAINAGE WORKS WILL BE ADDRESSING SUCCESSION OF THE INSTALLED MATERIAL'S LIFE CYCLE AND THE ROOF LEVEL DRAINAGE PROVISIONS ARE BEING PROVIDED TO ADDRESS DYSFUNCTIONAL WORKS OF THE BUILDING IN CONJUNCTION WITH THE DOCUMENTATION PREPARED BY PINNACLE BUILDING CONSULTANTS. TO ACHIEVE THIS THE WORKS WILL INVOLVE: <ul style="list-style-type: none"> ALL WORK REQUIREMENTS AS DEFINED WITHIN THE DOCUMENTATION PREPARED BY PINNACLE BUILDING CONSULTANTS; INSTALLATION OF NEW 200MM HALF ROUND EAVES GUTTER WITH REAR AND FRONT OVERFLOW PROVISION SIZED IN ALIGNMENT WITH AS/NZS3500.3 FOR UPPER-LEVEL ROOF AREAS; INSTALLATION OF NEW OVERFLOW AND DRAINAGE PROVISIONS FOR THE UPPER-LEVEL ROOF AREA WITH OVERFLOW PROVISION SIZED IN ALIGNMENT WITH AS/NZS3500.3; EXCAVATION AND RENEWAL OF INGROUND STORMWATER DRAINAGE SERVICES; INCLUSION OF SUBSURFACE DRAINAGE PROVISIONS TO AFFORD STABILIZED SUBSTRATE MOISTURE CONTENT AT REAR OF PROPERTY WHERE SATURATION IS PRESENT; INCLUSION OF STORMWATER DISCHARGE CONTROL PIT AND SURFACE WATER COLLECTION PROVISIONS IN ALIGNMENT WITH COUNCIL'S STORMWATER MANAGEMENT POLICY; RESTORATION OF AFFECTED EXTERNAL SURFACES AND FINISHES TO MATCH EXISTING AS CLOSE AS IS PRACTICAL; CERTIFICATION OF THE COMPLETED WORKS IN ALIGNMENT WITH DEPARTMENT OF FAIR-TRADING REQUIREMENTS. 	i.	ALLOW TO PROVIDE ADEQUATE PROTECTION FOR WET WEATHER CONDITIONS THROUGHOUT THE REMEDIATION WORKS ENSURING EXCAVATED TRENCH AREAS ARE PROTECTED AGAINST FLOODING AND COLLAPSE AND INTERNAL UNIT AREAS OR COMMON PROPERTY AREAS ARE PROTECTED AGAINST INTERNAL WATER ENTRY.	s.	ALLOW TO REMOVE FROM SITE ALL EXISTING AND NEW RUBBISH OR REDUNDANT MATERIALS ATTRIBUTABLE TO THE REMEDIATION WORKS.	INSTALLATION / MATERIAL REQUIREMENTS - PINNACLE CONSULTANTS':	
c.	THE DIAGRAMMATICALLY DEPICTED WORKS ARE REQUIRED TO BE UNDERTAKEN WITH ALL OTHER DESIGN OR REMEDIAL DOCUMENTATION ASSOCIATED WITH PROJECT COORDINATION, PROJECT PLANNING, SAFE WORK MANAGEMENT IN AN OCCUPIED PROPERTY, SAFE EXCAVATION, SPOIL MANAGEMENT, WORKING AT HEIGHTS REQUIREMENTS, REINSTATEMENT WORKS AND COMPLETION DOCUMENTATION.	j.	ALLOW FOR ALL MATERIALS, LABOUR, FITTINGS, FIXINGS, EXCAVATION, SPOIL REMOVAL, BACKFILL/BEDDING MATERIAL, PIPING SYSTEMS, ROAD BASE, CONCRETE, STEEL REINFORCING, CORE HOLES, WATERPROOF MEMBRANES, TOPPING COMPOUNDS, ELECTRICAL WORKS, ROOF GUTTERING, ROOF FLASHINGS, STORMWATER DRAINAGE, PLUMBING WORKS, STRUCTURAL ENGINEERING CONSULTANCY, EXISTING SURFACE REINSTATEMENT AND SUNDRY ITEMS TO SATISFY THE REQUIREMENTS OF DRAWINGS AND THE WRITTEN BRIEF.	t.	ALLOW FOR ALL ASSOCIATED COUNCIL APPLICATIONS, FEES AND CHARGES ATTRIBUTABLE TO THE FOOT PATH CROSSING, ENABLING WORKS TO BE CONDUCTED.	uh.	EAVES GUTTER WORKS: FASTENER PENETRATIONS THROUGH ROOF SHEET MEMBRANE SYSTEM TO AFFORD RESTRAINT OF EAVES GUTTER BRACKETS WILL NEED TO BE APPLIED WITH A SEALANT SEAL. SEALING OF PENETRATIONS THROUGH A VERTICALLY APPLIED SHEET MEMBRANE WILL NEED TO BE CONDUCTED IN ALIGNMENT WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS IMPOSED BY PINNACLE BUILDING CONSULTANTS. TO AFFORD BRACKET INSTALLATION CLARITY, THE SELECTED BRACKET SYSTEM IS A STANDOFF EXTERNAL SUPPORT THAT INCORPORATES A BRACKET MOUNTING PLATE, BEING A FLAT SURFACE THAT WHEN RESTRAINED WOULD, IF APPLIED WITH A COMPATIBLE SEALANT TO THE MEMBRANE, AFFORD A PRESSURE SEAL.
