

# **PRINCIPAL'S PROJECT REQUIREMENTS**

## **MOSAIC APARTMENTS**

**74-76 Kitchener Parade Bankstown NSW 2200**

**Prepared by**



**Level 6, 89 York St  
Sydney NSW 2000**

**Version 3**

**OCTOBER 2015**

## **Specification Amendment Schedule**

<b>Revision No.</b>	<b>Date</b>	<b>Description</b>
1	11 July 2015	Draft for Principals Review
2	21 July 2015	Final for Tender
3	07 October 2015	Amendments to suit Contract negotiations

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## **1 PREAMBLE**

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### **1.1 INTERPRETATION**

#### **General**

Words and expressions that are defined in the General Conditions of Contract shall have the same meaning in the Principal's Project Requirements. If undefined in the General Conditions of Contract then the following definitions apply:

Provide: "Provide" and similar expressions mean "supply and install".

Approved: "Approved", "reviewed", "directed", "rejected", "endorsed", "selected" and similar expressions mean approved (reviewed, directed, rejected, endorsed, selected) in writing by the Superintendent".

Give notice: "Give notice", "submit", "advise", "inform" and similar expressions mean "give notice (submit, advise, inform) in writing to the Superintendent".

Obtain: "Obtain", "seek" and similar expressions mean "obtain (seek) in writing from the Superintendent".

Proprietary: "Proprietary" means identifiable by naming manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Samples: Includes samples, prototypes and sample panels.

'Or equal': Material, product or component nominated by the Superintendent is equivalent in performance and quality to, and of cost not exceeding that specified.

'WUC': "works under the Contract", means all work that the Contractor may be required to carry out and complete all works and requirements under the Contract.

'Constructional Plant' means appliances and things used in the execution of the work under the Deed of Agreement, but not forming part of the Works or the Temporary Works.

'Drawings' means the drawings referred to in the Preliminary Design and any further revisions of the drawings prepared by the Contractor as part of their design responsibilities.

'Temporary Works' means works used for the execution of the work under the Deed of Agreement but not forming part of the Works;

'Locations on the drawings', 'Where shown on the drawings' means drawings to be used for construction purposes or drawings which have "For Construction" status.

'Approved', 'For approval', 'Reviewed', 'Selected', 'Select', 'Nominated', 'Directed', 'Required', 'Rejected' and similar expressions, shall mean approved, reviewed, selected, select, nominated, directed, required, rejected, and the like, by the Superintendent or person/authority/organisation/consultant nominated by the Superintendent.

'Give notice', 'submit', 'furnish', 'made available to', 'consent', and similar expressions, shall mean give notice, submit, furnish, make available to, consent, and the like, to the Superintendent or person/authority/organisation nominated by the Superintendent.

'Provide', 'supply', 'install', 'fit', etc - unless expressly stated otherwise, these words, used individually or in combination shall mean 'supply and fix' by the Contractor with all necessary building in or connecting up, using nuts, bolts, fittings, fixings etc.

'Contractor' , builder means Project Built Pty Ltd.

'Proprietor', 'Principal' means Fullerton Property Pty Ltd

'Project Manager', 'Superintendent' means Foresight Management Pty Ltd. For the purposes of the Contract and the WUC the Superintendent is an agent of the Principal.

'Equal to', 'equal in all respect to', shall mean that the goods, materials, products or services offered shall, in the opinion of the Superintendent, be equal to the goods, materials, products or services of the brand name mentioned in regard to design, structure, composition, durability, workmanship, finish and suitability and authority compliance, as relevant, at the absolute discretion of the Superintendent. The Builder is to certify 'equivalence' or provide sufficient documentation for assessment by the Superintendent.

'Engineer', 'Certified Engineer', 'Specialist Engineer', 'Design Engineer', 'Qualified Engineer', '(MIE Aust)', 'Structural, Mechanical, Electrical, Fire, Hydraulic, Lift Engineer' shall mean an approved and appropriately qualified and experienced engineer eligible for MIE (Aust), engaged by Builder or by a corporate body engaged and responsible to Builder. The Builder, if requested, shall demonstrate to the satisfaction of the Superintendent the acceptability of the Qualifications and experience of any Engineer associated with this project.

### **Contract parties**

'The Principal' has the same meaning as 'the Proprietor and 'the Client'.

'The Superintendent' has the same meaning as 'the Superintendent'.

'The Builder' has the same meaning as 'the Contractor'.

'The financier' has the same meaning as the name of any financial institution or individual who provides funding to the project.

### **Tests**

Except where otherwise defined in referenced documents, the following definitions apply:

Pre-completion tests: Tests carried out before completion tests.

Type tests: Tests carried out on an item identical with a production item, before delivery to the site.

Production tests: Tests carried out on the purchased equipment, before delivery to the site.

Site tests: Tests carried out on site.

Completion tests: Acceptance tests and final tests.

Acceptance tests: Tests carried out on completed installations or systems and, except for final tests, before the date for practical completion, to demonstrate that the installation or

system, including components, controls and equipment, operates correctly, safely and efficiently, and meets performance and other requirements.

**Final tests:** Acceptance tests carried out before completion of the maintenance period.

### **Maintenance period**

Co-extensive with the defects liability period of 12 months. The Contractor shall provide maintenance, including statutory testing and certification for the following elements:

- a) Fire installation;
- b) Passenger Lifts;
- c) Mechanical installations;
- d) Electrical Installations, re-lamping, emergency lighting testing, switchboard, including thermographic testing at 12 months;
- e) Hydraulic installations, including hot water heaters and all pumps;
- f) Garage roller shutters; and
- g) Landscaping.

### **Precedence**

If any statement and/or requirement in this Specification contradicts a Contract Condition, the Contract Condition will take precedence.

## PROJECT DETAILS

### 1.2 THE DEVELOPMENT

74-76 Kitchener Parade Bankstown NSW 2200 currently comprises of two lots of land, each containing one single storey dwelling. The project involves demolition of the two existing dwellings and site preparation works for the construction of a new eight (8) storey residential development with two (2) levels of basement car park. The development will consist of 33 sole occupancy units with associate vehicular access-ways and basement car park areas.

### 1.3 THE PROJECT TEAM

#### The Superintendent

The Superintendent shall be:

Company: Foresight Management Pty Ltd  
Street Address: L6, 89 York St Sydney NSW 2000  
Tel: 0400 080 811  
Contact: Greg Hynd

#### Consultants

Consultants and engineers commissioned for up to completion of tender documents are:

##### Architect

Company: Design Workshop Australia  
Tel: 02 4227 1661

##### Landscape Architect

Company: Taylor Brammer  
Tel: 02 9387 8855

##### Structural Engineer

Company: JJ Marino  
Tel: 02 4228 5665

##### Mechanical, Hydraulic & Fire Services Engineer

Company: Insync Services  
Tel: 02 9262 3400

##### Electrical Services Engineer

Company: Simpson Kotzman  
Tel: 02 9929 3321

##### Acoustic Report

Company: Day Design  
Tel: 02 4421 2933

##### Quantity Surveyor

Company: Rider Levett Bucknall  
Tel: 9922 2277

## **Geotechnical Report**

Company: Benviron Group  
Tel: 0466 385 221

## **DDA Consultant**

Company: Accessible Building Solutions  
Tel: 9528 0276

## **PCA/ BCA**

Company: Blacket Maguire + Goldsmith  
Tel: 02 9211 7777

## **Fire Engineer Solution**

Company: GN Consulting  
Tel: 02 9874 9488

## **1.4 THE SITE**

### **Definition**

The Works shall be constructed on the sites defined as:

Street address: 74-76 Kitchener Parade Bankstown NSW 2200

Lot No.: Lot 34 and Lot 35

Deposited Plan No.: 8252

### **Restrictions**

The following restrictions apply:

- The Builder shall not use the site or permit or offer the site to be used for any purpose, including advertising, other than for the proper execution of the Works.
- The Contractor shall not use without permission of the Superintendent any other part of the property or cause an impact on the property or site environment.
- Access to the site shall be by agreement with the Superintendent.

The Contractor shall take due notice of the D.A. conditions, including Section 96 Conditions, for the project. The Contractor's responsibilities are clearly defined in the DA & Sect. 96 Conditions Responsibility Matrix in appendix A. Arrange works to minimise nuisance to nearby occupants and ensure safety to all parties.

## **1.5 STAGING**

The work will be undertaken in one stage.

## **1.6 DEVELOPMENT APPLICATION (D.A.)**

Consent Authority: Bankstown City Council

Development Application Number: DA-915/2014

Date of determination: 31 December 2014

## **2 PRINCIPAL'S PROJECT REQUIREMENTS**

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### **2.1 PRINCIPAL'S PROJECT REQUIREMENTS**

The Principal's Project Requirements comprise of a number of documents, including this Principal's Project Requirements document. All of the documents listed along with this document form part of the Principal's Project Requirement. The Principals Project Requirement also comprises of the Preliminary Design which is defined in the following section. The documents that comprise the Principal's Project Requirements comprise of this document along with the following:

Drawing Number	Drawing Title	Author	Revision/Date
	Principal's Project Requirements	Foresight Mgt	v3
150214 DSP	Draft Strata Plan – Sheets 1-11, plus area Calculation	Linker Surveyors	Issue 3
DA-915/2014	DA Conditions of Consent	Bankstown Council	31/12/14
	Stamped DA Drawings as listed in Conditions of Consent.	Antoniades Architects	
DA1.01	Basement 02 – Deferred Commencement	Antoniades Architects	J
D1.02	Basement 01 – Deferred Commencement	Antoniades Architects	H
DA1.03	Ground Floor – Deferred Commencement	Antoniades Architects	N
	DA Responsibility Matrix	Foresight Mgt	A
CC-00	Drawing Schedule	DWA	
CC-01	Plan - Survey/ Site Setout	DWA	D
CC-02	General Plan - Basement Level 2	DWA	F
CC-03	General Plan - Basement Level 1	DWA	F
CC-04	General Plan - Ground Level	DWA	J
CC-05	General Plan - Level 1	DWA	H
CC-06	General Plan - Level 2	DWA	F
CC-07	General Plan - Level 3	DWA	E
CC-08	General Plan - Level 5	DWA	E
CC-09	General Plan - Level 6	DWA	E
CC-10	General Plan - Level 7	DWA	F
CC-11	General Plan - Level 8	DWA	E
CC-12	General Plan - Roof Level	DWA	D
CC-13	Elevation - East	DWA	E
CC-14	Elevation - North	DWA	D
CC-15	Elevation - West	DWA	D
CC-16	Elevation - South	DWA	E
CC-17	Section A-A	DWA	C
CC-18	Section B-B	DWA	C

Drawing Number	Drawing Title	Author	Revision/Date
CC-19	Section C-C	DWA	C
CC-20	Section D-D	DWA	C
CC-21	Section E-E	DWA	C
CC-22	Section F-F	DWA	C
CC-23	Details	DWA	C
CC-24	Details	DWA	B
CC-25	Reflected Ceiling Plan - Basement Level 2	DWA	C
CC-26	Reflected Ceiling Plan - Basement Level 1	DWA	C
CC-27	Reflected Ceiling Plan - Ground Level	DWA	C
CC-28	Reflected Ceiling Plan - Level 1	DWA	C
CC-29	Reflected Ceiling Plan - Level 2	DWA	C
CC-30	Reflected Ceiling Plan - Level 3	DWA	C
CC-31	Reflected Ceiling Plan - Level 5	DWA	C
CC-32	Reflected Ceiling Plan - Level 6	DWA	C
CC-33	Reflected Ceiling Plan - Level 7	DWA	C
CC-34	Reflected Ceiling Plan - Level 8	DWA	C
CC-35	Electrical Layout - Basement Level 2	DWA	B
CC-36	Electrical Layout - Basement Level 1	DWA	B
CC-37	Electrical Layout - Ground Level	DWA	B
CC-38	Electrical Layout - Level 1	DWA	B
CC-39	Electrical Layout - Level 2	DWA	B
CC-40	Electrical Layout - Level 3	DWA	B
CC-41	Electrical Layout - Level 5	DWA	B
CC-42	Electrical Layout - Level 6	DWA	B
CC-43	Electrical Layout - Level 7	DWA	B
CC-44	Electrical Layout - Level 8	DWA	B
CC-45	Window & Door Schedule	DWA	B
CC-46	Wet Area Details	DWA	A
CC-47	Wet Area Details	DWA	A
CC-48	Wet Area Details	DWA	A
CC-49	Wet Area Details	DWA	A
CC-50	Details - AFS	DWA	B
CC-51	Details - AFS	DWA	B
CC-52	Fixtures & Finishes Schedule	DWA	A
	Architectural Specification	DWA	B
S0001	Construction Notes	JJ Marino	03
S0002	Typical Blockwork Details	JJ Marino	02
S0003	Typical AFS Wall Details	JJ Marino	02
S0010	Shoring/Footing Plan	JJ Marino	05
S0011	Shoring Elevations	JJ Marino	04
S0012	Shoring Details – Sheet 1	JJ Marino	04
S0013	Shoring Details – Sheet 2	JJ Marino	03
S0014	Footing Details	JJ Marino	02
Drawing	Drawing Title		Revision/Date

Number		Author	
S0020	Column Schedule	JJ Marino	02
S0030	Concrete Wall Details	JJ Marino	03
S0040	Stair Details	JJ Marino	02
S0101	Basement 2 – Formwork Plan	JJ Marino	04
S0102	Basement 2 – Sections & Details	JJ Marino	02
S0201	Basement 1 – Formwork Plan	JJ Marino	04
S0202	Basement 1 – Bottom Reinforcement	JJ Marino	03
S0203	Basement 1 – Top Reinforcement	JJ Marino	03
S0204	Basement 1 – Sections & Details	JJ Marino	02
S0301	Ground Floor – Formwork Plan	JJ Marino	04
S0302	Ground Floor – Bottom Reinforcement	JJ Marino	03
S0303	Ground Floor – Top Reinforcement	JJ Marino	03
S0304	Ground Floor – Details Sheet 1	JJ Marino	01
S0305	Ground Floor – Details Sheet 2	JJ Marino	01
S0401	Level 1 – Formwork Plan	JJ Marino	04
S0402	Level 1 – Bottom Reinforcement	JJ Marino	03
S0403	Level 1 – Top Reinforcement	JJ Marino	03
S0404	Level 1 to Roof – Sections & Details	JJ Marino	01
S0501	Level 2,3,5&6 – Formwork Plan	JJ Marino	04
S0502	Level 2,3,5&6 – Bottom Reinforcement	JJ Marino	03
S0503	Level 2,3,5&6 – Top Reinforcement	JJ Marino	03
S0601	Level 7 – Formwork Plan	JJ Marino	04
S0602	Level 7 – Bottom Reinforcement	JJ Marino	03
S0603	Level 7 – Top Reinforcement	JJ Marino	03
S0701	Level 8 – Formwork Plan	JJ Marino	04
S0702	Level 8 – Top & Bottom Reinforcement	JJ Marino	03
S0801	Roof – Formwork Plan	JJ Marino	04
S0802	Roof – Top & Bottom Reinforcement	JJ Marino	03
H-000	Hydraulic Services Cover Sheet, Notes and Legend	Insync	C
H-100	Basement 2 Inground Hydraulic Services Plan	Insync	C
H-101	Basement 2 Hydraulic Services Plan	Insync	C
H-102	Basement 1 Hydraulic Services Plan	Insync	D
H-103	Ground Floor Hydraulic Services Plan	Insync	D
H-104	Level 1 Hydraulic Services Plan	Insync	C
H-105	Level 2 Hydraulic Services Plan	Insync	C
H-106	Level 3 Hydraulic Services Plan	Insync	C
H-107	Level 5 Hydraulic Services Plan	Insync	C
H-108	Level 6 Hydraulic Services Plan	Insync	C
H-109	Level 7 Hydraulic Services Plan	Insync	C
H-110	Level 8 Hydraulic Services Plan	Insync	C
H-111	Roof Plan Hydraulic Services Plan	Insync	B
H-300	Sewer Schematic	Insync	A
Drawing Number	Drawing Title	Author	Revision/Date

