

## FINAL OCCUPATION CERTIFICATE

Issued under the Environmental Planning & Assessment Act 1979 Sections 6.3 (1) (c), 6.9, 6.10, 6.11 and the Environmental Planning & Assessment Regulation 2000 – Part 8, Division 3.

**CERTIFICATE NO.** 00002632  
**Date of Certificate:** 21/05/2020  
**Details of Building (or part):** Single Storey Office Building, Storage Building & Loading Dock & associated Car Parking  
**BCA Classification:** 5, 10a and 10a

### APPLICANT

**Name:** Sovechles Nominees P/L (Mitchell Sovechles)  
**Address:** 69 Scenic Drive, MEREWETHER 2291  
**Phone:** 0417 422 512  
**Email:** c/- mmorrison@brownbuild.com.au

### PROPERTY

**Address:** 130 Cormorant Road KOORAGANG NSW 2304  
**Lot/Sec/DP:** Lot 1 DP 1195449

### APPROVALS

**DA No.** SSD 8448  
**DA Approval Date:** 23/11/2018  
**Consent Authority:** Minister for Planning  
**CC No.** 00002632  
**CC Approval Date:** 05/12/2019  
**Certifying Authority:** Glenn Levick of BCA Certifiers P/L

#### CANBERRA

Suite 3  
 1/50 Giels Court  
 Deakin ACT 2600  
 T (02) 6285 1199  
 F (02) 6285 2795  
 E mail@bcacertifiers.com.au

#### BRISBANE

Level 16  
 200 Mary Street  
 Brisbane QLD 4000  
 T (07) 3365 0401  
 F (07) 3365 0498  
 E info@bcacertifiers.com.au

#### NEWCASTLE

Level 2  
 240-244 Pacific Highway  
 Charlestown NSW 2290  
 T (02) 4943 1755  
 F (02) 4943 3845  
 E admin@bcacertifiers.com.au

BCA Certifiers (Aust) Pty Ltd  
 COLA Lic # 200714  
 ACN 119 755 734  
 ABN 58 119 755 734

OC No. 00002632

**CERTIFICATION**

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Glenn Levick of BCA Certifiers Australia Pty Ltd  
certifies that:

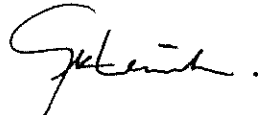
- A current Development Consent is in force for the building;
- A current Construction Certificate has been issued with respect to the plans & specifications for the building;
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia;
- A Fire Safety Certificate has been issued for the building

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**CERTIFYING AUTHORITY**

Name: Glenn Levick  
Accreditation Body: Building Professionals Board  
Accreditation No. BPB0227

Signature:



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**ATTACHMENTS**

- Final Fire Safety Certificate
- A Fire Safety Schedule

**CANBERRA**

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## FIRE SAFETY SCHEDULE

CLAUSE 168 EP & A REG. 2000

**PROPERTY**

Address: 130 Cormorant Road KOORAGANG 2304

Lot/Sec/DP: Lot 1 / DP 1195449

**CERTIFICATE NO.** 00002632

Date of Certificate: 05/12/2019

**Details of Building (or part)**

Part: Single Storey Office Building

**BCA Classification**

5

REQUIRED FIRE SAFETY MEASURES (PROPOSED)	MINIMUM STANDARD OF PERFORMANCE (BCA 2019/Referenced Australian Standards/Other)	CRITICAL FIRE SAFETY MEASURE (Y/N)	INTERVAL FOR SUPPLEMENTARY FIRE SAFETY STATEMENTS
<b>Statutory</b>			
Emergency lighting	BCA E4.2 & AS/NZS 2293.1-2018	N	12 months
Exit signs	BCA E4.5, E4.6, E4.8 & AS/NZS 2293.1-2018	N	12 months
Portable fire extinguishers	BCA E1.6 & AS2444-2001	N	12 months

**OTHER-- Non-Essential Fire Safety Measures**

Fire hydrant systems	BCA E1.3 & AS2419.1-2005 Amdt.1	N	12 months
Hose reel systems	BCA E1.4 and AS 2441-2005 Amdt.1	N	12 months
Portable fire extinguishers	BCA E1.6 & AS2444-2001	N	12 months

**EXISTING FIRE SAFETY MEASURES**

Nil

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# Fire Safety Certificate

Approved under the Environmental Planning and Assessment Regulation 2000.