d.	THE PROPOSED INGROUND DRAINAGE WORKS WILL RESULT IN IMPACT TO RESIDENTS WITH TRENCHING REQUIRED ACROSS THE VEHICULAR DRIVEWAY AND ACROSS THE MAIN PEDESTRIAN ENTRY PATHWAY. THE WORKS IN THESE LOCATIONS SHALL BE COORDINATED TO OCCUR IN STAGES, TO MAINTAIN PEDESTRIAN ACCESS AND TO MINIMIZE VEHICULAR ACCESS IMPACT. THE COORDINATION OF WORKS THAT WILL IMPACT RESIDENTS SHALL BE UNDERTAKEN THROUGH PINNACLE BUILDING CONSULTANTS.	k.	ALL WORKS WILL NEED TO BE UNDERTAKEN IN ACCORDANCE WITH WORK COVER RULES & REGULATIONS, AS3500, AS3000, AS2118, NATIONAL CONSTRUCTION CODE OF AUSTRALIA, LOCAL COUNCIL REGULATIONS, AND ANY SAFETY PROCEDURES APPLICABLE TO THE BUILDING.	u.	ALLOW TO PRESSURE CLEAN ALL SERVICES AND ALL SURFACES UPON COMPLETION OF THE WORKS.	ii.	EAVES GUTTER WORKS: SHEET MEMBRANE SHALL BE AFFORDED A GUTTER APRON THAT OVERLAYS AND DOWNTURNS INTO THE EAVES GUTTER. THE DOWNTURN INTO THE EAVES GUTTER SHALL BE BETWEEN 20-25MM. METHODOLOGY FOR INCORPORATING A MEMBRANE DOWNTURN BEHIND THE EAVES GUTTER TO ENCOMPASS AND SEAL FASCIA AND THEN INCORPORATE A SECONDARY 'HYDRAULIC PURPOSED' SINGLE WELDED SHEET MEMBRANE LAP TO PERFORM AS A GUTTER APRON WILL NEED TO BE CONDUCTED IN ALIGNMENT WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS IMPOSED BY PINNACLE BUILDING CONSULTANTS.
GENERAL REMEDIAL WORK REQUIREMENTS:		l.	ONSITE CLARIFICATION IS REQUIRED BY THE PRINCIPAL CONTRACTOR (LICENSED BUILDER OR LICENSED PLUMBER) UNDERTAKING THE WORKS PRIOR TO TENDER TO ENSURE REMEDIAL WORK OBJECTIVES CAN BE ACHIEVED IN ACCORDANCE WITH WORK COVER REGULATIONS, AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.	v.	ALL INGROUND STORMWATER DRAINAGE PIPEWORK WITHIN THE PROPERTY BOUNDARY IS TO BE CONSTRUCTED FROM DWV GRADE UPVC WITH SOLVENT WELDED JOINT. EMBEDMENT AND BACKFILL SHALL BE CLEAN RIVER SAND OR BLUE METAL AGGREGATE.	ij.	ROOF LEVEL STORMWATER DRAINAGE CONCEALMENT: THE DEPICTED STORMWATER PIPE ROUTE FOR THE ROOF LEVEL DRAINAGE IS AT HIGH LEVEL AT THE JUNCTURE BETWEEN THE BUILDING'S EXTERIOR VERTICAL WALL AND THE SOFFIT LINER. THE NEW STORMWATER PIPEWORK WILL THEN NEED TO BE CONCEALED BY A BULK HEAD CONSTRUCTED FROM SUITABLE EXTERNAL GRADE MATERIALS IN ALIGNMENT WITH INSTALLATION, DESIGN AND AESTHETIC TREATMENT REQUIREMENTS THAT ARE TO BE NOMINATED BY PINNACLE BUILDING CONSULTANCY.
e.	THE WORKS ARE BEING CONDUCTED TO A BUILDING LOCATED WITHIN AN AREA THAT IS WITHOUT ANY RECORDED HERITAGE REQUIREMENTS. ENSURE ALL WORK ZONE APPROVALS FROM COUNCIL ARE IN PLACE FOR THE WORKS WHERE FOOTPATH CROSSINGS OCCUR PRIOR TO COMMENCEMENT.	m.	DRAWINGS AND THE WRITTEN SCOPE OF WORKS ARE NOT SITE COORDINATED AND DO NOT REPRESENT A COMPREHENSIVE OR DETAILED ACCOUNT OF ALL THAT MAY BE REQUIRED. THEY DO HOWEVER INDICATE THE MAJOR UPGRADE ITEMS THAT SHOULD BE CONSIDERED IN SATISFYING THE PERFORMANCE REQUIREMENTS TO MINIMIZE CARPARK FLOODING. IN THIS REGARD THE DOCUMENTATION DOES NOT RELIEVE THE PRINCIPAL CONTRACTOR OF ANY CONTRACTUAL OBLIGATIONS OR NON-CONFORMANCE WITH THE AUSTRALIAN STANDARDS, OR LOCAL CODE REQUIREMENTS. THE PRINCIPAL CONTRACTOR RETAINS THE RESPONSIBILITY OF CERTIFYING THE INSTALLATION AT THE COMPLETION OF THE PROJECT.	w.	ALL INGROUND STORMWATER DRAINAGE PIPEWORK EXTERNALLY TO THE PROPERTY BOUNDARY IS TO BE CONSTRUCTED FROM GMS WITH AN RHS SHAPE, WITH INTERNAL DIMENSIONS BEING 125MM X 75MM. EMBEDMENT AND BACKFILL SHALL BE CLEAN RIVER SAND.	jk.	ROOF LEVEL STORMWATER DRAINAGE LOCATION: THE NOMINATED PIPE ROUTE ON THE NORTHERN BUILDING END OF THE UPPER UNIT EXTERNAL TERRACE AREA, WILL RESULT IN IMPACT TO THE ELEVATED PAVER SYSTEM. IT IS UNDERSTOOD WORKS MAY BE CONDUCTED TO THE ELEVATED PAVING SYSTEM. THE IMPACT TO THE PAVER SYSTEM WILL INCLUDE THE PENETRATION OF THE ELEVATED PAVERS BY A DN100 SIZED PIPELINE. IT IS ALSO PROPOSED TO LOCATE A DN100 STORMWATER DRAIN BENEATH THE ELEVATED PAVER SYSTEM IF SPACE PERMITS WITH THE NEW PAVER SYSTEM CONFIGURATION. IF SPACE DOES NOT PERMIT, AN ALTERNATIVE EXTERNALLY MOUNTED PIPE ROUTE ON THE NORTHERN SIDE OF THE BUILDING WILL BE ADOPTED. THE FINAL COORDINATION OF THE SELECTED PIPE ROUTE AND THE REQUIREMENTS FOR SUPPORT OF THE ELEVATED PAVER SYSTEM SHALL BE CONDUCTED IN THE MANNER NOMINATED BY PINNACLE BUILDING CONSULTANCY.