Drawing Number	Drawing Title	Author	Revision/Date
H-301	Stormwater Schematic	Insync	A
H-302	Water & Gas Schematic	Insync	B
H-303	Fire Hydrant Schematic	Insync	A
H-400	Detail Sheet	Insync	A
H-401	Erosion & Sediment Control Plan		B
-	Hydraulic Services D&C Technical Specification	Insync	C
M-000	Mechanical Services Cover Sheet, Notes and Legend	Insync	A
M-200	Basement 2 Mechanical Services Plan	Insync	B
M-201	Basement 1 Mechanical Services Plan	Insync	B
M-202	Ground Floor Mechanical Services Plan	Insync	B
M-203	Level 1 Mechanical Services Plan	Insync	B
M-204	Level 2 Mechanical Services Plan	Insync	B
M-205	Level 3 Mechanical Services Plan	Insync	C
M-206	Level 5 Mechanical Services Plan	Insync	C
M-207	Level 6 Mechanical Services Plan	Insync	B
M-208	Level 7 Mechanical Services Plan	Insync	B
M-209	Level 8 Mechanical Services Plan	Insync	B
M-210	Roof Plan Mechanical Services Plan	Insync	A
M-300	Carpark Ventilation Schematic	Insync	A
M-400	Detail Sheet 1	Insync	A
M-400	Detail Sheet 2	Insync	A
M-500	Mechanical Services Equipment Schedule	Insync	A
-	Mechanical Services D&C Technical Specification	Insync	C
E001	Electrical Services Legend and Notes	Simpson & Kotzman	T1
E010	Electrical Services Electrical Schematic	Simpson & Kotzman	T1
E011	Electrical Services Communications Schematic	Simpson & Kotzman	P1
E070	Electrical Services Basement B2 Electrical Layout	Simpson & Kotzman	T1
E080	Electrical Services Basement B1 Electrical Layout	Simpson & Kotzman	T1
E090	Electrical Services Ground Electrical Layout	Simpson & Kotzman	T1
E100	Electrical Services Level 1 Electrical Layout	Simpson & Kotzman	T1
E200	Electrical Services Level 2-6 Electrical Layout	Simpson & Kotzman	T1
E700	Electrical Services Level 7 Electrical Layout	Simpson & Kotzman	T1
E800	Electrical Services Level 8 Electrical Layout	Simpson & Kotzman	T1
	Electrical Services Specification	Simpson & Kotzman	02
150172	BCA Assessment Report	Blackett Maguire + Goldsmith	0
LT00	Ground Floor Finishes and Levels Plan	Taylor Brammer	A
LT01	Ground Floor Planting Plan	Taylor Brammer	B
LT02	Landscape Details	Taylor Brammer	A

215066	Access Report	Accessible Building Solutions	
5698-1.1R	BCA Acoustical Recommendations	Day Design	June 2015
COU-KIT 08/14	Arboricultural Assessment	NSW Tree Services	Aug 2014
15/08/14	Basix Assessment	Efficient Living	1
16/05/15	Fire Engineering Report	GN Consulting	P1
	Mosaic Apartments - Marketing Plans	CPM Realty	
	Mosaic Apartments - Marketing CGIs		
	Draft Sales Contract	M+K Lawyers	
	Mosaic Apartments – Contract of Sale Schedule of Finishes – Architects schedule of finishes shall take precedence		16 April 2015
	Purchaser Colour Scheme Selections		
	Marketing Suite Images		
	Traffic Report	Transport and Traffic Planning Associates	A / Aug 2014
	Plan of Consolidation of Lots 34 &35 in DP8252	Linker Surveying	8 July 2015
14/2718	Bankstown Airport – Airspace Approvals for Building Construction	Bankstown Airport	07 August 2015
14/2718	Bankstown Airport – Airspace Approvals for Tower Crane	Bankstown Airport	07 August 2015

## 2.2 PRELIMINARY DESIGN

The Preliminary Design is defined by the following documents, which form part of the Principal's Project Requirements under the Contract. The Preliminary Design along with the other documents that make up the Principal's Project Requirements are to form the basis of the design to be developed by the Contractor.

The documents making up the Preliminary Design are:

Drawing Number	Drawing Title	Author	Revision
CC-00	Drawing Schedule	DWA	
CC-01	Plan - Survey/ Site Setout	DWA	D
CC-02	General Plan - Basement Level 2	DWA	F
CC-03	General Plan - Basement Level 1	DWA	F
CC-04	General Plan - Ground Level	DWA	J
CC-05	General Plan - Level 1	DWA	H
CC-06	General Plan - Level 2	DWA	F
CC-07	General Plan - Level 3	DWA	E
CC-08	General Plan - Level 5	DWA	E
CC-09	General Plan - Level 6	DWA	E
CC-10	General Plan - Level 7	DWA	F
CC-11	General Plan - Level 8	DWA	E
CC-12	General Plan - Roof Level	DWA	D
CC-13	Elevation - East	DWA	E
CC-14	Elevation - North	DWA	D
CC-15	Elevation - West	DWA	D
CC-16	Elevation - South	DWA	E
CC-17	Section A-A	DWA	C
CC-18	Section B-B	DWA	C
CC-19	Section C-C	DWA	C
CC-20	Section D-D	DWA	C
CC-21	Section E-E	DWA	C
CC-22	Section F-F	DWA	C
CC-23	Details	DWA	C
CC-24	Details	DWA	B
CC-25	Reflected Ceiling Plan - Basement Level 2	DWA	C
CC-26	Reflected Ceiling Plan - Basement Level 1	DWA	C
CC-27	Reflected Ceiling Plan - Ground Level	DWA	C
CC-28	Reflected Ceiling Plan - Level 1	DWA	C
CC-29	Reflected Ceiling Plan - Level 2	DWA	C
CC-30	Reflected Ceiling Plan - Level 3	DWA	C
CC-31	Reflected Ceiling Plan - Level 5	DWA	C
CC-32	Reflected Ceiling Plan - Level 6	DWA	C
CC-33	Reflected Ceiling Plan - Level 7	DWA	C
CC-34	Reflected Ceiling Plan - Level 8	DWA	C
CC-35	Electrical Layout - Basement Level 2	DWA	B

Drawing Number	Drawing Title	Author	Revision
CC-36	Electrical Layout - Basement Level 1	DWA	B
CC-37	Electrical Layout - Ground Level	DWA	B
CC-38	Electrical Layout - Level 1	DWA	B
CC-39	Electrical Layout - Level 2	DWA	B
CC-40	Electrical Layout - Level 3	DWA	B
CC-41	Electrical Layout - Level 5	DWA	B
CC-42	Electrical Layout - Level 6	DWA	B
CC-43	Electrical Layout - Level 7	DWA	B
CC-44	Electrical Layout - Level 8	DWA	B
CC-45	Window & Door Schedule	DWA	B
CC-46	Wet Area Details	DWA	A
CC-47	Wet Area Details	DWA	A
CC-48	Wet Area Details	DWA	A
CC-49	Wet Area Details	DWA	A
CC-50	Details - AFS	DWA	B
CC-51	Details - AFS	DWA	B
CC-52	Fixtures & Finishes Schedule	DWA	A
	Architectural Specification	DWA	B
S0001	Construction Notes	JJ Marino	03
S0002	Typical Blockwork Details	JJ Marino	02
S0003	Typical AFS Wall Details	JJ Marino	02
S0010	Shoring/Footing Plan	JJ Marino	05
S0011	Shoring Elevations	JJ Marino	04
S0012	Shoring Details – Sheet 1	JJ Marino	04
S0013	Shoring Details – Sheet 2	JJ Marino	03
S0014	Footing Details	JJ Marino	02
S0020	Column Schedule	JJ Marino	02
S0030	Concrete Wall Details	JJ Marino	03
S0040	Stair Details	JJ Marino	02
S0101	Basement 2 – Formwork Plan	JJ Marino	04
S0102	Basement 2 – Sections & Details	JJ Marino	02
S0201	Basement 1 – Formwork Plan	JJ Marino	04
S0202	Basement 1 – Bottom Reinforcement	JJ Marino	03
S0203	Basement 1 – Top Reinforcement	JJ Marino	03
S0204	Basement 1 – Sections & Details	JJ Marino	02
S0301	Ground Floor – Formwork Plan	JJ Marino	04
S0302	Ground Floor – Bottom Reinforcement	JJ Marino	03
S0303	Ground Floor – Top Reinforcement	JJ Marino	03
S0304	Ground Floor – Details Sheet 1	JJ Marino	01
S0305	Ground Floor – Details Sheet 2	JJ Marino	01
S0401	Level 1 – Formwork Plan	JJ Marino	04
S0402	Level 1 – Bottom Reinforcement	JJ Marino	03
S0403	Level 1 – Top Reinforcement	JJ Marino	03
Drawing	Drawing Title		Revision

Number		Author	
S0404	Level 1 to Roof – Sections & Details	JJ Marino	01
S0501	Level 2,3,5&6 – Formwork Plan	JJ Marino	04
S0502	Level 2,3,5&6 – Bottom Reinforcement	JJ Marino	03
S0503	Level 2,3,5&6 – Top Reinforcement	JJ Marino	03
S0601	Level 7 – Formwork Plan	JJ Marino	04
S0602	Level 7 – Bottom Reinforcement	JJ Marino	03
S0603	Level 7 – Top Reinforcement	JJ Marino	03
S0701	Level 8 – Formwork Plan	JJ Marino	04
S0702	Level 8 – Top & Bottom Reinforcement	JJ Marino	03
S0801	Roof – Formwork Plan	JJ Marino	04
S0802	Roof – Top & Bottom Reinforcement	JJ Marino	03
H-000	Hydraulic Services Cover Sheet, Notes and Legend	Insync	C
H-100	Basement 2 Inground Hydraulic Services Plan	Insync	C
H-101	Basement 2 Hydraulic Services Plan	Insync	C
H-102	Basement 1 Hydraulic Services Plan	Insync	D
H-103	Ground Floor Hydraulic Services Plan	Insync	D
H-104	Level 1 Hydraulic Services Plan	Insync	C
H-105	Level 2 Hydraulic Services Plan	Insync	C
H-106	Level 3 Hydraulic Services Plan	Insync	C
H-107	Level 5 Hydraulic Services Plan	Insync	C
H-108	Level 6 Hydraulic Services Plan	Insync	C
H-109	Level 7 Hydraulic Services Plan	Insync	C
H-110	Level 8 Hydraulic Services Plan	Insync	C
H-111	Roof Plan Hydraulic Services Plan	Insync	B
H-300	Sewer Schematic	Insync	A
H-301	Stormwater Schematic	Insync	C
H-302	Water & Gas Schematic	Insync	B
H-303	Fire Hydrant Schematic	Insync	C
H-400	Detail Sheet	Insync	C
H-401	Erosion & Sediment Control Plan		B
-	Hydraulic Services D&C Technical Specification	Insync	B
M-000	Mechanical Services Cover Sheet, Notes and Legend	Insync	B
M-200	Basement 2 Mechanical Services Plan	Insync	B
M-201	Basement 1 Mechanical Services Plan	Insync	B
M-202	Ground Floor Mechanical Services Plan	Insync	B
M-203	Level 1 Mechanical Services Plan	Insync	B
M-204	Level 2 Mechanical Services Plan	Insync	B
M-205	Level 3 Mechanical Services Plan	Insync	C
M-206	Level 5 Mechanical Services Plan	Insync	C
M-207	Level 6 Mechanical Services Plan	Insync	B
M-208	Level 7 Mechanical Services Plan	Insync	B
M-209	Level 8 Mechanical Services Plan	Insync	B
Drawing Number	Drawing Title	Author	Revision

M-210	Roof Plan Mechanical Services Plan	Insync	A
M-300	Carpark Ventilation Schematic	Insync	A
M-400	Detail Sheet 1	Insync	A
M-400	Detail Sheet 2	Insync	A
M-500	Mechanical Services Equipment Schedule	Insync	A
-	Mechanical Services D&C Technical Specification	Insync	C
E001	Electrical Services Legend and Notes	Simpson & Kotzman	T1
E010	Electrical Services Electrical Schematic	Simpson & Kotzman	T1
E011	Electrical Services Communications Schematic	Simpson & Kotzman	P1
E070	Electrical Services Basement B2 Electrical Layout	Simpson & Kotzman	T1
E080	Electrical Services Basement B1 Electrical Layout	Simpson & Kotzman	T1
E090	Electrical Services Ground Electrical Layout	Simpson & Kotzman	T1
E100	Electrical Services Level 1 Electrical Layout	Simpson & Kotzman	T1
E200	Electrical Services Level 2-6 Electrical Layout	Simpson & Kotzman	T1
E700	Electrical Services Level 7 Electrical Layout	Simpson & Kotzman	T1
E800	Electrical Services Level 8 Electrical Layout	Simpson & Kotzman	T1
	Electrical Services Specification	Simpson & Kotzman	02

### 2.3 SALES CONTRACTS

The Contractor acknowledges that the Principal has presold all of the apartments and has represented certain finishes and lot sizes as part of these sales contracts. The pro forma sales contract and marketing material form part of the Principal's Project Requirements and the Contractor is responsible for ensuring that these representations are incorporated into the design and the finished development.

The Contractor is required to incorporate into the design the colour selections and any specific purchaser variations that are listed in the Purchaser Variations Schedule that forms part of the PPR.

### **3 GENERAL ITEMS**

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#### **3.1 GENERAL**

##### **Long Service Levy**

This will be paid by the Principal.

##### **Temporary construction keys and Master keys**

The contractor is to provide the following:

- a) Loan cylinder: Install for construction locks and replace at practical completion.
- b) Construction keyed master key cylinder: Keep up-to-date records of keys issued including recipient's name, company and contact details, date issued and date returned.
- c) Fire stairs are to be keyed independently for each level of occupancy

##### **Publicity**

Do not issue any information, publication, document or article for publication concerning the project in any media without prior approval of the Superintendent.

##### **Statutory regulations**

The Contractor shall comply with all D.A. Conditions, including Section 96 conditions and the Construction Certificate Conditions, applicable to the construction of the Works including all statutes, regulations, ordinances and by-laws. The Contractor shall obtain the Construction Certificate and on Final Completion surrender to the Superintendent all necessary approvals and certificates issued by the relevant disciplines.

Should the Principal forfeit any security deposits under the D.A. or Construction Certificate due to the actions of the Contractor then the Contractor will indemnify the Principal for these actions including all consequential costs that may be imposed by Council.

The Contractor shall comply with all relevant Authority requirements and Acts, which may impact on this project. This may include such bodies as Work Cover, State Pollution Control Commission, EPA, Heritage Council, Office of Water and any other interested or affected Authorities.

##### **Certification of Compliance with Building & Fire Regulations**

Provide a certificate obtained from an appropriately Accredited Certifier in accordance with the Environmental Planning and Assessment Act 1979 as amended, stating that the Works fully comply with all applicable building and fire regulation statutory requirements.

The Contractor is to certify that all essential services have been tested, inspected and approved and Certificates of Compliance of Form 15 (or equivalent) as required by the BCA are to be provided.

### **3.2 REFERENCED DOCUMENTS**

#### **Current editions**

Use referenced documents which are editions, with amendments, current 3 months before Contract, except where other editions or amendments are required by statutory authorities.

#### **Australian standards**

Unless otherwise specified materials and workmanship where applicable shall be in accordance with the relevant current Standards Association of Australia.

If a Standard is discontinued then the Standard which replaces that Standard shall apply, as confirmed by Standards Australia.

#### **Contractual relationships**

Responsibilities and duties of the principal, contractor and Superintendent are not altered by requirements in referenced documents.

#### **General standards**

The National Construction Code Volume 1, 2 & 3 (current amendment)

- Sanitary Plumbing & Drainage: AS 3500.2, Stormwater Drainage: AS 3500.3, Hot Water Supply: AS 3500.4
- Gas Installation Code: AS 5601
- Fire Hydrant Installations – System design, installation and commissioning : AS 2419.1, Fire Hydrant Valves: AS 2419.2, Fire Brigade Booster connections: AS 2419.3
- Degree of electrical protection: To AS 1939
- Electrical work: To AS/NZS 3000
- Fixed access ways: To AS 1657
- Mechanical ventilation and air-conditioning: To AS/NZS 1668.1 and AS 1668.2, as required by the Building Code of Australia.
- Microbial control: To AS/NZS 3666.1.
- Units of measurement: To AS ISO 1000.

### **3.3 GOODS & SERVICES TAX**

For all requirements relating to the GST, please refer to the Contract Conditions.

### **3.4 INSPECTION**

#### **Covering Up**

If the Specification requires notice of inspection to be given in respect of any part of the work under the Contract, that part of the work shall not have further work placed thereon or to be covered up or put out of view without the prior approval of the Superintendent.

### **3.5 SUPERVISION**

The Contractor shall provide for a site manager to be employed full time on site for the entire project period. The site manager shall be competent in writing, reading and speaking English. The site manager shall be able to receive instructions from the Superintendent's

representative during the execution of the works. The site manager will be the single point of contact for all communications with the Superintendent's representative.

### **3.6 SETTING OUT THE WORKS**

#### **Surveys**

The Contractor shall allow for the following surveys to be carried out (if and as required):

- a) Construction Survey in compliance with the Building Consent to accurately locate the proposed building on site including lines, levels and recovery marks.
- b) Survey and Identification Certificate on completion for submission to Local Council in conjunction with 317A Certificate application (or equivalent).

The Contractor shall also allow for all necessary setting out during construction from the survey reference lines and benchmarks, including a setting out survey, a check survey and a final survey. This includes all survey requirements relating to the sewer, water amplification and stormwater connection works and survey requirements as stated in the contract conditions.

#### **Dimensioning**

Do not scale drawings.

All dimensions including existing work shall be checked on site before proceeding. The Contractor shall notify the Superintendent of any discrepancy as required by the Conditions of Contract.

### **3.7 CONTRACTOR'S RESPONSIBILITIES**

#### **Detailed knowledge**

The Contractor shall be deemed to have examined carefully and to have acquired detailed knowledge of the Contract documents, site conditions and any other information made available for the purpose of establishing an agreed Contract Sum.