Version 2.0

Effective from 1 December

## How to complete this form

1. Please print in CAPITAL LETTERS.
2. Please complete all relevant sections in full.

## Section 1: Type of certificate

This is (mark applicable box)  a final fire safety certificate (complete the declaration at [Section 6](#) of this form)  
 an interim fire safety certificate (complete the declaration at [Section 7](#) of this form)

## Section 2: Building the subject of this certificate

Street No.	Street Name	Suburb	Postcode
130	CORMORANT ROAD	KOORAGANG	2304
Lot No (if known)	DP/SP (if known)	Building Name (if applicable)	
1	1195449		

This certificate applies to (mark applicable box)  the whole building  
 part of the building

## Section 3: Description of building or part the subject of this certificate

Storeys above ground in the building (No.)	Storeys below ground in the building (No.)
1	0

If this certificate relates to a part of the building – describe that part and its location in the building

--

Uses of building or part the subject to this certificate (e.g. retail, offices, residential, assembly, carparking)

ELGAS STORAGE FACILITY (SINGLE STOREY OFFICE BUILDING)
--

## Section 4: Name and address of the owner of the building or part

Title	Given Name/s	Family Name
MR	MITCHELL	SOVECHLES

Street No.	Street Name	Suburb	Postcode
69	SCENIC DRIVE	MEREWETHER	2291

## Section 5: Fire Safety Measures

1. All essential fire safety measures for the building must be listed for a final fire safety certificate
2. All essential fire safety measures for the relevant part of the building must be listed for an interim fire safety certificate

Fire Safety Measure	Status*	Date**	Minimum Standard of Performance
Exit Signs	N	23/04/2020	BCA E4.5, E4.6, E4.8 & AS/NZS 2293.1-2018
Emergency Lighting	N	23/04/2020	BCA 4.2 & AS/NZS 2293.1-2018
Portable Fire Extinguishers	N	29/04/2020	BCA E1.6 & AS2444-2001

### Notes

\* Indicate whether the measure is new (N), existing (E) or modified (M)

\*\* Date (DD-MM-YYYY) measure was assessed by a properly qualified person

A fire safety certificate must generally deal with all essential fire safety measures in the current fire safety schedule for the building. However, the certificate need not deal with any measure the subject of other fire safety certificates or fire safety statements issued within the previous 6 months. The assessment of a measure must have been carried out within 3 months prior to the date on which this fire safety certificate is issued.

**Section 6: Final fire safety certificate declaration**

I, Wayne Brown (insert full name)

being the (mark applicable box)  owner  
 owner's agent

certify that each essential fire safety measure specified in this certificate:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this certificate is issued.

Owner/Agent Name	Owner/Agent Signature	Date
<u>Wayne Brown</u>	<u>[Signature]</u>	<u>18.5.2020</u>

**Section 7: Interim fire safety certificate declaration**

I, \_\_\_\_\_ (insert full name)

being the (mark applicable box)  owner  
 owner's agent

certify that each essential fire safety measure specified in this certificate:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the part of the building to which this certificate relates.

Owner/Agent Name	Owner/Agent Signature	Date

**Section 8: Owner's authorisation**

(To be completed where an agent makes the declaration in Section 6 or Section 7 of this form)

I, being the owner, authorise the agent named in Section 6 or Section 7 to act on my behalf to make the declaration.

Owner's Name	Owner's Signature	Date
<u>MITCHELL SOVECHLES</u>	<u>[Signature]</u>	<u>18.2.2020</u>

**Section 9: Contact details of person issuing this certificate**

Title	Given Name/s	Family Name
<u>MR</u>	<u>MITCHELL</u>	<u>SOVECHLES</u>

Phone	Email
<u>0417 422 512</u>	<u>mitch_ovechles@bigpond.com</u>

**Section 10: Fire safety schedule**

A current fire safety schedule for the building must be attached to this certificate.