f.	THE EXISTING LANDSCAPING AND EXTERNAL AREAS INCORPORATE MASONRY RETAINING WALLS, CONCRETE SLAB SURFACES, ASPHALTED SURFACES, TILING, PAVERS, AGGREGATE, GRAVEL, STORMWATER PITS, DOWNPIPES ETC. PORTIONS OF THESE EXISTING MATERIALS AND STRUCTURES WILL NEED TO BE REMOVED AND REINSTATED TO FACILITATE THE WORKS. THE REMOVAL AND REINSTATEMENT HAS NOT BEEN DOCUMENTED IN TOTALITY AND IT WILL BE AT THE DISCRETION OF THE REMEDIAL CONTRACTOR TO DETERMINE ALL REQUIRED WORKS TO PERMIT THE EFFECTIVE REINSTATEMENT OF ALL AFFECTED BUILDING COMPONENTS.	n.	ALLOW TO PREPARE AND SUBMIT FOR APPROVAL (BY CLIENT OR SUPERINTENDENT) A DILAPIDATION REPORT PRIOR TO COMMENCING ANY WORKS ONSITE.	x.	ALL INGROUND SUBSOIL DRAINAGE TO BE CONSTRUCTED FROM DN100 CLASS 1000 PVC PERFORATED DRAINAGE PIPELINE OR SLOTTED UPVC. ALL SUBSOIL DRAINAGE PIPEWORK TO BE ENCASED IN GEOTEXTILE FILTER FABRIC. EMBEDMENT SHALL BE CLEAN RIVER SAND.	ll.	ROOF LEVEL STORMWATER DRAINAGE OVERFLOW: THE UPPER UNIT TERRACE AREA WORKS REQUIRE PROVISION OF A 300MM X 100MM OVERFLOW CHANNEL INSTALLED AT 1.2% GRADIENT THAT PENETRATES THROUGH THE BUILDING'S EXTERIOR MASONRY WALL SURFACE IN THE LOCATION OF AN EXISTING CHANNEL AND RAIN HEAD. THE NEW CHANNEL AND ANY ENLARGEMENT OF THE PENETRATION WILL RESULT IN ALTERATIONS OR RESEALING OF THE MEMBRANE IF AND WHERE AFFECTED, IN CONJUNCTION WITH THE WATER SEALING OF SUCH MATERIALS TO THE NEW OVERFLOW CHANNEL. ALL WATERPROOFING WORKS SHALL BE CONDUCTED IN THE MANNER NOMINATED BY PINNACLE BUILDING CONSULTANCY.
		o.	ALLOW TO COORDINATE AND GAIN PRIOR APPROVAL FROM OWNERS CORPORATION FOR ANY REMEDIAL WORKS THAT MAY AFFECT THE ACCESS OF UNIT RESIDENTS OR VEHICLES IN ANY WAY. ALLOW TO MAINTAIN 24-HOUR PEDESTRIAN ACCESS FOR RESIDENTS AND VISITORS TO THE PROPERTY DURING IMPLEMENTATION OF THE REMEDIAL SCOPE OF WORKS.	y.	ALL STORMWATER PITS TO BE FIBRE REINFORCED CEMENT (FRC) WITH CLASS B TRAFFICABLE GMS LOCKABLE GRATES SET INTO REINFORCED CONCRETE SURROUNDS EQUIVALENT TO MASCOTT PRODUCT DS3SGMSLG FOR 450X450 PITS AND DS5SGMSLG FOR 600X600 PITS. THE DISCHARGE CONTROL PIT SHALL HAVE A LOCKABLE REMOVABLE CLASS A GMS GRATE.	mm.	GROUND LEVEL STORMWATER DRAINAGE: EXTERNAL ABOVE GROUND PIPEWORK IS TO BE PAINTED. PINNACLE BUILDING CONSULTANCY TO
		p.	ALLOW TO REMOVE ENTIRELY FROM SITE ALL REDUNDANT STORMWATER PIPEWORK AND TRENCH INFRASTRUCTURE. ALLOW TO REINSTATE TO MATCH EXISTING AS CLOSE AS PRACTICAL. ALL SURFACES AFFECTED IN ANY WAY BY THE IMPLEMENTATION OF ANY COMPONENT OF THE REMEDIATION WORKS.	z.	DISCHARGE CONTROL PIT (REFER DETAIL D1) SHALL BE FITTED WITH MAXIMESH RH3030 REMOVABLE TRASH SCREEN. DISCHARGE CONTROL PIT SHALL BE PROVIDED WITH A 150-300MM DEEP SEDIMENT SUMP WITH A PERFORATED BASE TO FACILITATE FREE DRAINING INTO A 100MM LAYER OF 20MM AGGREGATE ENCASED IN GEOTEXTILE FILTER FABRIC.	CONTINUED ON SHEET 2 →	
				aa.	ALL GRATED TRENCH DRAINS (GTD) SHALL BE OF FIBRE REINFORCED CEMENT (FRC) OR REINFORCED POLYCRETE CONSTRUCTION WITH CLASS C TRAFFICABLE GMS OR CAST IRON GRATES AND FRAMES.		
				bb.	ALL CLEAR-OUTS LOCATED IN ASPHALT AREAS SHALL BE FITTED WITH A CAST IRON CLASS C LAMP HOLE COVER. ALL CLEAR-OUTS CONNECTING TO UPVC PIPELINES SHALL BE OF UPVC BOLT DOWN UPVC CONSTRUCTION.		
				cc.	ALL EAVES GUTTERS SHALL BE KFC MODEL HRG200 IN COLORBOND ULTRA MATERIAL GRADE.		
				dd.	ALL EAVES GUTTER OUTLETS SHALL BE KFC CONICAL SHAPED NOZZLES IN IN COLORBOND ULTRA MATERIAL GRADE.		
				ee.	ALL EAVES GUTTERS SHALL BE SUPPORTED WITH KFC MODEL A-4 BRACKETS INSTALLED AT INTERVALS NOT EXCEEDING 600MM, WITH INTERVALS AND POSITIONING ALIGNING WITH RAFTER ENDS. ALL EAVES GUTTER BRACKET FASTENERS SHALL BE 316 STAINLESS STEEL 14 GAUGE X 65MM HEX HEAD TIMBER SCREWS INCORPORATING EPDM GROMMETS. ALL FIXINGS SHALL BE RESTRAINED THROUGH THE FASCIA INTO STRUCTURAL ROOF RAFTER FRAMING MEMBER ENDS. GUTTER BRACKET MATERIAL GRADE SHALL BE COLORBOND ULTRA.		