#### **Use of Qualified Designers**

Use persons professionally qualified in the relevant disciplines when completing the Design of the Works. The use of such persons shall not relieve the Contractor of liability for fitness of the Works for the purposes required by the Contract.

#### **Use of Qualified Tradespersons**

Use of qualified tradespersons when completing the Works. The use of such persons shall not relieve the Contractor of liability for the fitness of the Works for the purposes required by the contract.

#### **The Contract Sum**

The Contractor shall be deemed to have been satisfied that the agreed Contract Sum covers the cost of complying with all his obligations under the contract.

### **Included costs**

The Contractor shall be deemed to have included for all costs which may be incurred in completing the Works by the time stated in the Contract, including any overtime, bonus and incentive payments, site allowances, height, wind or dirt money or the like, taxes, inspection fees and any other charges.

### **Discrepancies**

The Contractor shall inspect the site prior to the signing of the Contract, and include for any item likely to affect performance of the Contract. Should the Contractor become aware of any mistakes, omissions or discrepancies then the Superintendent should be made aware of such at the time of the Contract being agreed.

### **Licenses & Authority Fees and Approvals**

The Contractor must provide the Superintendent with a copy of all requisite licences and approvals and pay all associated fees prior to commencing the affected work.

The Principal has paid or will pay the fees or bonds identified in the DA matrix as the Principal's responsibility, the Contractor is responsible for paying all other fees or bonds.

The Contractor shall allow for all authority fees, deposits and/or bonds and/or unconditional guarantees applicable to the connection, termination and maintenance of all building services. This is to include all civil works, cross-overs and miscellaneous authorities costs in relation to the services connection and includes items such as Electrical, Gas, Communications, Stormwater, Sewer and Water Amplification Works and connections.

The Contractor is to co-ordinate, obtain and make allowance for all permits, approvals and plans as required by Council as per DA matrix, and the reinstatement of footpaths post construction to the satisfaction of the relevant authority.

The Contractor is also responsible for making all other applications to the relevant Authorities that are reasonably required to complete the WUC and ensure that the finished development is fit for purpose.

### **Signage During Construction**

During Construction the Contractor in addition to statutory and safety signage shall install a sign that displays the details of the project team.

Should the Principal or the Development Manager wish to install signage on the site fence or hoarding the Contractor shall make available the space and install the signage as required. The Contractor shall protect and maintain this signage as required.

The Principal shall reserve the right to have their signage displayed on the site crane. Should the Principal wish to have this signage displayed the Contractor must install the signage as required, as well as protect and maintain this signage.

## **4 ADMINISTRATION**

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### **4.1 QUALITY ASSURANCE IMPLEMENTATION**

#### **Quality system elements**

For all work under the Contract, including work by subcontractors, plan, establish, implement and maintain the quality system elements from AS/NZS 9001:2008 which are a requirement for Basic Implementation as follows:

- a) Inspection and Testing plus the Inspection and Test Plan requirements of AS 3905.2;
- b) Control of nonconforming product;
- c) Corrective and preventive action;
- d) Design and development planning;
- e) Organisational and technical interfaces;
- f) Design review;
- g) Design verification; and
- h) Design changes.

#### **Inspection and Test Plans**

Plan, document and implement the inspection and test activities for all phases of the work. Prepare Inspection and Test Plans in accordance with the requirements in AS 3905.2. Include special or particular requirements in acceptance criteria.

Submit Inspection and Test Plans and associated checklists and other relevant quality documents not less than 21 days before the affected part of the work commences. Update the plans as required.

The Contractor must give at least 48 hours notice prior to reaching a hold or witness point. The Contractor must not proceed beyond a Hold point without endorsement by the Principal or Superintendent. Endorsement by the Principal or Superintendent of the Hold or witness points does not release the contractor from its obligations to achieve the specified requirements of the Contract.

#### **Failure to comply**

If the Contractor fails to comply with the requirements of this clause, the Superintendent may implement such inspections and tests that the Superintendent determines are required and the cost incurred by the Principal is a debt due from the Contractor

#### **Design Drawings and Shop Drawings**

The Contractor is to make allowance in the programme for the submission of all design drawings and shop drawings (as identified in contract specifications) to the Superintendent prior to production or incorporation into the works. The Contractor shall have the Architect sign off all design drawings and shop drawings prior to submitting them to the Superintendent and should allow for a review period of 10 working days prior to needing the shop drawings.

Any approval of design drawings or shop drawings by the Principal and Superintendent will not constitute a warranty that the design drawings or shop drawings are accurate or fit for purpose. The Contractor shall bear the sole responsibility with respect to the accuracy and suitability of all design drawings and shop drawings for use in constructing the development.

In the event that the shop drawings have been produced by the subcontractor who will be also responsible for the installation or fabrication of the work package, the Contractor shall have an independent consultant who is a specialist in the discipline or trade review and sign off the shop drawings prior to submitting them to the Superintendent.

### **Site Specific Quality Plan**

Within 4 weeks of the date of Contract submit a controlled copy of the completed Quality Plan prepared for the Contract. Include a description of the Contractor's management structure for control of the work (including details of responsibilities and authorities) and provide an index of the Contractor's quality procedures and proposed Inspection and Test Plans (with associated checklists).

Update the Quality Plan during the course of the contract.

### **Verification of Subcontracted Product by Superintendent**

The Superintendent may verify at the subcontractor's premises and the Contractor's premises that subcontracted product conform to specified requirements. Do not use such verification as evidence of effective control of quality by the subcontractor.

Notwithstanding verification by the Superintendent, the Contractor is responsible to provide products as specified. Any non-compliances are subject to subsequent rejection by the Superintendent.

### **Payment Claims**

Prepare Payment Claims based only on work that has been verified and has associated records duly completed by the Contractor.

### **Meetings**

The Contractor shall be required to hold and minute weekly site meetings with the Superintendent and Principal to discuss progress of the works. These meetings are to cover all facets of the construction including, cost items, issues, site safety, design, program and quality.

The Contractor shall also be required to hold sufficient design meetings to ensure that the development is designed in an orderly manner. The Superintendent and Principal shall be allowed to attend these meetings as observers.

### **Reporting**

The Contractor shall be required to prepare and issue a short form project report on a monthly basis that covers all aspects of the construction of the project. The report shall cover as a minimum, progress, costs, quality, safety, design, cashflow and provide progress photos.

## **4.2 INDUSTRIAL RELATIONS MANAGEMENT**

The Contractor shall be solely responsible for the management of industrial relations on the site and must manage industrial relations in accordance with all relevant state and federal industrial relations legislation.

## **5 CONTRACTUAL ITEMS**

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### **5.1 GENERAL**

#### **General conditions**

Standard Conditions of Contract as Amended from AS 4902-2000: General Conditions of Contract for design and construct.

### **5.2 NOMINATED & APPROVED SUBCONTRACTORS**

#### **Nominated subcontractors**

Not Applicable

#### **Facilities**

Provide Subcontractors with the facilities and services necessary for the proper execution and completion of the Works and the proper performance of the Contractor's obligations under the Contract. Such facilities shall include but not necessarily be limited to the following:

- a) Co-ordination, supervision, general attendance and making good;
- b) Full access to the site on ordinary working days during customary hours or on such other days and during such other hours as the Contractor may agree with the Subcontractor;
- c) Access openings sufficient to enable necessary items to reach and /or be installed in their proper locations. All necessary holes, openings, chases, recesses, pockets and the like formed or cored in the work as it proceeds;
- d) Use of hoisting facilities and labour for handling material to be hoisted;
- e) Use of scaffolding at no charge if the use is shared with the Contractor;
- f) Reasonable artificial lighting and power in proximity to the various work areas to the extent that the Contractor is obliged to provide them by requirements of authorities;
- g) Space where available for the erection of sheds or other structures that the Subcontractor may be obliged to provide under the provisions of any award or industrial agreement or otherwise; and
- h) Lunch rooms, toilets and washing facilities to the extent that the Contractor is obliged to provide them by requirements of authorities.

### **5.3 NOMINATED SUPPLIERS**

Refer to sources policies and product specifications in individual specification sections.

### **5.4 PROVISIONAL SUMS**

A provisional sum of \$54,545.45 (excl GST) has been included for connection of power and associated authority fees..

## **5.5 CERTIFICATES AND PAYMENTS**

### **Payment claims break-down**

Break down: With each progress claim submit a statement of amounts claimed in respect of each section or trade heading designated in the bill of quantities, together with variations included in the claim. A claim for payment of any proportion of a lump sum, including lump sum in a schedule of rates but be expressed as a percentage.

Bills of quantities: The rates in the Bill of Quantities shall apply to the pricing of variations.

Purpose of submission: Review and assistance in cash flow forecasts.

### **Method of measurement**

In accordance with the principles of the Australian Standard Method of Measurement of Building Works (ASMM).

Other civil engineering work: To AS 1181.

## **5.6 INSURANCES**

Please refer to the Conditions of Contract for all insurance requirements.

## **5.7 WORKING HOURS**

### **General**

Please refer to DA & Section 96 Conditions Responsibility Matrix for working hour restrictions. The Contractor is to allow for any work that is required to be undertaken out of hours and obtain approval from Council.

## **5.8 PROGRESS & PROGRAMMING OF THE WORKS**

### **Programme of work**

Construction programme: Provide a construction programme as described in the contract conditions.

### **Site meetings**

Allow the Superintendent's Representative to chair fortnightly site meetings throughout the contract and ensure attendance of Site Manager and appropriate subcontractors and site staff as required. Attendance by sub-contractors and consultants shall be by invitation only as agreed to by the Superintendent's Representative.

## **5.9 CLEANING UP**

### **During construction**

Keep the work under the Contract clean and tidy as it proceeds and regularly remove from the site rubbish and surplus material arising from the execution of the work including any work performed during the Defects Liability Period or any operational maintenance period specified.

### **Final cleaning**

Prior to Practical Completion of the Works employ professional cleaners to clean throughout, including interior and exterior surfaces exposed to view. Clean both sides of all glazing. Vacuum or steam clean where required carpeted and soft surfaces. Clean debris from site, roofs, gutters, downpipes and drainage systems. The final clean is to include cleaning of all cupboards and wardrobes inside and out. Remove waste, surplus materials and rubbish. All fixtures, fittings and equipment must be free of marks, dirt, dust, vermin and unwanted materials.

The final clean of all apartments is to be to a standard suitable for the apartment to be handed over to the purchaser. This final clean is to be undertaken to the satisfaction of the Superintendent.

Samples: Remove non-incorporated samples, prototypes and sample panels.

### **Removal of temporary works and construction plant**

Time for removal: On date of practical completion.

## **5.10 PRACTICAL COMPLETION**

### **General**

'Practical Completion' shall mean that stage in the execution of the work under Contract as defined in the Contract Conditions.

## **6 SITE**

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### **6.1 PREMISES**

#### **Principal's access**

Provide safe access to such premises for the Principal and such authorised persons as must be notified to the Contractor by the Principal.

### **6.2 FIRE RATING OF PENETRATIONS**

Where services to be provided pass through fire rated elements of construction, penetrations shall be sealed to comply with all relevant clauses of the BCA. Certification of this compliance must be provided prior to the issue of an occupation certificate.

### **6.3 SURVEY FOR STRATA PLAN**

The Contractor shall co-operate with and co-ordinate site activities on site where necessary to allow the Principal's surveyor to prepare a Strata Plan as required for registration with NSW Land and Property. The fees for the Surveyor will be paid by the Principal.

### **6.4 CONSTRUCTION MANAGEMENT PLAN**

A Construction Management Plan has been provided as it was required for the Construction Certificate Application. The Contractor is to allow for any amendments to this plan as required by Council or as directed by the Superintendent.

### **6.5 SITE SECURITY**

The Contractor will be responsible for the security of the Site and the Works at all times.

### **6.6 WORK, HEALTH, SAFETY AND REHABILITATION MANAGEMENT**

#### **Specification and Statutory Requirements**

The Contractor must comply with the NSW Government Work Health and Safety Management Systems and Auditing Guidelines, 5<sup>th</sup> Edition, (WHSMS Guidelines).

Work Health and Safety Management Systems and Auditing Guidelines may be in addition to, but are not in substitution for, any statutory requirements; and do not limit the powers of the Principal or the liabilities and responsibilities of the Contractor.

#### **Principal Contractor**

The Contractor is appointed the Principal Contractor for the construction work being carried out by or on behalf of the Principal and is authorised by the Principal to exercise such authority of the Principal as is necessary to enable the Principal Contractor to discharge the responsibilities imposed on a Principal Contractor by the Work Health and Safety Act 2011 (NSW) and the Works Health and Safety Regulations 2011 (NSW).

#### **Site-specific Safety Management Plan**

The contractor must develop and implement a Site-specific Safety Management Plan which complies with the Work Health and Safety Management Systems and Auditing Guideline.

Submit the Site-specific Safety Management Plan, less Safe Working Method Statements no later than 7 days before construction work commences.

Submit revisions to the Plan as required or as deemed necessary by the Superintendent. The acceptance of the Site Safety Plan by the Superintendent does not in any way limit the Contractors obligations under the current WHS Act or any legislation superseding, replacing or amending the above legislation.

The contractor must undertake its own detailed analysis of all work health and safety risks under the Contract.

### **Guidance on Preparation of Plans and Safe Work Method Statements**

Guidance on Safety Management Plans and Safe Work Method Statements, extracted from the *Work Health and Safety Management Systems and Auditing Guidelines*, 5<sup>th</sup> Edition, (*WHSMS Guidelines*) can be found at  
<https://www.procurepoint.nsw.gov.au/documents/construction-guidelines-nsw-gov-whs-management-systems-ed5.docx>

### **Site Safety Rules**

Site safety rules must, as a minimum, effectively implement the provisions shown below. Site safety rules must make it a condition of entry to the site that all employees and visitors comply with the provisions:

Site Induction: All persons working on or visiting the site must attend a Site Induction.

Safety Helmets: Safety helmets must be worn by all supervisors, employees, and visitors in the building and construction area at all times. Safety helmets shall comply with AS/NZS 1801. Safety helmets for the use of visitors shall be of type 1 (AS/NZS 1801). Standards Marks are required.

Safety Footwear: Safety footwear must be worn at all times by all supervisors, employees, and visitors in the building and construction area. The footwear must comply with AS 2210.

Glass Containers: Glass containers are not allowed on the site, other than in lunchrooms.

Alcohol and Drugs: The consumption of alcohol and illegal drugs on this site during work hours is prohibited.

Personal Protective Equipment (PPE): PPE, such as safety eye protection, hearing protection, safety gloves and masks etc, must be worn eg: when welding, drilling and on all other tasks with similar risks.

Accidents and Incidents: Accidents and injuries must be reported immediately to the Contractor's site representative in charge

First Aid: All persons requiring first aid treatment are to contact the first aid officer who will administer the treatment and record the injury in the WorkCover Register of Injuries, including; the person's name and the nature of the injury.

Fire Prevention: Fire prevention must be employed by all persons, an appropriate fire extinguisher must be on hand for each welding set brought onto the site.

Cleanliness and Tidiness: Work areas must be kept clean and tidy, with rubbish and other safety hazards, cleaned up promptly. All protruding nails shall be removed immediately from timber.

Electrical: All temporary electrical work and electrical plant must comply with AS/NZS 3012: 2010 Electrical installations

Plant: Every owner of plant shall ensure leads and power tools are inspected and tagged by a licensed electrician prior to their use and thereafter at monthly intervals. All details of their inspection are to be recorded in a site log book. Details on the tags and in the log book shall include the licence number of the electrician, date of the inspection and the owner's plant number of the item inspected. The maximum length of any power lead shall not exceed 30 metres.

Chemicals and Hazardous Substances: Chemicals and hazardous substances must be used and stored in compliance with Material Safety Data Sheets (MSDS).

Working at Height: Working at heights above 1.8m must be in accordance with WorkCover requirements.

Preventing Public Access: Implement security measures to prevent unauthorised access to the construction area.

### **Accident and Incident Management**

Before commencing any work under the Contract, nominate to the Superintendent the persons who will be responsible for investigating accidents and incidents and initiating corrective actions outside normal working hours. Nominate procedures for contacting them. Notify promptly any changes to such nominations and procedures. This information should be clearly highlighted in the Site Specific Safety Plan.

#### **Incident Reports**

Ensure compliance with the notification and other requirements of the WHS Act 2011 (NSW) sections 35-39 for any notifiable incident including immediate notification to WorkCover.

Notify the Superintendent of any notifiable incident and any incident requiring medical treatment or involving loss time as soon as reasonably practical after the incident.

Provide a written report to the Superintendent within 24 Hours after the incident, giving details of the incident and evidence that requirements of the WHS Act have been met.

When requested, provide to the Superintendent an incident investigation report, including identification of root cause of the incident and corrective actions taken, in the form directed.

#### **Serious Accident and Dangerous Occurrence Reports**

Immediately notify WorkCover and the Superintendent of any serious accident or dangerous occurrence. Then formally notify WorkCover in accordance with the WHS Act 2011 (NSW) using the prescribed form, and immediately supply an additional copy to the Superintendent.