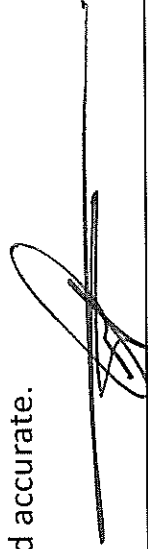


## CERTIFICATE OF COMPLIANCE – INSTALLATION OF MECHANICAL SERVICES

**Council:** City Of Newcastle Council  
**Date of Certificate:** 28/4/2020  
**Address:** 130 Cormorant Rd  
 Kooragang NSW 2304  
**Owners Name:** BROWN COMMERCIAL BUILDING Pty Ltd  
**Owners Address:** 2 Elwell Cl, Beresfield NSW

Nature of Mechanical Service	Date of Inspection	Name of Company the service was Inspected by	Was the service found to be installed to relevant standards?
Air Conditioning	28/4/2020	Valley Air Conditioning	Yes in accordance with the BCA and AS1668.1 (2015) & AS1668.2 (2012). BCA C3.15, BCA F4.5, BCA C1 E2.2A and BCA Part J3 & J5 (energy efficiency) & AS/NZS 1668.2

I, Andrew Redding of VALLEY AIR CONDITIONING certify that the people that inspected and/or tested the services of the subject for this certificate were, to the best of my knowledge and belief, competent to conduct those inspections and/or tests. The information contained in this certificate if, to the best of my knowledge and belief, true and accurate.



Andrew Redding – Director

### APPLICATION FORM

Environmental Planning & Assessment Act 1979, s 109C  
 Environmental Planning & Assessment Regulation 2000. cl. 149

Final Occupation Certificate (OC)  Interim Occupation Certificate (IOC)

#### 1. APPLICANT (person having the benefit of the development consent/CDC)

Name: SOVECHLES NOMINEES P/L (MITCHELL SOVECHLES)  
 Address: 69 SCENIC DRIVE MEREWETHER P/code: 2291  
 Phone: \_\_\_\_\_ Mobile: 0417 422512 Fax: \_\_\_\_\_  
 Email: Mitch\_sovechles@bigpond.com  
 Signature: M Sovechles Date: \_\_\_\_\_

#### 2. LOCATION

Address: 130 CORMORANT ROAD KOORAGANG NSW 2304  
 Lot: 1 DP: 1195449

#### 3. BUILDING WORK

Description: GAS STORAGE FACILITY  
 BCA Classification: 5, 7b and 10a

#### 4. ATTACHMENTS

List of certificates and other documents supporting this application see Schedule A of the Cover letter issued with the CC/CDC.




### APPLICATION FORM

Environmental Planning & Assessment Act 1979, s 109C  
 Environmental Planning & Assessment Regulation 2000, cl. 149

Final Occupation Certificate (OC)  Interim Occupation Certificate (IOC)

**1. APPLICANT (person having the benefit of the development consent/CDC)**

Name: MATT MORRISON - BROWN COMMERCIAL BUILDING  
 Address: 2 Howell Close, Beresfield P/Code: 2322  
 Phone: 4066 0218 Mobile: 0438 365451 Fax: —  
 Email: mmorrison@brownbuild.com.au  
 Signature:  Date: 7/5/20

**2. LOCATION**

Address: 130 Cormorant Road, Kooragang  
 Lot: 1 DP: 1195449

**3. BUILDING WORK**

Description: Gas Storage Facility  
 BCA Classification: S, 76 e 10A

**4. ATTACHMENTS**

List of certificates and other documents supporting this application see Schedule A of the Cover letter issued with the CC/CDC.

**CANBERRA**

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 E info@bcacertifiers.com.au

**NEWCASTLE**

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 244 Pacific Highway  
 PO Box 197  
 Charlestown NSW 2290  
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 F (02) 4943 3845  
 E admin@bcacertifiers.com.au

BCA Certifiers (Aust) Pty Ltd  
 COLA Lic # 200714  
 ACN 119 755 734  
 ABN 58 119 755 734

### Issued To:

Name: Elgas Kooragang Island  
Address: Egret Street Kooragang Island NSW  
Contact: Patrick Egan  
Telephone: +61 401 987 757

### COMPLIANCE CERTIFICATE

Certificate Number: 20200511SCNSW  
Date Of Issue: 11/05/2020  
Job Reference: 34441

### Compliance Requirements:

BCA CLAUSE D2.21

A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress.