AMENDMENTS/REVISIONS	
Rev	Description

Comments
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PROJECT
2A WENTWORTH STREET
POINT PIPER NSW 2027

DRAWING TITLE
HYDRAULIC SERVICES
NOTES SHEET 1 OF 2

CONCEPT TENDER DRAWING				
OWNER	DESIGNED	CHECKED	SCALE (IF FINAL SIZE)	DATE
JW	HM	HM	NTS @ A3	JULY 2022
PROJECT NO.	DRAWING NO.	REVISION		
P.22.0011	HSK05	A		

← CONTINUED FROM SHEET 1
NOMINATE COLOUR REQUIREMENTS.

SPECIFIC INSTALLATION REQUIREMENTS – ROOF GUTTER & ROOF DRAINAGE:

NOTE 1: ALLOW TO SUPPLY AND INSTALL EAVES GUTTER AS SPECIFIED UNDER MATERIAL REQUIREMENTS. EAVES GUTTER SHALL BE INSTALLED AT A GRADIENT OF APPROXIMATELY 1:250 - 1:300 DIRECTED TOWARD THE OUTLET POINTS THAT SHALL BE POSITIONED PROPORTIONALLY ALONG THE EAVES GUTTER. NO GUTTER OUTLETS SHALL BE POSITIONED AT EAVES GUTTER ENDS.

NOTE 2: ALLOW TO SUPPLY AND INSTALL DN100 OUTLET NOZZLE AND NEW DN100 OUTLET DRAINAGE FROM NEW EAVES GUTTER. NEW OUTLET NOZZLE SHALL BE SEALED TO NEW UPVC DRAINAGE IMMEDIATELY ADJACENT TO THE EAVES GUTTER IN A VERTICAL POSITION. TO ACHIEVE AESTHETIC SUITABILITY IN THE USE OF UPVC, THE PVC PIPE MATERIAL SHALL BE CUT TO THE CURVE OF THE EAVES GUTTER TO AFFORD A UNIFORM APPEARANCE OF CONNECTING DIRECTLY TO THE GUTTER AND EFFECTIVELY CONCEALING THE ENTIRE OUTLET NOZZLE. THE JOINT BETWEEN THE UPVC VERTICAL PIPE AND THE METAL COLORBOND ULTRA OUTLET NOZZLE SHALL BE SEALANT SEALED WITH POLYURETHANE AND THE JOINT RESTRAINED WITH THREE (3) X 14 GAUGE X 25MM STAINLESS STEEL METAL ROOFING SCREWS POSITIONED EQUALLY PROPORTIONED AROUND THE JOINT. THE UPVC PIPE DRAINAGE CONSTRUCTED FROM DWV GRADE UPVC SHALL BE PRIMED AND PAINTED WITH THREE COATS OF WEATHER SHIELD RATED PAINT TO MATCH THE UNIT OWNERS' OR UNIT RESIDENTS' REQUIREMENTS.

NOTE 3: ALLOW TO SUPPLY AND INSTALL NEW SURFACE MOUNTED UPVC DWV GRADE STORMWATER DRAINAGE LAID AT A GRADIENT OF 1% IN THE APPROXIMATE LOCATION DEPICTED. FINAL LOCATION OF NEW STORMWATER PIPEWORK SHALL BE DETERMINED ONSITE HOWEVER THE INTENDED PIPE ROUTE IS AT HIGH LEVEL AT THE JUNCTURE BETWEEN THE BUILDING'S EXTERIOR VERTICAL WALL AND THE SOFFIT LINER. THE NEW STORMWATER PIPEWORK WILL THEN NEED TO BE CONCEALED BY A BULKHEAD CONSTRUCTED FROM SUITABLE EXTERNAL GRADE MATERIALS IN ALIGNMENT WITH INSTALLATION AND DESIGN REQUIREMENTS THAT ARE TO BE NOMINATED BY PINNACLE BUILDING CONSULTANCY.