If requested, supply a written report to the Superintendent in the form directed by the Superintendent.

#### **Prohibition and Improvement Notices (PIN's) and on-the-spot fines**

Immediately notify the Principal or Superintendent of any Prohibition, Improvement, Non-disturbance or Penalty Notice issued by WorkCover for any work under the contract. Provide the Superintendent with a copy of the Notice and written details of the corrective action taken by the Contractor and/or applicable subcontractor to rectify the breach and to prevent recurrence.

#### **Construction Work Site Checklist**

Supply to the Superintendent at each fortnightly site meeting a completed copy of a Construction Work Site Checklist confirming reasonable health and safety precautions have been taken.

### **6.7 HAZARDOUS SUBSTANCES**

#### **Definition**

'Hazardous substance' means a substance that is listed in the Hazardous Substances Information System (HSIS) document entitled HSIS Consolidated List published by Worksafe Australia.

Asbestos, material containing asbestos, polychlorinated biphenyl (PCB) and lead based paints are hazardous substances. For the purposes of this clause, these substances are referred to as 'Nominated Hazardous Substances'.

Other substances in certain situations are also considered hazardous and therefore require controlled handling in accordance with statutory requirements. Examples are glues, solvents, cleaning agents, paints, water treatment chemicals and materials containing silica.

#### **Responsibility for Decontamination**

Control and decontamination of any hazardous substances is the responsibility of the Contractor, irrespective of any such substances being identified in the Contract or other documents.

#### **Decontamination by Principal**

Not Used

#### **Decontamination by Contractor**

Where the Contractor is responsible for the control and decontamination of hazardous substances, handle, use, isolate, remove and dispose of such substances in accordance with all statutory requirements.

The Environment Protection Authority or Waste Service NSW may advise of suitable disposal sites.

## **Working Hours**

When the Contractor is required to decontaminate hazardous substances on occupied Sites, all such decontamination shall be carried out outside normal hours of occupation, unless otherwise approved in writing by the Superintendent.

## **6.8 ASBESTOS DECONTAMINATION**

### **Requirement**

Where the Contractor is responsible for asbestos decontamination work, including stripping, encapsulation or removal, comply with and carry out all work in accordance with the relevant statutory requirements, standards, codes and guidelines including but not limited to the following, where applicable:

- a) WorkCover Authority of NSW requirements;
- b) Safe Work Australia Model Code of Practice How to manage and control asbestos in the workplace;
- c) Safe Work Australia Model Code of Practice How to safely remove asbestos;
- d) Environmentally Hazardous Chemicals Act 1985 (NSW);
- e) Waste Avoidance and Resource Recovery Act 2001 (NSW); and
- f) WorkCover Guide Managing Asbestos in or on Soil.

Comply with the requirements of any Asbestos Management Plan that applies to the Site or the building where removal is taking place.

### **Notification and Permit**

Not less than 7 days prior to starting any asbestos removal work, notify the local office of WorkCover and the Superintendent of the intention to carry out that work.

If a licence is required for the asbestos removal work, then before the work starts, submit a copy of the current licence held by the entity that will undertake the work and a copy of any WorkCover permit required for the work.

### **Monitoring**

Where required by law or by the Asbestos Management Plan applying to the Site, provide air monitoring by an independent asbestos assessor licensed by NSW WorkCover:

- a) on each day during asbestos removal, immediately before asbestos removal work starts; and
- b) on completion of each area where removal has been undertaken.

### **Clearance Certificate**

Submit to the Superintendent a clearance certificate from an independent licensed asbestos assessor at the completion of the asbestos removal work.

## **6.9 ADJACENT PROPERTY**

### **Dilapidation record**

A photographic and written record, as at site possession, of the condition of the neighbouring buildings, trees and environs including Council property and signed by the parties, shall be used as a means of assessing the responsibility for damage and/or making good arising out of the performance of the works. At the conclusion of the construction works, a further dilapidation report shall be prepared. Both the pre and post construction dilapidation reports shall be prepared by a suitably qualified professional and shall be made available to the adjoining property owners and a copy submitted to Council. Any damage which results to the adjoining properties as a result of construction activities, shall be made good at the full cost of the Contractor.

### **Adjoining property**

Notice: At least 14 days before commencing work, submit to owners and occupants of adjoining property written notice of intention to commence work and an outline description of the type and extent of work.

### **Adjoining properties to be notified**

<b>Property contact</b>	<b>Address</b>
Strata Manager, Civium Strata  Tony Foreshew  Ph: 0402 192 713  Tony.foreshew@civiumstrata.com.au	78-80 Kitchener Parade Bankstown NSW 2200
Strata Manager, Westside Strata  Kathy Tran  Ph: 9791 9933  Kathy@westside.net.au	53 Meredith St Bankstown NSW 2200
Uniting Church in Australia  Rev Gabby Kobrossi  Ph: 0411 178 343  revgabykob@hotmail.com	72 Kitchener Parade Bankstown NSW 2200

### **Access Agreements**

It is the sole responsibility of the Principal to obtain all necessary approvals from the owners of neighbouring properties for the installation of ground anchors and any other construction access required to undertake the WUC. Where possible the Contractor shall assist and

provide relevant input to assist the Principal in closing out any matters with respect to the access agreements for adjoining properties.

### **Reinstatement**

Clean and repair damage caused by installation or use of temporary work and restore existing facilities used during construction to original condition.

## **6.10 EXISTING SERVICES**

### **Generally**

The contractor is responsible for locating existing services, including underground essential services, and isolating them where necessary to prevent unplanned contact with live services.

Existing services (such as drains, watercourses, public utility and other services) obstructing the Works or if damaged in the course of the Contract, must be dealt with as follows:

If the service is to be continued: repair, divert, and relocate as required. If such a service crosses the line of a required trench, or will lose support when the trench is excavated, provide permanent support for the existing service.

If the service is to be abandoned: cut and seal or disconnect and make safe as required.

### **Responsibility**

Where an existing service obstructs the Works and requires diversion or relocation, the Contractor must bear all resulting costs and delays unless the cost is the Principal's under the contract conditions.

Where an existing service is damaged by the Contractor for any reason whatsoever, the Contractor must bear all costs and any delays for repairing or disconnecting the service.

### **Notification**

Notify the Superintendent immediately upon the discovery of services obstructing the Works not shown in the Principal's Documents.

Proposals: Submit proposals for action to be taken with respect to existing services before starting this work. Minimize the number and duration of interruptions.

Purpose of submission: For review.

## **6.11 TEMPORARY FACILITIES**

### **Plant layout**

Place and keep workshops, sheds, offices, building material and operations within the limits on the site, and as agreed with the Superintendent and in any case within the contractual limits of the site.

### **Site amenities**

Provide statutory and necessary amenities and sanitary facilities for workers and others persons lawfully upon the site and remove them on completion of the Works.

### **Temporary Fences, Handrails and Hoardings**

The Contractor shall allow for all temporary fences, handrails, hoardings, barriers and directional signage as required to carry out the work. These are to be removed at practical completion.

### **Temporary Services**

Water and Electricity are available on site. Provide a separate sub meter. Reimburse the Principal for all electricity and water consumed.

Make separate connections to all service mains necessary for temporary services required during the Works. Pay all charges in connection with the installation and use of such services. Make such services available to all Subcontractors.

### **Construction plant**

Provide all necessary construction plant and equipment and ensure that it complies with the requirements of the relevant laws in operation where the work is being carried out. Jackhammers, compressors and other noise generating equipment shall be fitted with effective noise suppressors, silencers, acoustic canopies and the like to minimise noise emission.

## **6.12 PROJECT SIGNAGE**

### **Project signboard**

Provide project-specific signboards and

- a) locate where directed;
- b) maintain in good condition for duration of the work;
- c) obtain written permission for removal; and
- d) remove on completion.

Other signboards: Obtain approval before display of advertisements or provision of other signboards.

### **Project Signage**

Provide all signage as described in the DA Conditions Responsibility Matrix.

## **7 ENVIRONMENTAL PROTECTION**

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### **7.1 GENERAL**

Generally: Comply and make sure that Subcontractors comply with the provisions of this Clause and any other environmental protection provisions in the Contract and with the requirements of any statute, by-law, standard and the like related to environmental protection.

Proposals: Submit proposals for traffic movement, temporary structures, cleaning up, erosion control, demolition and the like and execute the agreed proposals.

Approval: Do not form new tracks, alter existing tracks, remove trees or shrubs, cut fences, water, sewerage or power lines or any other such things without approval.

#### **Noise control**

Generally: Take all practicable precautions to minimise noise resulting from work under the Contract. Fit all construction equipment with noise suppressors and use so that noise is minimised to the levels as permitted by statutory authorities.

#### **Soil conservation**

Prevent erosion of soil from any lands used or occupied in the execution of the work under the Contract.

#### **Existing flora**

Generally: Adequately protect from damage all trees and other plants which need not be removed or destroyed for construction operations, or which are shown on the Drawings and/or specified to be retained, or which are beyond the limits allowed to the Contractor as shown or specified. Contractor shall take all other precautions during construction.

Trees: The Contractor and his Subcontractors shall at all times be aware of this stringent requirement of the Superintendent and Council for the preservation and protection of all trees on and adjacent to the Site. The Contractor shall, prior to commencement of construction, review the relevant D.A. conditions and outline a plan, for the Superintendent's agreement, of all work practices to ensure the preservation of all trees on the site and on the adjacent sites.

### **7.2 ENVIRONMENTAL MANAGEMENT SYSTEMS**

#### **Specification and Statutory Requirements**

Contractors must comply with the NSW Government *Environmental Management Systems Guidelines (EMS Guidelines)* located at

<https://www.procurepoint.nsw.gov.au/documents/construction-guidelines-environmental-management-systems-ed3.docx> The environmental management requirements contained in this Specification and the *EMS Guidelines*:

- a) may be in addition to, but are not in substitution for, any statutory requirements; and
- b) do not limit the powers of the Principal or the liabilities and responsibilities of the Contractor.

## **Site Specific Project Environmental Management Plan**

Document and implement a site specific Project Environmental Management Plan which complies with the *EMS Guidelines*. Submit the Project Environmental Management Plan no later than 7 days before construction work commences. Submit revisions to the Plan as required by the Superintendent.

### **Failure to comply**

If at any time the Contractor has not carried out its obligations under this Clause, then notwithstanding any other provisions of the Contract, no payment is due to the Contractor until the 7th day after the required action has been carried out.

### **7.3 ECOLOGICALLY SUSTAINABLE DEVELOPMENT**

Do not use the following timbers or their products for work under the Contract:

- (a) rainforest timbers, unless certification is provided that they are plantation grown; and
- (b) timber from Australian high conservation forests.

### **7.4 WASTE MANAGEMENT**

Recycle and divert from landfill surplus soil, rock, and other excavated or demolition materials, wherever this is practical. Also separately collect and stream quantities of waste concrete, bricks, blocks, timber, metals, plasterboard, paper and packaging, glass and plastics and offer them for recycling where practical.

Ensure that no waste from the site is conveyed to or deposited at any place that cannot lawfully be used as a waste facility for that waste.

#### **Monitoring**

Monitor waste volumes and record their method and location of disposal and whether or not that location was a place that could lawfully be used as a waste facility for that waste. Submit to the Superintendent every two months a progress report, and a summary report before Completion, on the implementation of waste management measures, including the record of waste volumes and their method and location of disposal.

Report immediately to the Superintendent the details of any waste from the site which has been conveyed to or deposited at any place that cannot lawfully be used as a waste facility for that waste.

#### **Trucking**

Convey soils, earth, sand, loose, debris, and the like loose materials to or from the site in a manner that will prevent dropping of materials on streets. Ensure that the wheels, tracks, and body surfaces of all vehicles and plant leaving the site are free of mud and that mud is not carried on to adjacent paved streets or other areas. In the event that mud is carried onto the street promptly clean the roadway and rectify the cause of mud being carried onto the street.

### **Disposal of contaminants**

Generally: Properly dispose of solid, liquid and gaseous contaminants in accordance with all statutory and contractual requirements.

Gaseous contaminants: Discharge in such a manner that they will be diluted with fresh air sufficiently to reduce toxicity to an acceptable level, to the satisfaction of EPA.

Liquid contaminants: Subject to statutory and local requirements, liquid contaminants may be diluted with water to a level of quality acceptable in the sewer system. If this is not permitted, store in approved vessels for disposal at approved locations. Such disposal shall be at the Contractor's expense.

Solid contaminants: Dispose by removal from site to approved locations.

### **7.5 PEST CONTROL**

Do not use any chemical pesticides and termicides associated with new construction. Use preventive treatment by physical means to minimise the risk of pest infestations. Chemical treatments may be used in existing buildings only as a last resort for the eradication of pest and termite infestations. Chemical pesticides used for this purpose must be registered by the National Registration Authority for Agricultural and Veterinary Chemicals and applied by a Pest Control Operator licensed by WorkCover. Pest preventive methods must comply with *AS 3660.1-2000 Protection of Buildings from Subterranean Termites* (except for references to chemical soil barriers), as well as supplementary standards for existing buildings.

## **8 MATERIALS AND WORKMANSHIP**

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### **8.1 STANDARDS**

Where the Contract requires compliance with a Standard or Code, unless otherwise specified, that Standard or Code must be one current at the closing date for Contract, except for the Building Code of Australia, which must be the one current at the Date of Completion.

### **8.2 CLEANING UP**

All visible external and internal surfaces, including fittings, fixtures and equipment, must be free of marks, dirt, dust, vermin and unwanted materials, at Completion.

### **8.3 SAMPLES**

Match approved samples throughout the Works. Give notice before commencing work affected by samples unless the samples have been approved. Keep approved samples in good condition on the Site until Completion.

### **8.4 TESTING**

Any testing required to be by an independent authority must be carried out by an authority registered with the National Association of Testing Authorities Australia (NATA) to perform the specified testing.

### **8.5 PROPRIETARY ITEMS**

Refer to the General Requirements section of the specification.

### **8.6 WARRANTIES**

The Contractor shall obtain warranties in the name of the Principal (which term shall include warranties, express undertaking and the like) as specified in the Contract, in a form acceptable to the Principal, and shall ensure that the Principal will have the benefit of the warrantees, and of any warrantees specified in the Contract that are to be obtained by Subcontractors of the Contractor.

Warrantees and durations of warranty as a minimum must be provided for the following:

<b>NO.</b>	<b>Description of work/goods or materials</b>	<b>Period of guarantee or warranty</b>
1	Adhesives, sealants and fasteners - product or system	To be equal to or greater than the manufacturer's warranty period for the relevant product specified in the Principal's requirements
2	Termite Management - materials and installation	10 years
3	Waterproofing – external and tanking (liquid applied) - materials and installation	10 years
4	Waterproofing – external and tanking (sheet applied) - materials and installation	10 years
5	Cladding – combined	10 years
6	Cladding – combined	To be equal to or greater than

	- product or system	the manufacturer's warranty period for the relevant product specified in the Principal's requirements
7	Windows and glazed doors - including finish and glazing	7 years
8	Doors and Access Panel	In accordance with Legislative Requirements
9	Overhead doors	To be equal to or greater than the manufacturer's warranty period for the relevant product specified in the Principal's requirements
10	Door Hardware	3 years
11	External Screens - product or system	To be equal to or greater than the manufacturer's warranty period for the relevant product specified in the Principal's requirements
12	Glazing - materials and installation	7 years
13	Thermal insulation and pliable membranes - product or system	To be equal to or greater than the manufacturer's warranty period for the relevant product specified in the Principal's requirements
14	Acoustic insulation - product or system	To be equal to or greater than the manufacturer's warranty period for the relevant product specified in the Principal's requirements
15	Cubicle Systems - product or system	To be equal to or greater than the manufacturer's warranty period for the relevant product specified in the Principal's requirements
16a	Joinery - workmanship	1 year
16b	Joinery - materials	5 years
17	Joinery - Hardware	5 years
18	Metalwork -including galvanizing and paint finish where relevant	7 years
19a	Rendering and Plastering - Workmanship	7 years
19b	Rending and Plastering - materials	7 years
20	Cementious toppings	7 years
21	Waterproofing – Internal - materials and installation	10 years
22	Tiling	7 years
23	Resilient Finishes	7 years
25	Carpets - materials and installation	7 years
26	Timber Flooring - material and installation	7 years

27	Seamless Flooring	7 years
28	Painting	5 years
29	Powdercoatings - product or system	7 years

#### **8.7 DELIVERY**

Convey soils, earth, sand, loose, debris, and the like loose materials to or from the site in a manner that will prevent dropping of materials on streets.

#### **8.8 STORAGE**

Provide adequate storage and protection for all materials including installed items so as to preserve their quality and fitness for the Works.

#### **8.9 MATCHING OF EXISTING ITEMS**

Where new work is required to match existing items the following requirements apply:

site inspection of existing items to be matched shall be carried out;

details and specifications of proposed matching items shall be prepared by the Contractor and submitted at the time of Contract.