### Installed Devices:

Resettable Door Release: GIANNI Industries GEM CP-32W

### Installed Locations:

1. Toilet to front tenant door
2. Toilet to main office door
3. Kitchen to main office door
4. Pedestrian Gate exit to driveway

### Authorised Installer:

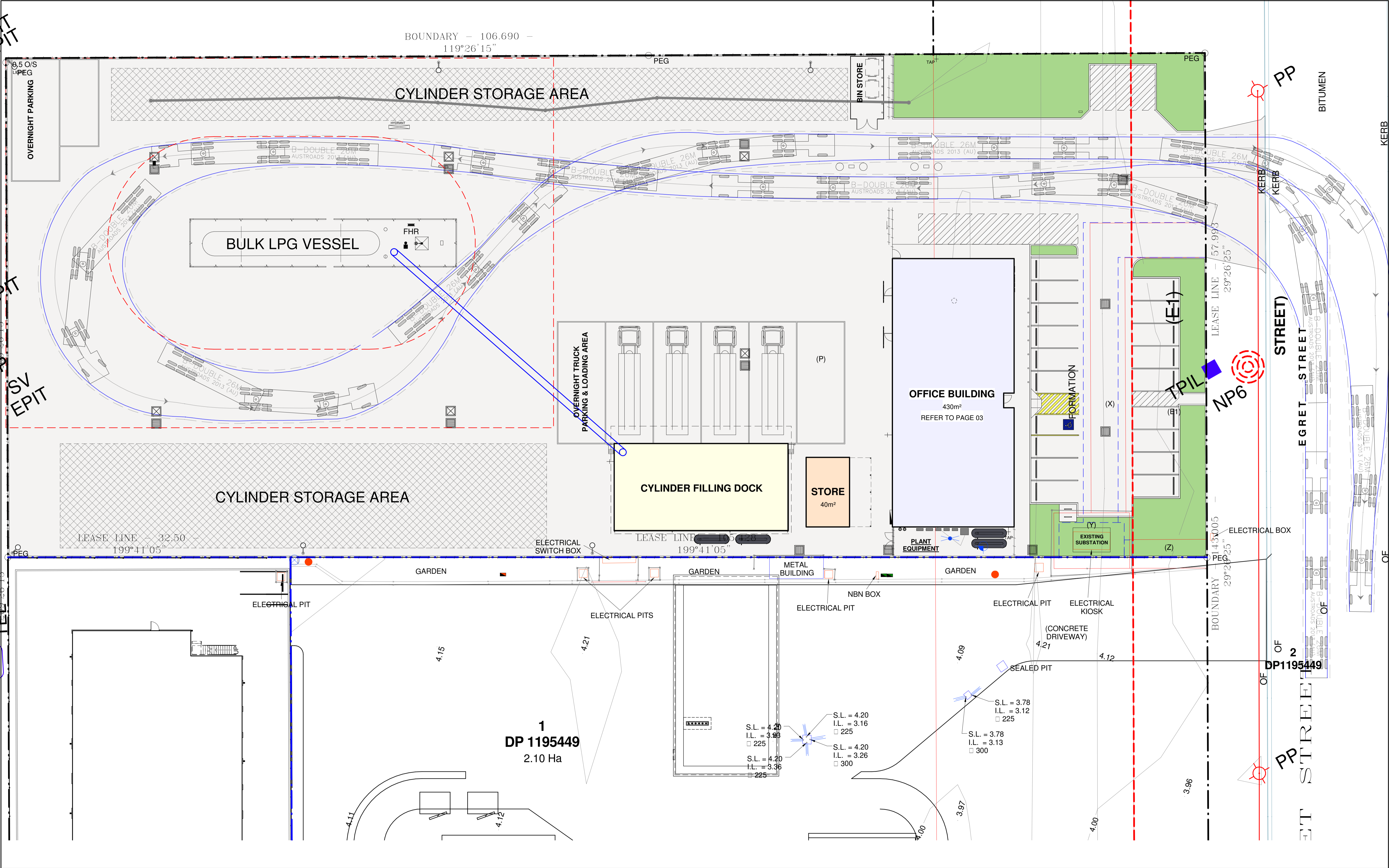
Date: 11/05/2020  
Signed: *DParker*  
Name: Dugald Parker  
Role: Senior Security Technician, SECUREcorp NSW