NOTE 4: ALLOW TO SUPPLY AND INSTALL EAVES GUTTER AS SPECIFIED UNDER MATERIAL REQUIREMENTS. EAVES GUTTER SHALL BE INSTALLED AT A GRADIENT OF APPROXIMATELY 1:250 - 1:300 DIRECTED TOWARD THE OUTLET POINT AT THE NORTHERN END OF THE GUTTER.

NOTE 5: ALLOW TO SUPPLY AND INSTALL DN100 OUTLET NOZZLE AND NEW DN100 OUTLET DRAINAGE FROM NEW EAVES GUTTER. NEW OUTLET NOZZLE SHALL BE SEALED TO NEW DWV GRADE UPVC DRAINAGE IMMEDIATELY ADJACENT TO THE EAVES GUTTER IN A VERTICAL POSITION. THE JOINT BETWEEN THE UPVC VERTICAL PIPE AND THE METAL COLORBOND ULTRA OUTLET NOZZLE SHALL BE SEALANT SEALED WITH POLYURETHANE AND THE JOINT RESTRAINED WITH THREE (3) X 14 GAUGE X 25MM STAINLESS STEEL METAL ROOFING SCREWS POSITIONED EQUALLY PROPORTIONED AROUND THE JOINT. THE UPVC DOWN PIPE SHALL EXTEND TO THE LOWER ROOF CATCHMENT WITH THE INSTALLATION OF A 0.8M LONG LEVEL SPREADER PROVIDED WITH DN50 SIDE OUTLET HOLES AT 0.15M CENTERS. THE END OF THE SPREADER SHALL BE FITTED WITH A SOLVENT WELDED SOCKET AND A SCREWED CAP THAT HAS A DN40 HOLE DRILLED THROUGH THE CAP IN LINE WITH THE PIPE'S INVERT TO PERMIT FREE DRAINING. THE HORIZONTAL SECTION OF LEVEL SPREADER PIPEWORK SHALL BE ELEVATED 20MM OFF THE NEW MEMBRANE SURFACE WITH A NEOPRENE RUBBER MOUNT THAT WILL NOT CAUSE DAMAGE TO THE MEMBRANE SURFACE NOR PERMIT ACCUMULATION OF DETRITUS BETWEEN THE PIPE AND THE MEMBRANE. THE VERTICAL DOWNPIPE IS TO BE SUPPORTED AT 1.0M INTERVALS BY 1.4MM THICK GMS SADDLES THAT ARE SECURED TO THE OUTER FACE OF THE BUILDING'S MASONRY WALL SURFACE WITH 8 GAUGE GMS SCREWS AND APPROPRIATELY SIZED MASONRY RAW PLUGS.

NOTE 6: ALLOW TO SUPPLY AND NEW DN100 DWV GRADE UPVC STORMWATER DRAINAGE THAT SHALL EXTEND THROUGH THE NEW BULKHEAD, TRANSITION HORIZONTALLY TO THE ADJACENT MASONRY SERVICE SHAFT AND THEN DROP VERTICALLY TO AN ELEVATION BENEATH THE ELEVATED PAVING SYSTEM. THE PENETRATION THROUGH THE ELEVATED PAVING SYSTEM WILL NEED TO COMPRISE OF A DN125 CORE HOLE PENETRATION. THE PENETRATION THROUGH THE ELEVATED PAVING SYSTEM WILL IMPACT THE PAVERS' INTEGRITY REQUIRING THE PENETRATED PAVER TO BE PROVIDED WITH ADDITIONAL CONTINUOUS SUPPORT WITH FRAMING OR SPARGING TO THE REQUIREMENTS OF PINNACLE BUILDING CONSULTANCY.

NOTE 7: THIS DEPICTED PIPE ROUTE IS CONSIDERED TO BE THE PREFERRED INSTALLATION METHOD DUE TO PERSONAL SAFETY DURING INSTALLATION. IF CLEARANCE PERMITS, WITHIN THE VOID SPACE BETWEEN THE NEW ELEVATED PAVES SYSTEM AND THE CONCEALED ROOF TERRACE MEMBRANED SURFACE, ALLOW TO SUPPLY AND INSTALL NEW DN100 DWV GRADE UPVC STORMWATER DRAINAGE FROM THE SERVICE SHAFT TO THE NORTH EASTERN RAINHEAD. THIS PIPE ROUTE WILL REQUIRE THE PIPEWORK TO BE SUPPORTED AT 0.5M INTERVALS BY M12 ALL THREAD ROD SECURED TO THE INNER SIDE OF THE PERIMETER MASONRY WALL AND RESTRAINED TO THE PIPELINE USING A TWO PIECE CLAMP. THE ALL THREAD ROD WILL AFFORD SUPPORT TO THE SUSPENDED STORMWATER PIPELINE THAT WILL NEED TO BE LOCATED 100MM - 150MM FROM THE NORTHERN PERIMETER WALL TO ENSURE ADEQUATE CLEARANCE IS RETAINED FOR THE ELEVATED PAVES SUPPORT SYSTEM. THE SUPPORT BRACKET, ALL THREAD ROD AND FIXING SHALL ALL BE CONSTRUCTED FROM EITHER 304 STAINLESS STEEL OR GMS. ALL FIXING PENETRATIONS TO THE EXISTING NORTHERN MASONRY WALL TO SUPPORT THE NEW STORMWATER PIPELINE SHALL OCCUR AT AN ELEVATION A MINIMUM OF 100MM ABOVE THE EXISTING MEMBRANE SURFACE AND SHALL BE APPLIED WITH POLYURETHANE SEALANT TO SEAL THE MASONRY WALL PENETRATION IN A LOCATION THAT WILL NOT BE SUBJECT TO HYDROSTATIC CONDITIONS. FIXING PENETRATIONS SHALL BE CONDUCTED IN A MANNER ENSURING THE EXISTING MEMBRANE AND THE EXISTING MASONRY WALL DPC ARE PROTECTED AT ALL TIMES.