## **9 DESIGN DEVELOPMENT**

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### **9.1 GENERAL**

The Contractor acknowledges that the Preliminary Design prepared by the Principal is incomplete and that further detailed design work is required to be undertaken by the Contractor to progress the design to a point where it is adequate for incorporation into the WUC and will result in the WUC meeting all regulatory requirements and be fit for purpose.

The Contractor acknowledges that they have reviewed the Preliminary Design and accepts that the Preliminary Design as being adequate to define the works at this early stage of design. The Contractor shall have no claim as a result of the inadequacy of the Preliminary Design or errors and omissions from the Preliminary Design.

### **9.2 DESIGN PROCESS**

The Contractor is required to manage the design process in a structured manner to ensure that the design is progressed ahead of it being needed for the works on site. As part of this process the Contractor shall be required to hold regular design meetings with the design team.

The Contractor is required to invite the Principal, the Principals representative and the Superintendent to these meetings. The Contractor is responsible for running these meetings and managing the design for the development. The Principal, Principal's Representative and the Superintendent shall not direct the Contractor's design team at these meetings.

### **9.3 DESIGN CONSULTANTS**

The Contractor shall engage a team of suitably qualified consultants to complete the design process for the development. All costs associated with engaging the design consultants and for the development of the design shall be borne by the Contractor and are considered to be included within the Contract Sum.

As a minimum the Contractor shall engage the following consultants as required to complete the design for the Development:

- Architect;
- Structural Engineer;
- Electrical, Hydraulic, Fire and Mechanical Engineers;
- Geotechnical Engineer;
- BCA Consultant; and
- Landscape Architect;

## **10 BCA CERTIFICATION**

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### **10.1 GENERAL**

The Principal will retain the services of a Principal Certifying Authority (PCA) for the purposes of providing a construction certificate prior to commencing works on site. The Principal will pay the costs associated with retaining the PCA for the Occupancy Certificate only, the Contractor shall be responsible for reimbursing the Principal for the cost of engaging the PCA for Construction Certificate.

### **10.2 CONSTRUCTION CERTIFICATE**

The Principal will retain the services of a Principal Certifying Authority (PCA) for the issue of the Construction Certificate. The Principal is not responsible for paying any costs for the PCA for the issuance of the Construction Certificate and the Contractor shall reimburse the Principal for all PCA costs.

The Contractor shall be responsible for obtaining separately all BCA advice to ensure that the design is developed to meet all BCA and code compliance. The Contractor shall be responsible for bearing all costs associated with BCA compliance of the design and WUC.

Despite the Principal engaging and paying for the PCA's services, the Contractor shall be responsible for liaising with the PCA to obtain a Construction Certificate Checklist for the development. The Contractor is responsible for meeting all of the requirements of the Construction Certificate Checklist, with the exception of any requirements noted in the Checklist that are also listed as the Principal's responsibility in the DA Responsibility Matrix, which forms part of the PPR.

Despite the PCA being retained by the Principal, the Contractor is solely responsible for obtaining a Construction Certificate for the development and nothing in this document relieves the Contractor from this responsibility. The Contractor shall not be entitled to any claim for costs or delay associated with obtaining a Construction Certificate for the WUC.

### **10.3 OCCUPANCY CERTIFICATE**

The Principal will retain the services of a Principal Certifying Authority (PCA) for the inspection of the WUC and the issue of the Occupancy Certificate and will bear reasonable costs associated with retaining the PCA. The Principal is not responsible for paying for excess costs associated with the Contractor's repeat inability to ensure that the completed works are compliant with the BCA and all other relevant codes. In this instance the Contractor shall be responsible for all additional PCA costs and shall reimburse the Principal for these costs.

Despite the Principal engaging and paying for the PCA's services, the Contractor shall be responsible for liaising with the PCA to have them inspect the works as required and to obtain the issuance of a Occupancy Certificate for the completed development. The Contractor is responsible for meeting all of the requirements to obtain an Occupancy Certificate for the completed works. This includes all certification and compliance testing required.

Despite the PCA being retained by the Principal, the Contractor is solely responsible for obtaining the Occupancy Certificate for the development and nothing in this document relieves the Contractor from this responsibility. The Contractor shall not be entitled to any claim for costs or delay associated with failing to obtain an Occupancy Certificate for the

completed development and shall indemnify the Principal from all losses associated with the Contractor's failure to obtain an Occupancy certificate.

#### **10.4 FIRE ENGINEERED SOLUTION**

The development requires that a fire engineered solution in order to provide compliance for both the Construction Certificate and the Occupancy Certificate. The Principal has prepared the Fire Engineered Solution. The Contractor will be responsible for completing the Fire Engineering process, including any design changes or additional approvals required.

The Contractor shall be responsible for all costs associated with completing the fire engineered solution and having it signed off by the Principal Certifying Authority. The Contractor shall not be entitled to make any claim in respect to this requirement.

## **11 EXCAVATION**

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The Contractor must excavate the site to the required levels and lawfully dispose of the spoil.

Geotechnical reports form part of the Information Documents and the Principal does not warrant the accuracy of the included reports, nor do these reports form part of the Contract. The Contractor shall investigate all aspects of the site and Site Conditions and satisfy itself as to the extent and type of work required to excavate the site to facilitate the works.

The Contractor is responsible for ensuring that the excavation retention system is designed by a competent and qualified engineer.

The Contractor shall be responsible for obtaining all approvals from neighbours for the installation of any and all ground anchors required as part of the excavation retention system.

## **12 CIVIL AND INFRASTRUCTURE WORKS AND SERVICES**

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In performing the Works, the Contractor must:

- (a) disconnect and connect all required Services to facilitate the Works;
- (b) provide all necessary temporary Services required to facilitate the Works;
- (c) divert any existing Service required to facilitate the Works;
- (d) reconnect Services applicable to the Works;
- (e) bring to site all Services (temporary and permanent) required to carry out and complete the WUC; and
- (f) Coordinate with adjoining owners where there might be shared services.

The above Services include but are not limited to electricity, water, gas, telecommunications, NBN, sewer and stormwater.

## **13        STRUCTURE**

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The preliminary design includes a preliminary structural design which forms part of the Principal's Project Requirements. The Contractor must develop and complete the structural design such that the completed design does not compromise or be to the detriment of:

- (a) sales and marketing commitments;
- (b) floor to floor heights;
- (c) marketing plans;
- (d) car spaces , storage and basement design and floor to floor heights; and
- (e) requirements of the Contract.

Concrete finishes must be in accordance with the requirements of the definition of formwork classes in AS 3610.

The Contractor must provide a Class 2 finish for all exposed concrete surfaces throughout the Development.

The Contractor must provide a Class 3 finish to all other concrete surfaces which will have an applied finish (e.g. granopatch and paint) other than those nominated above for a Class 2 finish. An applied finish once complete must be of high quality;

All exposed concrete which is not painted must be consistent in colour and flush at all joints. The Contractor must use materials which eliminate potential rust from surfacing, this includes material used for tie wire, reinforcement chairs etc.

The Contractor must high-pressure clean all concrete surfaces to ensure that no evidence of residual dirt, spray paint marks or other remnants remain at the completion of the Works. All exposed nails, staples and the like must not be evident on any surface.

The Contractor must design the concrete slabs to ensure there are sufficient falls and gradients away from the resident's storage cages and enclosures, plant rooms and doorways to habitable space. The Contractor must design and finish external concrete slabs to drain towards drainage points to ensure that water does not pond.

Ramping of carpet to meet a tiled FFL must not create a hollow void under the carpet once stretched. This will be considered bad practice and defective.

Internal slabs to habitable areas must provide a level surface that is suitable to accept the specified floor finishes and enable furniture to be placed in a level manner.

### **13.1      EXTERNAL WALLS**

Hebal Façade wall systems are to be designed and installed in accordance with manufacturer's requirements and detailing specifications. As a minimum the façade system is to be designed and installed in accordance with the latest versions of the following documents:

- CSR Hebel Highrise Façade Guide.
- CSR Hebel Technical Manual.
- All other relevant CSR Hebel design or installation guides, including any tech sheet updates that are relevant to the installation.

Prior to installation the Contractor shall complete a detailed design for the Hebel façade and have this design reviewed and signed off by CSR Hebel. The Contractor is not to commence installation of the façade until having completed a full design and obtained this signoff.

The installation of the CSR Hebel façade system is to be undertaken by a competent, qualified and experienced subcontractor who is approved by CSR Hebel to install their products.

The CSR Hebel façade panels are to be installed straight and true to provide a smooth and flat façade with no visible joints once the final wall finish is applied. Jointing is to be undertaken using a method and materials approved by CSR Hebel. The jointing is to provide a resilient and smooth finish that does not move or crack.

The applied external finish to the Hebel Façade system must be approved for use by CSR Hebel and be applied in accordance with the manufacturer's requirements and application data sheets. The applied finish shall provide a robust waterproof coating to the Hebel façade and be free from cracks or other defects that may lead to leaking or delamination of the applied finish from the Hebel substrate.

The Contractor shall have CSR Hebel inspect the façade installation and provide sign off that the façade installation including all detailing, fixing, jointing, sealing and resilient coating has been undertaken in accordance with CSR Hebel's recommended and approved methods and technical data specification. The façade installation shall meet CSR Hebel best practice.

## **14        STORAGE**

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### **14.1      GENERAL STORAGE REQUIREMENTS**

Storage should be provided for every apartment. Storage per apartment should generally be allocated in the following manner unless identified on the preliminary design drawings:

- (a) 50% of storage must be provided within the apartment; and
- (b) 50% of storage requirement must be provided within the basement.

Should SEPP 65 requirements differ, the Contractor must notify the Superintendent with alternatives for its review and approval.

### **14.2      APARTMENT STORAGE**

There are 2 main types of storage within an apartment.

- (a) Type 1: a study/store room which in most cases receives a normal hollow core door in hinged or cavity sliding format; and
- (b) Type 2: a store cupboard which receives a normal polyurethane doors and melamine shelving.

Both types of storage receive all other finishes as prescribed in the Schedule of Finishes for apartments including but not limited to carpet, architraves and skirting (internally), colour scheme, lining etc.

Apartment storage within the basement/car park has 2 forms:

- (a) Type 1: a storage cage adjacent or directly in front of a car space; and
- (b) Type 2: a storage cage grouped generally in the basement.

All storage allocations (and car space allocation) must be issued to the Superintendent for review and approval.

In relation to Type 1 basement storage, the car space adjacent or in front of the storage cage must belong to the apartment using the storage cage.

In relation to Type 2 basement storage, there must be clear access to the cages and they need to be located in a position so as to not have negative visual impact, or need to be screened.

Storage cages must:

- (a) be of grid mesh construction that extends to the concrete soffit or has a grid mesh roof and be fit for purpose as a secure unit;
- (b) Cyclone mesh wire is not considered a suitable and secure material for the construction of basement storage cages;
- (c) have a hinged security door able to be locked, as a minimum, with a barrel bolt capable of accepting a padlock;
- (d) have hinges be capable of full 180 degree swing path in either direction;
- (e) be of galvanised steel construction. All posts for the frames for the storage cages must be fixed to slab and soffit, and allow for slab deflections. The bottom rail of the storage cages must be 100 mm above the finished floor level. The top rail of the storage cages must be as high as possible to maximise available storage cage volume;
- (f) The lot number/apartment number, as directed by the Superintendent shall be clearly marked for each unit, either as a durable painted number on the concrete slab in front of the unit or via signage fixed to the cage door;

- (g) have sufficient support and design criteria to ensure that horizontal and vertical members do not bow or flex post installation; and
- (h) be free of Services. In the event this cannot occur, the Services must be provided with adequate protection from items being leant or stacked against them.

#### **14.3 COMMON AREA STORAGE**

Any storage facility nominated for the caretaker or that is common property should be of full height blockwork or concrete construction with solid, heavy duty doors with heavy duty locks. The doors must be key lockable

The Contractor as part of its design obligations shall identify all potential efficiencies for the consideration of the Superintendent in relation to basement size and space, in particular, maximising potentially available car and storage spaces.

Common area storage must include but is not limited to:

- (a) all storage assigned as storage on the preliminary design;
- (b) all bike store rooms; and
- (c) all other storage that is not allocated to apartments.

The Superintendent will provide more specific allocations through the design process with the Contractor.

## **15 BOLLARDS, WHEEL STOPS, PIPE GUARDS AND BIKE RACKS**

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Bollards within the car park and basement areas must be of galvanised steel construction. Unless otherwise required by the Australian Standards, legislative requirements, the Building Code of Australia or Approvals, bollards must be 125 mm in diameter and a height of 1200 mm.

The methodology of installation of the bollards shall be suitable for their location and intended use. Bollards shall be installed in locations that require protection from vehicles. And where it is reasonable to expect bollard protection be installed.

All bollards must be painted in “bright yellow”.

Wheel stops must be installed to all car spaces within the basement.

Stormwater and sanitary pipework and stack work which face the direction of the car park aisle must be protected against impact and damage by pipe guards.

Bike racks must be installed to meet the requirements of the development consent and must be of a robust and serviceable construction that provides adequate bike security.

## **16 GARBAGE AND RECYCLING ROOMS**

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### **16.1 RESIDENTIAL GARBAGE AND RECYCLING**

The Contractor will provide separate garbage and recycling facilities for each individual stratum including:

- (a) each residential stratum;
- (b) all other strata as required by the Principal.

If a waste chute is documented as part of the Preliminary Design, then prior to production and installation of the waste chute system and mechanical equipment within garbage and recycling rooms, the Contractor must submit to the Superintendent its proposal for the waste chute system and mechanical equipment within garbage and recycling rooms for its review and approval. The Contractor must not commence any production and installation of the waste chute system and mechanical equipment within garbage and recycling rooms unless it has received approval in writing from the Superintendent.

### **16.2 GARBAGE AND RECYCLING BIN STORAGE**

All recycle bin store and garbage bin storage areas and rooms for the Development are to be designed and constructed in accordance with the development approval and Council guidelines for waste management and pick up.

A minimum of one (1) car wash bay must be provided in the car park. The car wash bay must be adequately sized to ensure practical and safe use. It shall be larger than a nominal car space.

Car wash areas must be bunded and sealed/waterproofed to ensure that water cannot penetrate or escape from the designated car wash area. Bunding must be prefabricated and allow vehicle entry and egress without damage to the vehicles. The minimum size of the vehicles which are to have access to the car wash area is a large 4 wheel drive vehicle.

In the car wash area, there must be adequate falls to ensure that the water does not pond and the water drains into the waste outlet.

The car wash areas must contain all necessary Services including water supply, power, drainage and oil separator of sufficient size and number to cater for the number of car wash bays being provided as part of the Works.

The bunding type must be submitted for the approval of the Principal prior to procurement by the Contractor.

The car wash bay must adequately protect adjacent areas from over spray and inconvenience when being used.

Line markings for all car parking and visitors' bays must be in accordance with the Australian Standards, Building Code of Australia and Approvals. Each car space must be line marked and labelled with the lot number assigned to each space.

The Contractor shall demonstrate to the satisfaction of the Superintendent how it will comply with the adaptable parking requirements for the Project. The solution proposed must be in accordance with all Approvals and to the satisfaction of the Superintendent.

All unallocated/surplus car spaces and storage cages are to be allocated at the discretion of the Superintendent.

All line markings must be highly durable. All line marking must be painted in chlorinated rubber paint, generally in a one coat (application).

Line marking must be painted in "bright yellow". The actual colour must be approved in writing by the Superintendent prior to the painting of any line marking. Line marking must be applied over dust free, clean and dry surfaces. Adjacent areas must be properly masked. Line marking must be applied immediately prior to the sealing of the car park slab surface.

Directional arrows and signage are required throughout and must be painted in a colour approved in writing by the Superintendent with a stencil to obtain a consistent appearance.

For "Visitor" car spaces, the Contractor must:

- (a) paint a 80 mm wide, continuous line in colour approved in writing by the Superintendent demarcating the boundaries of all unenclosed car parking spaces;
- (b) ensure that the line marking is along the side and rear boundaries of all visitor car spaces; and
- (c) within each "Visitor" car space, paint on the floor the word "VISITOR", centred on the space at the driveway side in a letter height of 200 mm.

For each residential car space, the street reference and apartment number must be painted on the floor within each car space, immediately outside the storage cage and the bicycle storage. The marking must be centred on the space at the driveway side in a letter height of 200 mm. The final format of this label must be approved by the Superintendent.

For each car space allocated for retail and the community centre, the tenancy number, in a letter height of 200 mm, must be painted on the floor within each car space. The Contractor must paint any other text on retail and community centre car spaces if directed by the Superintendent.

A square disabled pictogram complying with the requirements of AS 2890 must be painted on the floor within every "disabled" accessible car space. The marking must be centred on the space at the driveway side.

The words "BICYCLE PARKING", centred along the space at the driveway side in a letter height of 200 mm must be painted on the floor of every bicycle parking area.