NOTE 8: THIS DEPICTED PIPE ROUTE IS TO BE ADOPTED BY PREFERENCE OF THE BUILDING PRACTITIONER OR DUE TO INABILITY TO CONTAIN THE STORMWATER PIPELINE AT FALL WITHIN THE VOID BENEATH THE NEW ELEVATED PAVING SYSTEM. ALLOW TO SUPPLY AND INSTALL NEW DN100 DWV GRADE UPVC STORMWATER DRAINAGE ON THE OUTER BUILDING FACE IN A HORIZONTAL APPLICATION EXTENDING FROM THE SERVICE SHAFT TO THE RAINHEAD. THIS PIPE ROUTE WILL REQUIRE THE PIPEWORK TO BE SUPPORTED AT 1.0M INTERVALS BY 1.4MM THICK GMS SADDLES THAT ARE SECURED TO THE OUTER FACE OF THE BUILDING'S MASONRY WALL SURFACE WITH 8 GAUGE GMS SCREWS AND APPROPRIATELY SIZED MASONRY RAW PLUGS.

NOTE 9: ALLOW TO SUPPLY AND INSTALL A CORE HOLE PENETRATION THROUGH THE BUILDING'S PERIMETER MASONRY WALL TO ACCOMMODATE INSTALLATION OF NEW DN100 SIZED DWV GRADE UPVC STORMWATER PIPELINE. THE CORE HOLE PENETRATION SHALL BE LOCATED AT AN ELEVATION A MINIMUM OF 100MM ABOVE THE EXISTING MEMBRANE SURFACE TO THE PIPE'S INVERT AND SHALL BE APPLIED WITH POLYURETHANE SEALANT TO SEAL THE MASONRY WALL PENETRATION IN A LOCATION THAT WILL NOT BE SUBJECT TO HYDROSTATIC PRESSURE CONDITIONS. THE POLYURETHANE SEAL OF THE CORE HOLE SHALL BE FITTED WITH A SOLVENT WELDED PRESSURE SEALED FLANGE THAT IS RESTRAINED IN POSITION. THE USE OF A SAFER WASTE TRAY MAY BE DEEMED APPROPRIATE. THE NEW CORE HOLE PENETRATION MUST NOT IMPACT THE EXISTING MASONRY WALL'S DAMP PROOF COURSE.

NOTE 10: THE NEW DN100 STORMWATER DRAINAGE SHALL DOWNTURN INTO THE NEW EXTERNALLY MOUNTED RAINHEAD WITH A 90 DEGREE BEND AND A 45 DEGREE MITRED DROPPER THAT TERMINATES 150MM FROM THE BASE OF THE RAINHEAD.

NOTE 11: ALLOW TO SUPPLY AND INSTALL AN OUTLET CHANNEL DRAIN AND OVERFLOW POINT FOR THE UPPER LEVEL TERRACE AND ROOF RAINFALL CATCHMENT AREA. THE OVERFLOW CHANNEL SHALL HAVE INTERNAL DIMENSIONS NO LESS THAN 300MM IN WIDTH X 100MM IN HEIGHT. THE OVERFLOW CHANNEL SHALL BE CONSTRUCTED FROM GRADE 316 STAINLESS STEEL AND SHALL INCORPORATE A WELDED PERIMETER FLANGE THAT PROJECTS NO LESS THAN 50MM ON THE INTERNAL FACE TO ENABLE INTEGRATION WITH THE ADJOINING BUILDING SURFACES WITH A 50MM PRESSURE SEALED JOINT. THE FLANGE ON THE BOTTOM OR INVERT OF THE CHANNEL SHALL PROJECT FLUSH WITH THE FLOOR SURFACE AND THE INTEGRATED FLANGE ON THE SIDES AND TOP OF THE CHANNEL SHALL PROJECT BE FLUSH WITH THE MASONRY WALL SURFACE PERPENDICULAR TO THE CHANNEL. THE CHANNEL FLANGE SHALL BE SUITABLY SEALED TO THE NEW/EXISTING EXTERNAL MEMBRANE SYSTEM WITH A WATER TIGHT SEAL THAT CAN BE SUBJECT TO 150MM HYDROSTATIC HEAD PRESSURE IN THE MANNER SPECIFIED BY PINNACLE BUILDING CONSULTANCY ENSURING ADHERENCE TO THE PRODUCT MANUFACTURER'S INSTALLATION INSTRUCTIONS