## **19 SERVICES**

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### **19.1 GENERAL TO ALL SERVICES**

The Contractor must review, design and specify all Services infrastructure for the Works. This includes water, sewer, stormwater, trade waste, gas, electrical, communications and NBN. The Contractor must coordinate the location of all Services to ensure all the requirements of all relevant Authorities, legislative requirements and Approvals are met. The Contractor is not entitled to make any claim whatsoever in relation to any changes to the preliminary design as a result of complying with the requirements of this clause.

The Contractor must ensure all necessary infrastructure to the site is procured and must undertake any design development required to enable this to occur. The Contractor is responsible for all formal applications, including entry into direct agreements with Services providers to facilitate the Works.

All risk associated with the supply, delivery and installation of temporary and permanent Services infrastructure is borne by the Contractor. The design and construction of and connection to all Services, whether temporary or permanent, forms part of the Works. This includes but is not limited to water, sewer, electricity and communications. The electrical connection is subject to a provisional sum as set out in the Formal Instrument and the General Conditions of Contract.

All Services systems must be designed and installed in accordance with the PPR's, Building Code of Australia, Australian Standards, BASIX, legislative requirements and all other requirements Authorities. Should any of the requirements of the PPR's necessitate Services and design, the Contractor shall provide these Services and design and shall not be entitled to additional cost or time.

Integration of mechanical systems with essential Services systems is the responsibility of the Contractor.

All Services that require maintenance or inspection must be located in a manner to ensure safe access for those maintenance, inspections and repair activities. This includes but is not limited to lighting to roofs, roof safety systems, power allocation, water provision, key access, signage etc.

Where access panels are required within apartments or common areas, the access panels must be located discretely and be flush fitting (frameless) with concealed hinges.

Bulkheads to conceal Services within apartments must be eliminated. Should this not be possible, the design must be submitted for review and approval by the Principal.

Locations of meters must comply with the requirements of all relevant Authorities and the Principal (for the purposes of the strata management). Any keying requirements of relevant Authorities must be met. The Contractor is responsible for attaining a full understanding of the Principal's requirements in relation to meters and design.

All fire control and essential Services systems must comply, without limitation, with the PPR, all building codes, Australian Standards, Approvals, Authorities' requirements and the NSW Fire Brigades requirements.

The Contractor must ensure that the Works comply with BASIX requirements for water, thermal and energy. Should changes be required, these changes must be submitted for the review and approval by the Principal. The above does not relieve the Contractor from its obligation to comply with the BASIX requirements and make necessary changes should they be required.

All roof top Services are to be consolidated to the smallest zone possible.

Apartment balcony and wintergarden services shall be grouped in a configuration approved by the Superintendent.

- (a) When an apartment only has a balcony, the Contractor must:
- (i) provide the balcony with a chrome finished hosecock;
  - (ii) weatherproof DGPO; and
  - (iii) a gas bayonet.

Should a weatherproof GPO not be required for compliance, a DGPO matching those internal to the apartment must be used. Final set out positions and locations must be shown on the typical apartment drawings for review and Approval by the Superintendent.

**20.1 POTABLE HOT AND COLD WATER SERVICES**

The Contractor shall supply hot and cold water meters for each apartment, tenancy and lot for the Project as a minimum. The Contractor must also comply with legislative and Authority requirements. Hot and cold water meters for each apartment, lot and tenancy must be provided in a lobby riser on the level of that apartment, lot and tenancy. In the event that individual instantaneous hot water units are used there is no requirement for hot water metering.

Isolation valves for potable water Services for each apartment must be located within the confines of the laundry joinery within each apartment, common area, lot and tenancy. Should a laundry tub or joinery unit not be specified for a particular common area, lot or tenancy the Contractor shall seek the Superintendent's confirmation of the final position of this Service.

Potable water points must be provided at several points throughout external common and landscaped areas for use by building management. These points must be a vandal proof hose assembly where use can be limited to building management.

A potable water service is to be provided to the balcony or wintergarden in the form of a single chrome hosecock.

**20.2 NON POTABLE WATER SERVICES**

Not used.

**20.3 GAS SERVICES**

Mains risers for gas Services must not be located within any apartment and must be located within a separate riser housed within the lobby.

Locking requirements to gas riser cupboards and access to the first stage regulator must comply with the requirements of the gas Authority.

Each apartment must be provided with a gas Services for:

- (a) the cooktop;
- (b) the gas bayonet to the living room; and
- (c) the gas bayonet to each balcony/wintergarden.

Separate Isolation valves for the cooktop and bayonets (i.e. 2 off) must be provided adjacent to the cooktop location for isolation within the apartment by the Owner or tenant;

**20.4 STORMWATER SERVICES**

The Contractor shall be responsible for ensuring that the development is connected to either a Sydney Water or Council stormwater system. The Contractor is responsible for obtaining all approvals associated with the stormwater connection.

All stormwater pipe work (including tundish drainage for air-conditioning units) must be concealed within concrete columns or walls. Pipework for the Works must not be exposed or visible.

Stormwater reuse and retention must comply with the Building Code of Australia, Australian Standards, legislative requirements and Approvals.

Perimeter drainage to the basement area (car park) must be installed (as a secondary drainage measure) to ensure any ingress of water from behind retaining/structural walls within the basements is captured. Unless otherwise approved in writing by the Superintendent, this perimeter drainage must be located within perimeter plenum walls. Should there be no plenum available the perimeter drainage must be constructed in a professional and neat manner.

Car park and basement level slab falls must avoid the ingress of water to all storage facilities, bike rooms and the like and avoid ponding.

All balconies and wintergardens are to be installed with floor wastes for stormwater drainage, with balcony spitters providing a drainage redundancy to each balcony. The Contractor must consider through its design development the location of balcony/wintergarden drainage points and the impact of drainage pipework on the balcony soffit below.

## **20.5 HYDRANT AND SPRINKLER SYSTEM**

The system must be designed and installed in accordance with Australian Standards, the Building Code of Australia, the requirements of Authorities and the requirements of the NSW Fire Brigades.

All fire sprinkler piping must be cleaned and painted red immediately prior to Practical Completion.

All sprinkler heads within storage areas, plant rooms and other rooms within the basement must have sprinkler head guards.

## **20.6 SANITARY**

The Contractor is responsible for designing a sanitary drainage system that meets all applicable drainage codes, the BCA and applicable Australian Standards. The sanitary drainage system shall also meet the intent of the preliminary design.

A gravity sanitary pipe work system must connect all stacks and sanitary fixtures within the Works.

The Contractor must ensure the capacity of the mains sewer is sufficient to incorporate the capacity of the Works. If the capacity is insufficient, the Contractor must undertake whatever works are required to achieve the required capacity of the mains sewer.

All pipework must have direction signage installed and all pipework clearly labelled for its use.

All sanitary pipe work must be concealed within concrete columns or walls. Pipework for the Works must not be exposed or visible.

## **21 MECHANICAL SERVICES**

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### **21.1 MECHANICAL AIR-CONDITION SERVICES**

The Contractor must supply and install quality air-conditioning equipment from a recognised company such as Mitsubishi, Daikin, Fujitsui, or a similar brand approved by the Superintendent.

The Contractor is responsible for specifying the appropriate capacity air conditioning system to each apartment and ensure compliance with industry standard performance criteria.

As a minimum for each apartment, an air-conditioning head must be installed in the main bedroom and the living room/dining room and must comply with the requirements of the Building Code of Australia, legislative requirements, Authorities, the Approvals and BASIX.

Apartments that have their condenser units located on the balconies shall be appropriately housed by a powder-coated aluminium enclosure which appropriately conceals the AC condenser.

All air-conditioning condenser units must be positioned to ensure compliance with all requirements of the Building Code of Australia, legislative requirements, Authorities, acoustic requirements and the Approvals.

Final locations of all associated grilles, condenser unites and access panels must be shown on typical apartment drawings submitted for review and approval by the Superintendent;

If necessary, the Contractor may revise the BASIX certificate to cater for design Development changes considerations are allowed for the air-conditioning condenser units for the penthouse apartments.

For the air-conditioning condenser units which are located on the balcony, all tundishes must be cast in or concealed within the structural elements of the Works and from within the air-conditioning condensers enclosure.

In the event that air-conditioning condenser units are to be located in basements and car parks, the location of the condenser units must be not be within a car space or lot for which that condenser unit or plant does not provide a Service for.

One (1) remote control must be provided per air-conditioning head within each apartment.

The type of diffuser or any other grille/louvre forming part of all air conditioning systems must be of high quality design and submitted for review and approval by the Superintendent. The louvre/grille must match the colour of the surface it is being installed to.

Each air-conditioning unit must be metered from the relevant apartment's electrical sub board.

All reticulation of Services e.g. refrigerant pipe and electrical cables within the basement areas and roof areas must be via vertical and horizontal cable trays, installed and constructed in a neat and professional manner. All air-conditioning condenser units in the basement and on the roof are to be labelled with the apartment number to which they belong. The label must be mounted in manner that is in clear view from a standing position. All cabling must be installed in conduits which have been cast in concrete elements of the structure. The Contractor must not install any surface mounted conduit.

All condensate drainage from air-conditioning units within each apartment must be diverted to underneath the laundry tub.

The condenser units and enclosures on balconies must not exceed 1200mm in height and must not create an element that can be climbed on adjacent to any balcony handrail. Condenser units will only be approved for installation on the balcony where it can be proved that there is no other suitable location for them to be located. The Contractor shall obtain approval from the Superintendent prior to installing condenser units on the balcony.

Natural ventilation to living and sleeping areas must be in accordance with the Development Consent and Other Approvals, the requirements of the Building Code of Australia and BASIX requirements.

All bedrooms, living and other rooms areas facing a balcony must have natural ventilation via sliding door or doors to that balcony.

## **21.2 MECHANICAL EXHAUST AND SUPPLY SERVICES**

All wet areas must be mechanically ventilated and ducted horizontally to outside air to appoint along the façade of the apartment for which it serves. This includes all bathrooms, ensuites, powder rooms, and laundries including any wet area which has natural ventilation.

All range hoods to kitchens are to be a pull out recirculating type.

All mechanical exhaust must ensure that the ducting sizing provides adequate exhaust capacity, can be concealed within the nominated ceiling space and minimises the use of bulkheads to reach its external point of exit.

Exhaust in apartments with a wintergarden must be diverted to an open balcony. If the apartment does not have an open balcony and the exhaust must go through the wintergarden to the façade then it must not exhaust within the wintergarden and must be concealed to the external point of exit to atmosphere.

The exhaust grille design must be weather proof and vermin proof and be incorporated into the façade design. Excessively sized exhaust grilles on the façade will not be accepted. The exhaust grilles must be to the satisfaction of the Superintendent and placed on secondary façade lines so that they are not directly viewable from the exterior.

Exhaust grilles should not be viewable from within the apartment on the internal face of walls/lining and must be fully concealed above the ceiling line.

All car park exhaust and supply, carbon monoxide and carbon dioxide monitoring and integration with fire electrical and any fire engineered solution must be performed by the Contractor.

The Contractor must design and construct exhaust, supply and ventilation systems for all other rooms e.g. fire control room, garbage, recycle, loading dock, stair pressurisation, lobbies, central storage etc. and all other facilities and spaces which are required by the Building Code of Australia to have exhaust, supply and ventilation systems.

The Contractor must investigate opportunities in providing natural ventilation where possible to the car park and advise the Superintendent for its review and approval of any such opportunity that may exist.

**22.1 ELECTRICAL SERVICES, TELEPHONE, DATE, FREE TO AIR TELEVISION AND CABLE TELEVISION**

The Contractor must provide all temporary and permanent measures in relation to electrical infrastructure to allow the construction and occupation of the Works, including the final position of the substations for the Works and any redesign and reapplications to Energy Supply Utilities (e.g. Ausgrid) and other Authorities should this be required.

The final electrical power and substation requirements to supply the site and the Works, and any additional requirements of the energy supply utilities and other relevant Authorities are deemed to be included in the contract sum.

The Contractor must procure, install and construct the main power supply for the Works, including the design and augmentation works for high voltage and low voltage electrical Services required to the Site. The design and augmentation works are deemed to be included in the contract sum.

The Contractor must obtain all necessary Other Approvals from the energy supply utility, Accredited Service Providers or any other relevant Authority.

Upon the certificate of Practical Completion being issued by the Superintendent, the account for the power supply must be assigned to the Principal. In the event that Practical Completion has not been achieved, and whilst the account for the power supply is in the name of the Principal, the costs for the electricity and other charges imposed by the energy utility in relation to the electricity will be a debt due and payable by the Contractor.

Power supply to the Site must be of sufficient capacity for all Services, air-conditioning, lighting and all other things required for the proper function of the site and the Works.

All reticulation of Services within the basement areas and roof areas must be via vertical and horizontal cable trays, installed and constructed in a neat and professional manner. The Contractor must not install any surface mounted conduit to any part of the Works unless otherwise agreed by the Principal in writing. All electrical cables, submains & final sub-circuits shall be of copper conductive material.

Electricity meters for all the apartments must be located in the riser cupboard located in the lobby on the same level as the apartment to which the electricity meter belongs.

The electricity sub-board within the apartment must be located above the fridge space within the overhead cupboard or above the range hood. Cabling to the electricity sub-board must be concealed within the cupboard. The Contractor must not deviate the location of the electrical sub-boards from the requirements of this PPR unless approved in writing by the Superintendent.

The NBN panel (and any other communications panel) within each apartment must be located in either the storage/study room, media room or storage cupboard. Cabling to the NBN and communications panels must be concealed within an openable communications panel enclosure fully recessed in the wall of the nominated room. These Services must be fully concealed within this enclosure. The Contractor must not deviate the location of the NBN and communications panels from the requirements of the PPR unless approved in writing by the Superintendent. Should more than one option be available for the positioning of the NBN/communications panel exist the following order of precedence applies:

- (a) The storage cupboard;
- (b) The storage/study room;
- (c) The media room.

The typical apartment drawings provided by the Contractor must identify the location of the NBN/communication panel for the review and approval by the Superintendent.

As a minimum all living rooms and all media rooms shall receive outlets for telephone (Cat6 RJ5), data (Cat6 RJ45), free to air TV (F-type), pay TV (F-type) and power Services (all double GPO's). This must be provided in a neat cluster and where possible utilise combination wall plates that are designed to combine these services points.

The Contractor must install cabling and other equipment which incorporates the requirements of the national broadband network (NBN), such that each apartment and the building management office. have access to the national broadband network at each data point provided within that apartment or office. The Contractor is responsible for entering into all deeds and agreements directly with Authorities or Service providers. Contractors must procure and deliver all necessary infrastructure to the Site to facilitate the NBN network including the provision of approved NBN network pathway design drawings within the Development.

The location of data, telephone and TV Services must be in accordance with furniture layouts shown on the marketing plans for each apartment. The Contractor must not install Services until the final position of the Services for each apartment has been reviewed and approved in writing by the Superintendent.

All Double GPO's (DGPO's) in the bathroom (and powder-room and ensuite) must be mounted on within the overhead mirror cabinet carcass on the bottom shelf. The cabinet design shall allow power cords to remain plugged into the cabinet when the door is closed via a small void between the door and the carcass. The Contractor shall detail this criteria in submitted drawings for review and approval by the Superintendent. The Contractor must not mount the GPOs in the bathroom (and powder-room and ensuite) on the main rear splashback wall

DGPOs must be provided in the kitchens in accordance with the typical kitchen layout drawings and must have power provision to appliances etc., each apartment must receive 2 additional DGPO's above bench or in a suitable location as approved by the Superintendent for use at their discretion.

Each bedroom must be provided with 2 DGPOs in accordance with the sales plans and typically either side of the bed location. The master bedroom shall have an extra DGPO installed.

DGPOs must be installed for all appliance fixtures and locations where appliances will be placed (such as fridges, dishwashers, washing machines and the like) and one additional DGPO must be provided for any other area not nominated within the text of this document e.g. hallway and if more than one hallway exists, 1 per hallway.

As a minimum DGPOs in each apartment shall be located in accordance with the Contract Schedule of Inclusions that forms part of the Principal's Project Requirements. The GPOs for each room shall be located in each room with reference to the furniture layout provided on each sales plan.

In addition to the DGPOs required in the residential apartments, the Contractor shall ensure that there are sufficient DGPOs provided in common property areas to enable efficient maintenance and cleaning. As a minimum 2 DGPOs shall be provided in residential lobby areas on each floor. A spare DGPO that is not dedicated for any item of plant shall be provided in each plant room. As a minimum a DGPO shall be provided in each lift lobby adjacent to the lift on each level of the basement.

DGPOs must be installed in the laundries in accordance with the typical laundry layout and must be installed in accordance with the requirements of AS3000 and the Building Code of Australia.

A minimum of two DGPOs must be installed in every common area (such as lobby areas for each floor).

Clipsal Slimline SC2000 switches, free to air and pay TV, data, phone and power points must be used throughout all apartments. Prior to installation of the light switches and GPOs, the Contractor must provide a sample of the light switches, combination plates and DGPO's to the Superintendent. The Contractor must not install the light switches, combination plates and DGPOs without the written approval of the Superintendent.