NOTE 12: ALLOW TO SUPPLY AND INSTALL A NEW 400MM LONG X 200MM WIDE X 350MM DEEP RAINHEAD ON THE EXTERIOR FACE OF THE BUILDING IN THE LOCATION NOMINATED. THE EXISTING RAINHEAD CAN BE RETAINED AND REUSED IN THE EVENT THE RAINHEAD'S DIMENSIONS SATISFY THESE DIMENSIONAL REQUIREMENTS, HOWEVER THE EXISTING RAINHEAD'S ELEVATION IS UNSUITABLE. THE EXISTING DOWNPIPE WILL BE MODIFIED TO ACCOMMODATE THE NEW ELEVATION OF THE RAINHEAD AND SHALL BE RETAINED. THE NEW RAINHEAD SHALL BE POSITIONED AT AN ELEVATION WHERE THE TOP OF THE RAIN HEAD IS 10MM LOWER IN ELEVATION THAN THE INVERT OF THE NEW CHANNEL OVERFLOW SPITTER PROVIDED FOR THE UPPER LEVEL EXTERNAL TERRACE AREA. THE NEW RAINHEAD SHALL BE EFFECTIVELY SECURED TO THE BUILDING'S EXTERIOR SURFACE WITH GRADE 316 12 GAUGE SCREWS INCORPORATING EPDM GROMMETS AND MASONRY PLUGS. THE FIXING PENETRATIONS SHALL BE OVER SEALED WITH POLYURETHANE SEALANT. THE NEW RAINHEAD SHALL BE RECONNECTED TO THE EXISTING DOWNPIPE WITH A NOZZLE THAT IS SIZED TO ALIGN WITH THE RESPECTIVE DOWNPIPE'S INTERNAL DIMENSIONS. ALL LAP JOINTS IN THE RAINHEAD AND BETWEEN THE RAINHEAD AND THE DOWNPIPE SHALL BE LAPPED, SEALANT SEALED AND RESTRAINED.

SPECIFIC INSTALLATION REQUIREMENTS – COMMON DRAINAGE WORKS:

NOTE 13: ALLOW TO SUPPLY AND INSTALL A PIPED OVERFLOW FROM THE NEW STORMWATER DISCHARGE CONTROL PIT (DCP) THAT EXTENDS FROM THE PIT THROUGH THE BOUNDARY MASONRY WALL AND TERMINATES AT AN INVERT 50MM ABOVE THE FINISHED PAVEMENT LEVEL. THE OVERFLOW PIPE WILL COMPRISE OF EITHER A DN150 UPVC PIPELINE FITTED WITH A VERMIN FLAP WITH ALL EXPOSED UPVC PIPE MATERIALS PAINTED IN A NATURAL CLAY RED SIMILAR TO THE MASONRY WALL COLOUR. ALTERNATIVELY, A POWDER COATED (COLOUR TO BE SIMILAR TO MASONRY WALL) 150MM X 75MM RHS COULD BE PROVIDED. REFER TO DETAIL D1.

NOTE 14: ALLOW TO EXCAVATE TO FACILITATE INSTALLATION OF NEW 600MM (W) X 900MM (L) X 1200MM (D) DISCHARGE CONTROL PIT. DISCHARGE CONTROL PIT SHALL BE CONSTRUCTED IN ALIGNMENT WITH DETAIL D1. ALLOW TO INTERCONNECT ALL NOMINATED STORMWATER DRAINAGE PIPELINES WITH THE NEW DCP. PROVIDE TRASH SCREEN, SILT SUMP WITH WEEP HOLES AND STEP RUNGS. PROVIDE OVERFLOW PROVISION FOR DCP AS PER NOTE 1. FINISH DCP WITH LIGHT DUTY GMS LOCKAGE GRATE AND FRAME.

NOTE 15: ALLOW FOR ALL ASSOCIATED COUNCIL APPLICATIONS, FEES AND CHARGES TO FACILITATE EXCAVATION WORKS EXTERNALLY TO PROPERTY BOUNDARY WITHIN FOOTPATH ADJOINING WENTWORTH STREET. ALLOW TO REMOVE REDUNDANT STORMWATER DRAINAGE WHERE EXCAVATION HAS OCCURRED. ALLOW TO SUPPLY AND INSTALL TWO (2) NEW KERB CONNECTIONS TO REPLACE EACH OF THE TWO EXISTING KERB CONNECTIONS. THE NEW KERB CONNECTIONS SHALL EACH RESPECTIVELY COMPRISE OF 125MM X 75MM RHS TERMINATING FLUSH WITH THE KERB FACE AND INTERCONNECTED WITH THE DCP. ALLOW TO REINSTATE ALL AFFECTED SURFACES.

NOTE 16: ALLOW TO UNDERTAKE REQUIRED CONCRETE EXCAVATION AND CONCRETE REINSTATEMENT IN ALIGNMENT WITH THE STRUCTURAL ENGINEER'S REQUIREMENTS. COORDINATION AND COSTS ASSOCIATED WITH A STRUCTURAL ENGINEER FOR ON GRADE CONCRETE SLAB REINSTATEMENT TO BE ACCOUNTED FOR WITHIN CONTRACT PRICE BY THE BUILDING PRACTITIONER. ALLOW TO SUPPLY AND INSTALLED NEW INGROUND STORMWATER DRAINAGE AND NEW INGROUND SUBSOIL DRAINAGE IN LOCATION DEPICTED ENSURING ALL NEW PIPELINES ARE INSTALLED AT A GRADIENT NO LESS THAN 1%. WHERE INGROUND STORMWATER DRAINAGE PIPELINES ARE NOT AFFORDED 300MM MINIMUM COVER IN VEHICULAR LOADING AREAS, ALLOW TO SUPPLY AND INSTALL 50MM THICK REINFORCED CONCRETE BINDING SLAB ABOVE INGROUND PIPEWORK TO AFFORD WEIGHT LOAD-IMPOSED MATERIAL PROTECTION.

NOTE 17: ALLOW TO SUPPLY AND INSTALL NEW STORMWATER INLET PIT OF SIZE AND IN LOCATION DIAGRAMMATICALLY DEPICTED. ENSURE ALL EXTERNAL FINISHED SURFACES ARE GRADED TO THE STORMWATER INLET PIT AS DEPICTED TO PREVENT EXCESSIVE WATER PONDING. ENSURE ALL PIPE CONNECTIONS TO ALL INLET PITS ARE EPOXY SEALED AND ENSURE ALL STORMWATER INLET PITS ARE BENCHED WITH CROSS FALL TO PREVENT WATER PONDING.

NOTE 18: ALLOW TO LOCATE AND CONNECT EXISTING STORMWATER DOWNPIPE TO NEW INGROUND STORMWATER DRAINAGE PIT AS DIAGRAMMATICALLY DEPICTED. ALLOW TO SUPPLY AND INSTALL NEW UPVC STORMWATER DRAINAGE LAID AT 1% AND INTERCONNECT WITH NEW INGROUND STORMWATER PIPING SYSTEM.

NOTE 19: 'TYPICAL' ALLOW TO SUPPLY AND INSTALLED NEW INGROUND STORMWATER DRAINAGE IN LOCATION DEPICTED ENSURING ALL NEW PIPELINES ARE INSTALLED AT A GRADIENT NO LESS THAN 1%. ALL INGROUND STORMWATER WITHIN GARDEN AREAS TO HAVE MINIMUM 150MM COVER WHERE LOCATED INGROUND.

NOTE 20: 'TYPICAL' ALLOW TO SUPPLY AND INSTALLED NEW ABOVE GROUND STORMWATER DRAINAGE IN LOCATION DEPICTED ENSURING ALL NEW PIPELINES ARE INSTALLED AT A GRADIENT NO LESS THAN 1%. ALL NEW ABOVE GROUND STORMWATER PIPEWORK SHALL BE AT AN ELEVATION ENSURING NO VEHICULAR OR PEDESTRIAN IMPACT RESULTS. WHERE POSSIBLE, ABOVE GROUND PIPEWORK SHALL BE CONCEALED BEHIND VEGETATION. ALL SUPPORT SYSTEMS FOR THE NEW ABOVE GROUND PIPEWORK SHALL BE GMS CONSTRUCTION INCLUDING, BRACKETS, CLIPS, FASTENERS AND FIXINGS. ALL NEW ABOVE GROUND EXPOSED PIPEWORK SHALL BE PRIME AND PAINTED WITH THREE COATS OF WEATHER SHIELD RATED PAINT TO MATCH THE COLOUR REQUIREMENTS NOMINATED BY PINNACLE BUILDING CONSULTANCY.

NOTE 21: NEW ABOVE GROUND STORMWATER PIPEWORK DROPS VERTICALLY AND TRANSITIONS TO INGROUND DRAINAGE SYSTEM. FINAL LOCATION OF SERVICES TO BE COORDINATED ONSITE TO MINIMIZE AESTHETIC IMPACT.

NOTE 22: ALLOW TO SUPPLY AND INSTALL NEW 300MM X 150MM X 250MM DEEP RAINHEAD TO TRANSITION FROM VERTICAL DOWNPIPE TO NEW ABOVE GROUND HORIZONTAL PIPEWORK AS DEPICTED. NEW RAINHEAD SHALL ALSO COLLECT STORMWATER DISCHARGE FROM REAR GARAGE AREA METAL ROOF AS INDICATED. EXISTING INGROUND STORMWATER DRAINAGE TO BE MADE REDUNDANT.

NOTE 23: 'TYPICAL' ALLOW TO SUPPLY AND INSTALLED NEW INGROUND STORMWATER DRAINAGE AND NEW INGROUND SUBSOIL DRAINAGE IN LOCATION DEPICTED ENSURING ALL NEW PIPELINES ARE INSTALLED AT A GRADIENT NO LESS THAN 1%. WHERE INGROUND STORMWATER DRAINAGE PIPELINES ARE NOT AFFORDED 300MM MINIMUM COVER IN VEHICULAR LOADING AREAS, ALLOW TO SUPPLY AND INSTALL 50MM THICK REINFORCED CONCRETE BINDING SLAB ABOVE INGROUND PIPEWORK TO AFFORD WEIGHT LOAD-IMPOSED MATERIAL PROTECTION. ALL INGROUND STORMWATER WITHIN GARDEN AREAS TO HAVE MINIMUM 150MM COVER.

NOTE 24: ALLOW TO SUPPLY AND INSTALL DN100 CLEAR OUT PROVISION TO UPSTREAM ENDS OF ALL SUBSOIL DRAINAGE. WHERE SUBSOIL DRAINAGE TERMINATES WITHIN NON TRAFFICABLE AREAS, UPVC BTS SHALL TERMINATE FLUSH WITH FINISHED SURFACE LEVEL. WHERE LOCATED WITHIN VEHICULAR TRAFFICABLE AREAS, ALLOW TO SUPPLY AND INSTALL CLASS C CAST IRON LAMP HOLE COVER TERMINATING FLUSH WITH FINISHED SURFACE LEVEL.

NOTE 25: ALLOW TO EITHER TUNNEL EXCAVATE BENEATH PATHWAY OR CONDUCT EXCAVATION WORKS ACROSS PATHWAY IN TWO STAGES TO ENABLE PEDESTRIAN ACCESS TO PROPERTY. INSTALL NEW DN150 STORMWATER DRAINAGE AS DEPICTED. ALLOW TO BACKFILL EXCAVATION BENEATH PATHWAY WITH 1:10 WET STABILIZED SAND TO PREVENT FUTURE SETTLEMENT. ALLOW TO REINSTATE PAVING TO MATCH EXISTING.

NOTE 26: 'TYPICAL' ALLOW TO REINSTATE ALL EXTERNAL LANDSCAPED AREAS IMPACTED BY THE INGROUND SEWER AND STORMWATER DRAINAGE WORKS TO MATCH EXISTING AS CLOSE AS IS PRACTICAL.

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WATERMARK services group
201 CLISS POINT ROAD, CLISS POINT NSW 2257
PO BOX 360, ANBARABIE NSW 2258
PH: 02 8071 8087

PROJECT
2A WENTWORTH STREET
POINT PIPER NSW 2027

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