All kitchens and mirror cabinets must receive concealed lighting under the overhead cabinets in accordance with the PPR finishes schedules.

Luminaires must satisfy the relevant Australian Standard and all other minimum requirement tests for Approvals. All selections must be approved by the Superintendent prior to installation and meet all requirements of the Development Consent. Regardless of the median life nominated for globes, regular changes of globes after the Certificate of Practical Completion is issued, is not acceptable to the Principal and will be deemed to be a defect. The Contractor is responsible for ensuring a quality globe is used for all luminaires equivalent to Osram. All LED type luminaires shall have the minimum general specifications: 70 Lumens/Watt, 80 CRI, and maximum 3000°K colour temperature.

After practical completion of the entire project & prior to handover the Contractor shall clean all basement and all fire stair luminaires and shall replace the ballast and lamps of these luminaires with new.

A weather protected (minimum IP53) DGPO must be provided to the main balcony or wintergarden of an apartment. The weatherproof DGPO provided to the main balcony of each apartment must be grouped with the water hose cock and gas bayonet in a central location on the balcony and be in a suitable location for the positioning of a BBQ.

Each room with access to a balcony or outdoor area must have a light switch to the lights in that outdoor area.

For the lighting installed in the kitchen ceilings, LED recessed down lights with plug in drivers must be used as specified. In the bedrooms, hallways and storerooms, compact fluorescent or LED type oyster lights must be installed. Moisture resistant down lights must be used in all wet areas. External lights must be used for balcony walls as specified. Note that wintergardens are to receive the same lighting (and most finishes) as apartment interiors to maintain the feel of being an extension of the internal area of the apartment. Wintergardens must be water tight/weather proof.

The Contractor is required to design the lighting layouts to achieve suitable fit for purpose lighting standards and deliver suitable lux levels for the intended use of the space. The general minimum guideline for standard apartments are:

- (a) Entry/hallways – 1 – 2 LED downlights pending entry area size;
- (b) Dining area – 2 -4 LED downlights light
- (c) Kitchen – 5 LED downlights plus under cupboard shelf lights in accordance with the PPR finishes schedules;
- (d) Living area – 4-6 LED down lights pending size;
- (e) Bedrooms – 4 LED down lights
- (f) Bathroom/Ensuite – 2-3 LED downlights plus under cupboard shelf lights
- (g) Laundry – 1LED downlights
- (h) Balconies – 1 x up/down wall light; and
- (i) Wintergardens – consistent with living room provisions.

For laundries either within a bathroom or isolated, a DGPO must be provided above bench in addition to any power requirements for specified Services (e.g. washer dryer combination).

The main entry lobby & residential lobbies shall have lighting as nominated switched via passive infra-red movement detectors. When motion is sensed at any entry to the lobby space all lights on that lobby floor shall operate for a minimum 10 minutes. Time shall be adjustable to the final approval of the Superintendent. A Minimum level of lighting shall be present in the lobbies at all times.

## **22.2 SECURITY, INTERCOM and ACCESS INTERFACES**

The access control and intercom system for all lots must be an audio visual intercom system allowing entry and exit from the relevant points within the Development whilst allowing the building to remain secure. The access control and intercom system interface included within each apartment or lot must deliver video with a clear audio interface to allow two-way communication and access.

An access control and intercom interface must also be provided at the vehicle entry point to each car park and should be located so that the driver of the car does not need to leave their vehicle to use the system.

Access to all lifts at each level must be by security swipe access (FOB). The card (FOB) reader must be integrated within the video intercom panels. The panel must be satin stainless steel vandal resistant construction and approved by the Superintendent.

The Development must be a fully secured building. Access to all entries and exits at lobbies, car parks, common areas, etc. to the Development must only be possible by key, air key/proximity card/FOB and video/audio intercoms that require residents, tenants or building management to authorise entry and exit.

The car park must have a roller shutter or sectional door capable of extremely high reliable and regular extensive use without failure. In addition to the car park roller shutter or panel lift door boom gates are also to be installed as per architectural drawings and be able to be operated via either an air key or fob.

As a minimum, one air key with two buttons (one button for operating entry and the other button for operating exit) and one air key/proximity card/FOB must be provided per car space allocated to each tenancy or apartment. The air key/proximity card/FOB must also operate as a swipe.

In addition to the above, the Contractor must supply and program 20 additional air keys and 20 additions FOBS to the Superintendent.

The access control and intercom interface must allow visitors to call their destination apartment via video and audio intercom from either the main entrance or car park entry. Once identified, the Owner and/or tenants must be able to authorise entry via access control and intercom interface. A video and audio access control and intercom interface must be provided at each lift core at each car park level allowing contact with all apartments after the visitor has parked. The access control and intercom system must only permit access to the relevant apartment level and no other level.

For the purposes of exiting the car park, the visitor must be able to use the access control and intercom interface to contact the Owner/tenant in the apartment from which they have left and obtain authorisation to exit through the car park exit. Use of the access control and intercom interface must be possible without exiting the vehicle.

The access control systems must be integrated with video and audio intercom system, the security system and lifts.

The residents must swipe for access to a lift and then swipe within the lift card to have access provided to the point of exit. The main lobby entrance level shall be free to access without the use of security devices from every level.

The access control system (swipes/FOBs and keys) must restrict Owners/tenants to entry to their apartment level only. This includes fire stairs, which must be locked at each level to ensure apartment owners and tenants only have access to their apartment level. Prior to completing the design of the Works, the Contractor must advise the Superintendent in writing how the fire doors will operate in fire mode and must not proceed with any construction works in relation to the fire doors until the Contractor has received approval in writing from the Superintendent. The Contractor shall provide a fire stair re-entry system to the requirements of the NCC BCA 2014 clause D2.22 item (b). All Services provisions in association with this requirement cannot be surface mounted.

Air key/proximity card/FOB for every apartment must be included in the Handover Package.

## **23 GENERAL BUILDING REQUIREMENTS**

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### **23.1 KEYS**

The security key system must be of a design that ensures keys cannot be cut without the approval of the building manager. The system shall be of an open architecture that can be Serviced by non specific security companies

Three front door keys must be provided as part of the Handover Package for every lot. This key must have no other allocation or function.

Three separate common door keys (cut alike) must be provided as part of the Handover Package for every lot. The common door key must provide access to:

- (a) the fire stair main entry in the event the lift is out of order;
- (b) the level where the resident's apartment is located; and
- (c) the Main entry lobby door.

All glazed windows and doors within each lot must be keyed alike and must not be keyed like any other lot.

All other keys must be in accordance with legislative requirements, the requirements of the Development Consent and the Building Code of Australia.

The Contractor must supply and cut 10 additional sets of keys at the discretion of the Principal.

The Contractor must also provide other agencies and Authorities, including the NSW Fire Brigades, Service providers and emergency lift response organisations with keys in approved areas complying with their requirements. The Contractor must not issue any of these keys without the prior written approval of the Superintendent.

A key box must be provided to individually house and restrict access to all Authority or lift Service keys at a location accepted by all associated parties. Each compartment of the key box must be keyed to the requirements of each party.

The Contractor must consult with, and obtain approval in writing from the Superintendent in relation to the keying principles to be used for the Works, including a keying system based on a hierarchy of use. Including:

- (a) master keys;
- (b) cleaner keys;
- (c) maintenance keys;
- (d) plant access room keys;
- (e) common door keys;
- (f) garbage room keys;
- (g) Service door keys; and
- (h) front entry door keys.

A full key register must be provided of the proposed keying system for review and approval by the Superintendent.

Construction barrels must be used for all key applications until immediately prior to practical completion. The permanent security key system as approved by the Superintendent must not be used to facilitate construction access and egress requirements.

Mailboxes for every apartment and lot must be lockable using individual keys. The Contractor must provide 4 copies of the key for every apartment mailbox.

Front door keys must be labelled in a manner which does not provide specific reference to an apartment's address as an additional form of security.

### **23.2 WALL AND CEILING CONSTRUCTION**

The wall systems must be in accordance with the acoustic report and BCA requirements.

- (a) All stud and track walls must be Rondo 76 mm stud and the track spaced at 450 mm and 2 rows of noggings;
- (b) All party walls between apartments are to be a double layer CSR Hebel power panel (75mm per panel) with cavity insulation between the panels.
- (c) Details where party walls meet columns or blade walls shall be installed to the acoustic engineer's requirements.
- (d) All party walls between lobbies and apartments are to be single CSR Hebel power panel (75mm and stud with insulation);
- (e) Furring channel on columns where applicable may be used, however, must still be spaced at 450mm centres; and
- (f) All plasterboard lining is to be laid horizontally with staggered joints.

Should unique wall systems be required that are outside of the criteria set in the referred to documents, these systems are to be to the satisfaction of the Superintendent and maintain the quality and acoustic intent.

Wall and ceiling lining must be as follows:

- (a) Gyproc Aquacheck must be used for the walls and ceilings in the laundries.
- (b) 6 mm villaboard in bathrooms and ensuites and any other wet area.
- (c) 13 mm plasterboard manufactured by CSR Australia for all other walls and ceilings unless a higher specification is required for acoustic or fire rating purposes e.g. 16mm Firecheck.
- (d) Where an internal common party wall extends to an external area (e.g. to a balcony of an apartment separation or other interface) the external façade system and materials are to be used. Hebel, render and the like are not acceptable materials for use externally for this project and are not considered a high quality material or finish; and
- (e) All external walls must allow for vapour resistant construction (reflective foil one side and antiglare on the other) and achieve all acoustic, thermal and fire engineering requirements of the Building Code of Australia.

Composite wall systems must not be utilised in the Works to ensure manufacturer warranties are not voided or impacted;

The installation of access panels must be kept to an absolute minimum and, if required, must be frameless and located within bathrooms and laundries. Access panels must be clearly displayed on reflected ceiling plans for the review and approval of the Superintendent. Should there be an alternative to the requirement of an access panel, the Contractor must provide this alternative at no additional cost to the Principal.

The minimum ceiling levels to be achieved are as follows:

- (a) 2700 mm must be provided from the finished floor level ("FFL") to finished ceiling level ("FCL") for all bedrooms, living rooms, dining rooms, study and media rooms;
- (b) 2400 mm must be provided from FFL to FCL for all kitchens;
- (c) 2400 mm must be provided from FFL to FCL for all bathrooms, laundries, wardrobes, storage, rooms/cupboards and hallways; and
- (d) A minimum 2400mm must be provided from FFL to FCL to all common residential lobbies (excludes main entrance lobby). Should the drawings nominate a greater ceiling height. The greater ceiling height must be achieved by the Contractor.

Where the Contractor can achieve a greater height than the minimum specified, the Contractor must exceed the minimum requirements and provide the greater heights at no additional cost or time to the Principal.

The introduction of bulkheads for the reticulation of services is to be avoided. Where bulkheads are required to accommodate fan coil units or the reticulation of services it is incumbent on the Contractor to minimise the impact of these and maximise the 2700mm floor to ceiling height in main living areas.

All wintergarden lining and finishes are to maintain the look and feel of internal walls, ceilings and lighting as an extension of the internal space.

P50 shadow lines must be used at wall to ceiling junctions throughout all apartments (standard and penthouse) and common lobby areas, excluding proportionally lower ceilings including kitchen which shall be square set and bathrooms which shall have the ceiling and tiled wall sealed.

### **23.3 WARDROBES**

For standard apartments:

- (a) the wardrobes must be constructed as polyurethane sliding doors to the selected colour scheme;
- (b) Wardrobes are to be designed with reference to the Interior Finishes Fixtures and Equipment Schedule, and the sales contract Schedule of Inclusions;
- (c) The Contractor is to provide sample polyurethane doors for review and approval by the Superintendent;
- (d) the wardrobe depth must be a minimum of 600mm and a minimum height of 2400mm;
- (e) All wardrobes are to have a full melamine carcass and be fitted with hanging rails;
- (f) keeping in line with the frameless mirror doors, the mirror door jambs and head must be concealed in the adjacent walls and bulkhead to maintain the frameless appearance intent. The Contractor is to provide design drawings nominated how this will be achieved to the Superintendent before proceeding;
- (g) the base of the internal fit out must be lined with melamine; and
- (h) The master bedroom of every apartment must receive a drawer set with adjustable shelves directly above.

The span of a hanging rods must not exceed 900 mm for all types of robes. If the hanging space must have a larger span than 900 mm, then intermediate supports must be provided.

All walk-in and walk-through wardrobes in either apartments must be finished as per other wardrobes in the selected scheme (i.e. frameless mirror sliding doors must be provided for apartments).

The free end of the wardrobes must be a stud and track plasterboard wall as per other internal walls with the appropriate control joints to ensure door vibrations from use do not create cracking in plasterboard. The depth of the nib wall, and if a bulkhead exists above, must be a minimum of 10 mm past the outside face of the wardrobe doors.

#### **23.4 LIFTS**

The Contractor must provide vertical transportation via 1 lifts as documented on the architectural design. These lifts must serve all levels of the building and basement.

The lifts must terminate at the last residential lobby level with overhead access requirements being provided to maintain the lift as well replace any existing roof top plant as may be required.

The internal finishes of the lifts must be of quality. All internal lift finishes must be submitted to the Superintendent for approval prior to order. Adequate time must be provided for design development and review of lift interiors.

The lifts are to be from a reputable brand and are to:

- (a) Maximise car size within the parameters of the approved lift shaft size;
- (b) Be rated for capacity and speed to ensure that there is adequate lifting capacity that meets industry standard levels;
- (c) In specifying the car size consideration needs to be given to the movement of furniture in and out of the building;
- (d) lift car blankets;
- (e) Main entrance lobby, basement lobby and residential lobby indicator panels and controls in the lift car; and
- (f) Inclusive of 12 months warranty and comprehensive maintenance.

#### **23.5 BATHROOMS, ENSUITES AND POWDER ROOMS**

Bathrooms are to be designed in accordance with the typical bathroom details, the Fixtures and Finishes Schedule, the Architects specification and the sales contract Schedule of Inclusions. These documents all form part of the Principals Project Requirements.

All bathrooms must comprise of the following features:

- (a) full height wall tiling;
- (b) all external corners (horizontal and vertical) are to be finished with a suitable tile strip which provides a neat and durable tile junction;
- (c) 1.5 mm spacers must be used for floor and wall tiling;
- (d) hobs of any form must not be used in wet areas;
- (e) shower screens are to be semi-frameless as specified;
- (f) should a bath tub be bound by 3 walls then the 100mm ledge at the tow of the bath must be extended to meet that wall at the toe of the bath;
- (g) vanity benchtop stone or splashback stone should be single pieces and not have joins;
- (h) every mirrored cabinet must have concealed lighting to the underside;

- (i) the bottom shelf of the mirror cabinet will house the double GPO. A power chord must be able to drop from the mirror with the door in the closed position;
- (j) mirrored doors must be provided for the full width of the cabinet;
- (k) the base of the mirrored door must have a sharknose finger pull;
- (l) the carcass and doors for the mirrored cabinets must be constructed of High Moisture Resistant (HMR) materials;
- (m) all internal vertical and horizontal corner junctions must be sealed with an approved water and mould resistant sealant, which includes the junction between the wall tiles and ceiling;
- (n) grout must be Mapei Keracolour FF in the colours nominated to the selected scheme as detailed. Should no colour be nominated, the Contractor shall provide sample options in situ for review and approval by the Principal;
- (o) the Contractor must set out the floor tiles and the wall tiles to ensure no cut tile are less than 100 mm in width in any dimension. Tile set out drawings must be included in the typical apartment drawings issued to the Superintendent;
- (p) all bathrooms and wet areas, including the laundry must have slip rating complying with the requirements of the Building Code of Australia and any other requirements. In the event that the tiles nominated in the schedule of finishes do not meet the minimum requirements, the Contractor must submit to the Superintendent its methodology for achieving the required slip resistance for the specified tile;
- (q) the full extent of the walls within the shower recess for height and width of the shower recess must be waterproofed with a waterproofing system which complies with the requirements of the Building Code of Australia. In addition to this the wall and floor areas underneath the bath/bath ledge are to be waterproofed;
- (r) the full extent of the walls along the height, length and width of the bathtub must be waterproofed with a waterproofing system which complies with the requirements of the Building Code of Australia; and
- (s) the Contractor is to water test every wet area prior to applying finishes and is to submit to the Superintendent its quality assurance plan and process in regard to water testing of wet areas for review and approval by the Superintendent.

### **23.6 LAUNDRIES**

Laundries shall be designed in accordance with the preliminary design and the sales plans. Should there be a discrepancy between the two, the laundry layout shown on the sales plan shall prevail. Laundries shall be fitted out in accordance with the Fixtures and Finishes Schedule, the Architects specification.

All laundries must have a dryer as specified in the Fixtures and Finishes Schedule and the Architects Specification.

The Contractor is to water test every wet area prior to applying finishes and is to submit to the Superintendent its Quality Assurance regime and process in regard to water testing of wet areas for review and approval by the Superintendent.

### **23.7 KITCHEN JOINERY AND BENCH TOPS**

The kitchen layout and joinery shall generally be in accordance with the typical kitchen layouts (The kitchen layouts shall be generally orientated as they are shown on the Preliminary Design drawings. The kitchen design for each apartment type shall maximise cupboard space and usable bench space. In designing the kitchen layouts and joinery the Contractor shall have regard to the functionality and use of the kitchen.

The Contractor shall prepare kitchen layouts and joinery shop drawings for each apartment type and provide these to the Superintendent for review prior to commencing the manufacturing of the joinery.

Kitchens must include a minimum of:

- (a) 1 drawer set with four drawers;
- (b) 1 pot draw;
- (c) Full height pantry with adjustable shelves;
- (d) soft closing to all doors;
- (e) soft closing drawer rails to drawers and pot drawers;
- (f) 1 cutlery tray in one of the drawers provided;
- (g) Shark nose finger pulls to draws and cupboards;
- (h) 1 under-sink combination recycle/garbage drawer bin; and
- (i) kickboards.

The kitchen joinery must be constructed from a fully enclosed 18mm High Moisture Resistant (HMR) carcass.

All island benches must have joinery infill panels below the bench facing the living/dining areas. The joinery infill panels must have a perimeter shadow line and central shadow lines.

All bench top stonework must be 20 mm thick with pencil round edges complying with the apartment colour selections. Kitchen island benches must have a 900 mm wide bench top unless otherwise noted on the drawings for specific apartments. The underside of the overhang of the kitchen bench top must be finished and polished to the same quality and appearance as the top surface of the bench top.

Any open end to an island bench must be finished with an end panel in the same finish as the kitchen bench top, which returns to the floor. The end panel must be separated by a 10mm shadow line to the bench top and any adjoining joinery, panels and doors. Where an end of the island bench abuts to a wall, then the stone end panel must return from the underside of the bench top to the floor to the width of the overhang only.

There shall be no joins in the bench top stone surrounding the cooktop location. Where a joint in stone is required to island benches the joint must be centred along the mid rail of the specified sink. The Contractor must submit all stone details and joint layouts to kitchens to the Superintendent prior to proceeding with manufacture. An island bench under 3m in length shall not have a joint.

All exposed surfaces of the bench tops and end panels must be polished.

All joins between bench top and carcass must be silicone sealed in a colour which matches the colour scheme.

All splashbacks must be 6mm colour back glass in the selected colour. Only Starfire glass shall be used for splash backs.

The Contractor must provide a high quality finish for all stone and joinery.

One DGPO (externally mounted) must be provided at all island benches. If abutting to a wall then the DGPO may be wall mounted above the bench. If the Island bench is free both sides then the DGPO must be integrated within the end panel of the bench top.

All Service penetrations within the carcass must be appropriately covered with cover plates and exposed particle board edged etc.) and finished to the satisfaction of the Superintendent.

### **23.8 CARPET**

Carpet must be in accordance selections nominated in the schedule of finishes and purchasers colour scheme preference.

All joins must be positioned where they are least visible and away from apartment entrances and glancing light. The Contractor must conceal carpet joins directly under room apartment doors.

The Contractor must submit for review and approval carpet seam/joint layout proposal on typical apartment drawings for review and approval by the Superintendent. Seam/joint positions must be to the Superintendent's satisfaction.

All carpet within an apartment must be run off the same dye batch.

The direction of the grain for all carpet laid within an apartment must be the same (in one direction).

The carpet joint layouts must clearly indicate the direction of the carpet grain.

Carpets must be protected to ensure the carpet is not exposed to damage or stain during the performance of the WUC.

### **23.9 BLINDS AND PELMETS**

Not used

### **23.10 SIGNAGE**

All signage, both internal and external, must comply with the Building Code of Australia, Approvals and legislative requirements.

All signage, such as block plans, must be installed in the correct orientation of the Development (e.g. north arrow on the sign must actually point north).

Buildings and areas must be able to be clearly identified and the sign must be integrated with the building character and signage strategy for the Development. The Contractor is required to supply and install all signage for the Development including non-statutory signage, retail signage etc.

The Contractor is required to submit a signage strategy and signage design to the Superintendent for approval, for signage including but not limited to:

- (a) signage being consistent with architectural intent;
- (b) signage locations;
- (c) signage type (including lit and unlit signage);
- (d) signage colours and form;
- (e) signage must be creative and practical in terms of way finding across the site;
- (f) signage must be designed in high quality material which retain its longevity; and
- (g) signage icons, fonts and graphics must be designed specifically for the Development.

The Contractor must ensure it attains a full understanding of the Principal's intent in relation to the signage design and strategy.

Signage locations include but are not limited to:

- (a) building identification to each tower or building form to ensure all points of entry and exit to and from the site allow residents and all other users to find the destination;
- (b) mailbox street number and address for each bank of mailboxes;
- (c) lobby directory signage for each lobby and other common areas where required;
- (d) unit number signage adjacent to doors (to be confirmed with lobby scheme);
- (e) Service door signage;
- (f) fire door signage;
- (g) signage to all amenities;
- (h) car park directory signage at all lift cores, fire stairs, etc.;
- (i) car park clearance signage, including height bars where required;
- (j) loading dock signage;
- (k) car wash bay signage;
- (l) garbage and recycle room signage;
- (m) storage signage including both enclosed storage and storage cages;
- (n) all plant rooms, caretaker and other enclosed rooms within the basement and car parks;
- (o) intercom signage displaying direction on how to use intercom; and
- (p) intercom directory panel adjacent to intercom showing apartment references. This must be a backlit panel adjacent to the intercom access point for both vehicular and pedestrian access points.

### **23.11 ACOUSTIC PERFORMANCE**

In respect of acoustic performance, the Contractor must ensure that the Works complies with the Building Code of Australia, Approvals, the requirements of Authorities and any other requirements for the Works.

### **23.12 SAMPLES AND MATERIALS**

The Contractor must provide to the Principal two identical counterparts of all samples of items which are proposed for incorporation into the Works. The samples are submitted to the Superintendent for approval. After approval, one counterpart of the samples will be kept by the Superintendent and the other will be returned the Contractor.

All samples must be submitted with a proforma document outlining:

- (a) the description of the sample;
- (b) a photo of the sample;
- (c) the manufacturer details;
- (d) the supplier details;
- (e) the model number and other pertinent details related to the sample;
- (f) the date on which the sample was provided to the Superintendent; and
- (g) the specific areas of intended for use.

Samples must be presented to the Superintendent for review and Approval by the Superintendent.

The sample proforma must be approved and signed off by:

- (a) the documenting Architect;
- (b) the relevant consultants associated with the sample or as deemed required by the Superintendent; and
- (c) the Contractor for purpose of compliance and fit use, prior to presentation to the Principal.

### **23.13 PROTOTYPE APARTMENT**

Not Used

## **24 EXTERNAL WORKS**

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### **24.1 LANDSCAPE WORK**

Landscaping works includes all hard and soft landscaping which must comply with the Development Consent and design intent shown on the DA drawings.

All planted, landscaped and turfed areas must be fully irrigated with the water supply nominated in the Development Consent. Adequate isolation valves, solenoids and moisture readers must be installed to ensure a fully programmable and automated irrigation and watering system which functions in a manner that requires little or no intervention by any persons. The location of isolation valves and points must be designed and installed in a manner such that in the event of maintenance or Service, most of the planted, landscaped and turfed areas remain under automated irrigation without disruption.

For maintenance purposes, all planted, landscaped and turfed areas must have a hose cock at several points accessible by the building manager. Hose cocks must be provided at key locations to ensure all areas can be accessed by a standard length hose of 15 metres.

On the date of practical completion, the landscaped and planted areas must appear to be established and well developed. The Contractor must manicure and maintain all landscaped and planted areas. Maintenance of the landscaped and planted areas is deemed to include all weeding, mowing, replacement of plants and turf, pruning and trimming. The Contractor must perform maintenance of the landscaped and planted areas for a period of 12 months after the date of practical completion.

During the defects liability period, the Contractor must replace any plant which has died or is likely to die.

### **24.2 FACADE**

The Contractor must provide a high quality external finish to all elements of the facade.

All windows for the facade must be semi commercial grade, acoustically and thermally sealed complying with the requirements of the Building Code of Australia and the Development Consent.

### **24.3 WATERPROOFING**

The Contractor must provide waterproofing systems which comply with the requirements of the Building Code of Australia and the Australian Standards.

For internal areas which are to be waterproofed, the Contractor must use a waterproofing system that comes with a minimum manufacturer's warranty of 10 years.

For external areas which are to be waterproofed, the Contractor must use a waterproofing system that comes with a minimum manufacturer's warranty of 10 years.

To eliminate the effects of efflorescence, all external areas including podium, balconies, paths, stairs and any other external areas must be waterproofed above and below tile beds. The Contractor must obtain the written approval of the Superintendent of the preferred waterproofing manufacturer prior to the installation of any part of the waterproofing system.

The Contractor must ensure that efflorescence does not occur in the Works. The Contractor must eliminate the efflorescence through design and material specification.

The Contractor must water test all wet area membranes. Prior to commencing the water testing of wet area membranes the Contractor shall prepare and submit to the Superintendent a quality process for tracking and signing off the water testing of all wet area membranes.

#### **24.4 GENERAL EXTERNAL COMMON/BALCONY AREAS**

All external finishes must be of high quality materials and finish.

All exterior drainage grates are required for all external common areas and entrances, stainless steel 316 grade grate drains must be used. Samples must be provided for review and approval by the Superintendent.

The external façade must not have any exposed Services. All Services must be concealed within the structure of the building. No Services should be able to be viewed from the exterior at any view point.

#### **24.5 MAILBOXES**

All Mailboxes must be fully recessed and conform to Australia Post, the Building Code of Australia and any other relevant requirements. Every mailbox must be secure and keyed differently.

Number of mailboxes that must be provided by the Contractor is:

- (a) 1 x mailbox per apartment;
- (b) 1 x mailbox for the body corporate;

The Contractor must ensure the nomination of postal addresses, meter registrations, all directory signage, car space and storage cage labelling in accordance with the specific requirements for the apartments and the other lots within the site.

The Contractor is responsible for all necessary liaison with Australia Post to ensure the final position of the mailboxes (as determined or changed by the Superintendent) is in accordance with Australia Post and all other requirements. The current position of mailboxes is included in the Preliminary design.

## **25 LOBBIES AND COMMON AREA**

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### **25.1 MAIN ENTRANCE**

The Main entrance design and construction is to be of a high quality design that is in keeping with the proposed development.

The finalised design is to be agreed with the Principal and shall be based on the Schedule of Contract Inclusions.

### **25.2 COMMON RESIDENTIAL LOBBIES**

The common (or typical) lobby design and construction is to be of high quality.

The finalised design is to be agreed with the Principal and shall be based on the Schedule of Contract Inclusions.

Balustrades are to be glass and extend to form a weather shield for the level below where appropriate.

### **25.3 BASEMENT LOBBIES**

The basement lobby design and construction is to be of high quality. The common lobby are the residential lobbies residents use to access their apartments.

**26.1 STRATA AND STRATUM**

The Contractor acknowledges that the Principal has sold the apartments that are to be constructed as part of the development. The Contractor is required to design the apartments in accordance with the draft strata plan which forms part of the Principal's Project Requirements. The Contractor shall not increase or decrease the internal or external strata areas for any apartment lot without the written approval of the Principal.

The contractor shall not relocate or alter any car space or storage cage that is nominated on the draft strata plan without the written approval of the Principal.

At the request of the Superintendent, the Contractor must immediately provide all necessary information to the Principal to assist the Principal with:

- (a) strata and stratum finalisation;
- (b) cost sharing facilities and Services;
- (c) marketing models, plans and books;
- (d) all relevant requests by and Authorities; and
- (e) any other purpose at the absolute discretion of the Principal.

The following strata will be applicable to the works:

- (a) the residential component of works including basements areas where applicable only.

Each stratum must be individually metered for Services.

The Principal will create a strata management statement and cost sharing facility in association with the Development. The Contractor must provide all necessary information in relation deemed necessary to facilitate this work, including:

- (a) Plans clearly identifying/labelling all rooms, facilities and services in the Development;
- (b) Where areas or rooms house plant or equipment for more than one stratum, clearly identify the services that belong to each stratum;
- (c) Services drawings clearly identifying the stratum the Services allocated to; and
- (d) All necessary information as required by the Principal to allocate proportions of cost sharing including the Contractor's consultants supporting reports and calculations.

**26.2 DEFECTS**

As the Works approach Practical Completion, apartment owners will be required to perform pre-settlement inspections whilst the Works are continuing. The Contractor's obligations in relation to these inspections are:

- (a) to provide a defects rectification program to the Superintendent that tracks the identified and rectification of all defects for each apartment. As separate tracking schedule and program shall be prepared for common areas;
- (b) to arrange times for inspection and reinspections (where requested) with the Superintendent, Owners or representatives of Owners of each apartment. In regard to reinspections, this must be done within 48 hours of rectifying the defects;
- (c) to escort the Superintendent, Owners or representatives of Owners of the relevant apartments, car space and storage allocation to inspect the rectification of the defects;

- (d) to expedite the rectification of defects and any further defects identified at reinspection. Should the defect not be rectified, collate all defects lists and associated correspondence and information in relation to the defects, then rectify the defects in a prompt manner; and

After the occupation of the apartments, the Contractor must provide the necessary resources to respond to defects promptly and as a maximum, within a period of 24 hours of the notification of the defects, with written confirmation to the Superintendent of works performed and any further works required.

For occupied apartments it will be incumbent upon the Contractor to arrange access with the occupier of the apartment to attend to defects. The Contractor shall provide the occupant with adequate notice of their need to access the property.

Urgent or major defects that affect the habitability of an apartment must be rectified immediately. The Contractor shall bear all costs for any consequential liability as a result of an occupant of a particular apartment not being able to occupy the premises until the defect is rectified.

The Contractor must maintain the management and procurement of defects and provide monthly reports to the Superintendent itemising the status of all defects, all apartments, retail tenancy, childcare centre, common property etc. including:

- (a) the date of defect notification;
- (b) the source of the defects notification issued in item (a);
- (c) the date the Contractor responded to the defect;
- (d) the date the defect was rectified;
- (e) any subsequent works as a result of the defect to the immediate area or surrounding areas; and
- (f) the date the defect rectification was inspected by the Superintendent or Building manager and closed out.

### **26.3 ACCESS AND TRAINING**

The Contractor must prepare Operations manuals, safe work method statements (WMS) detailing the safe methodology for access for the purpose of maintenance and servicing requirement. In particular, the Contractor shall provide:

- (a) operations manuals and WMS for difficult to reach areas include all external glass elements on common property (e.g. podiums or façade). Each safe work method statement must submitted by the Contractor to the Superintendent for approval prior to the design, implementation and installation of any related system;
- (b) operations manuals and WMS for all plant and equipment associated with the Development.
- (c) the building manager all the required training on all procedures, safe work method statements and systems related to the Works;
- (d) all systems servicing requirements and training associated with these systems. The operations manuals must be provided in hard copy and soft copy.
- (e) Safe access and fall prevention system to all roof areas that has been designed to meet all Work Cover guidelines and WHS legislation.

## **26.4 DELIVERABLES AT HANDOVER**

The Contractor must provide all original certificates in relation to the occupation of the Development in the format required by the PCA, Principal and Superintendent;

The conditions precedent to Practical Completion are nominated in the Contract. The Contractor must provide to the Superintendent a drawing register:

- (a) a full sized set of design documents in hard copy;
- (b) a full sized set of works as executed drawings (WAE) in hard copy;
- (c) a final consultant design set of drawings and specifications to the Superintendent; and
- (d) A soft copy of all the above in PDF and DWG format must also be provided to the Superintendent.

No later than 6 months prior to anticipated date of Practical Completion, the Contractor must provide the Handover Package to the Superintendent in the format it proposes to provide at Practical Completion for the Principal's review and approval. The handover package proposed must include:

- (a) soft copy and hard copy of its proposed handover package in its final form including manuals and Development information and a sample set of physical samples e.g. air-condition remotes, keys etc.;
- (b) summary of servicing requirement to ensure warranty is not voided during warranty period; and
- (c) procedures and instructions of care/maintenance issues to ensure products and Services are not damaged during use, servicing and maintaining items forming part of the Works.

Once in an approved format, the Contractor shall prepare a handover package for each lot forming part of the Development.

All operation and maintenance manuals must be developed by the Contractor in consultation with and subject to the requirements of the Principal.

## **26.5 SPARES**

The Contractor must provide spares for tiles, pavers and luminaires in the following manner:

- (a) for every type of tile and paver used in the Works, the Contractor must 1% of the total area laid of the tile or paver type or as a minimum 20 square metres (whichever is greater); and
- (b) provide at least 2% of each luminaire installed; and
- (c) Provide at least 1% of all door hardware installed.

All spares must be provided to the Principal and delivered to the Principal's depot. The spares will be used by the Building manager for rectification works that may be required after the expiration of the defects liability period. The Contractor must label and store the spares in accordance with the instructions of the Principal. Batch numbers if applicable must be labelled on the products and a register of what areas received particular batch number to ensure correct colour matching is not an issue during rectification.