EPYT  
EPIT  
TEL

EPIT  
SV  
EPIT

TEL

R:\BROWN COMMERCIAL BUILDING\B.C. Jobs\BC0090\_130 Cormorant Road, Kooragang, Egas\_Sovechles\4. DRAWINGS\ARCHITECTURAL - BROWN COMMERCIAL BUILDING\BC0090-ARCHITECTURAL\301123.rvt



2 Elwell Close  
Beresfield, NSW 2322  
PO Box 596  
East Maitland NSW 2323  
Ph: (02)4966 0218

**BROWN COMMERCIAL BUILDING**  
www.brownbuild.com.au

Rev.	Description	Date	Issued by
1	Revision	29.04.20	MDT

NOTES:  
1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.  
2. Written dimensions take precedence over scaled ones.

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**Project:** ELGAS  
**Lot:** 1 (EXISTING)5449 (EX130ING) **Site:** Cormorant Road  
**Client:** Sovechles Nominees Pty Ltd  
**Suburb:** Kooragang  
**Project Status:** FOR CONSTRUCTION

**Sheet Title:** B-Double Tanker Truck Turning  
**Scale:** 1 : 200 on A1

**Project No:** BC0090  
**Revision:** 1  
**DWG No:** 10

29-Apr-20 9:54:56 AM

28 April 2020

BCA Certifiers Australia Pty Ltd  
PO Box 197  
Charlestown NSW 2290

Attn: Glenn Levick

## **BALUSTRADE INSTALLATION CERTIFICATE**

**RE: 130 Cormorant Road, Kooragang – Elgas Storage Facility**

Dear Glenn,

Brown Commercial Building Pty Ltd confirms the balustrade installation work undertaken at 130 Cormorant Road, Kooragang complies with the details provided in the Structural Documentaton for the project.

We trust this meets with your approval. Should you require any further information or clarification please do not hesitate to contact the undersigned.

Regards,



**Wayne Brown**

Director  
Brown Commercial Building Pty Ltd



## Compliance Certificate – Construction CIVIL/STORMWATER

Ref.: 9935-010-cccc

I certify that the item/s described below, have been constructed or carried out in accordance with the information contained in this certificate, including any referenced documentation, and that they comply with the Building Code of Australia.

### Client to Whom this Certificate has been Issued:

- Brown Commercial Building

### Description of Component/s Certified:

- **Elgas Storage Facility**  
**130 Cormorant Road, Kooragang**
  - Sediment and erosion control
  - Stormwater drainage and on-site detention
  - External pavement
  - Access and parking

### Basis of Certification:

- Australian Standards - Civil: AS 3500.3:2018 - Plumbing and Drainage - Part 3: Stormwater Drainage  
AS/NZS 2890.1:2004 - Parking facilities - Off-street Car Parking  
AS/NZS 2890.2:2002 - Parking facilities - Off-street Commercial Vehicle Facilities  
AS/NZS 2890.6:2009 - Parking facilities - Off-street Parking for People with Disabilities
- City of Newcastle: Development Control Plan 2012 and Technical Manuals
- The Blue Book: Management Urban Stormwater 2004 – Soils and Construction 4<sup>th</sup> Edition

### Referenced Documentation:

- ECLIPSE Drawings: 9935: C01/B, C02/B, C03/B, C04/B, C05/B, C06/B, C07/B, C08/B, C09/B dated 15 November 2019
- Delfs Lascelles Consulting Surveyors: Work as Executed Drawings: 19528 dated 7 May 2020

### Conditions of Development Consent:

- Approval: Section 4.38 of the *Environmental Planning and Assessment Act 1979*
- Conditions: A27 & B24

### Competent Person Details:

Name : Stephen Healey  
Firm : ECLIPSE Consulting Engineers Pty Ltd

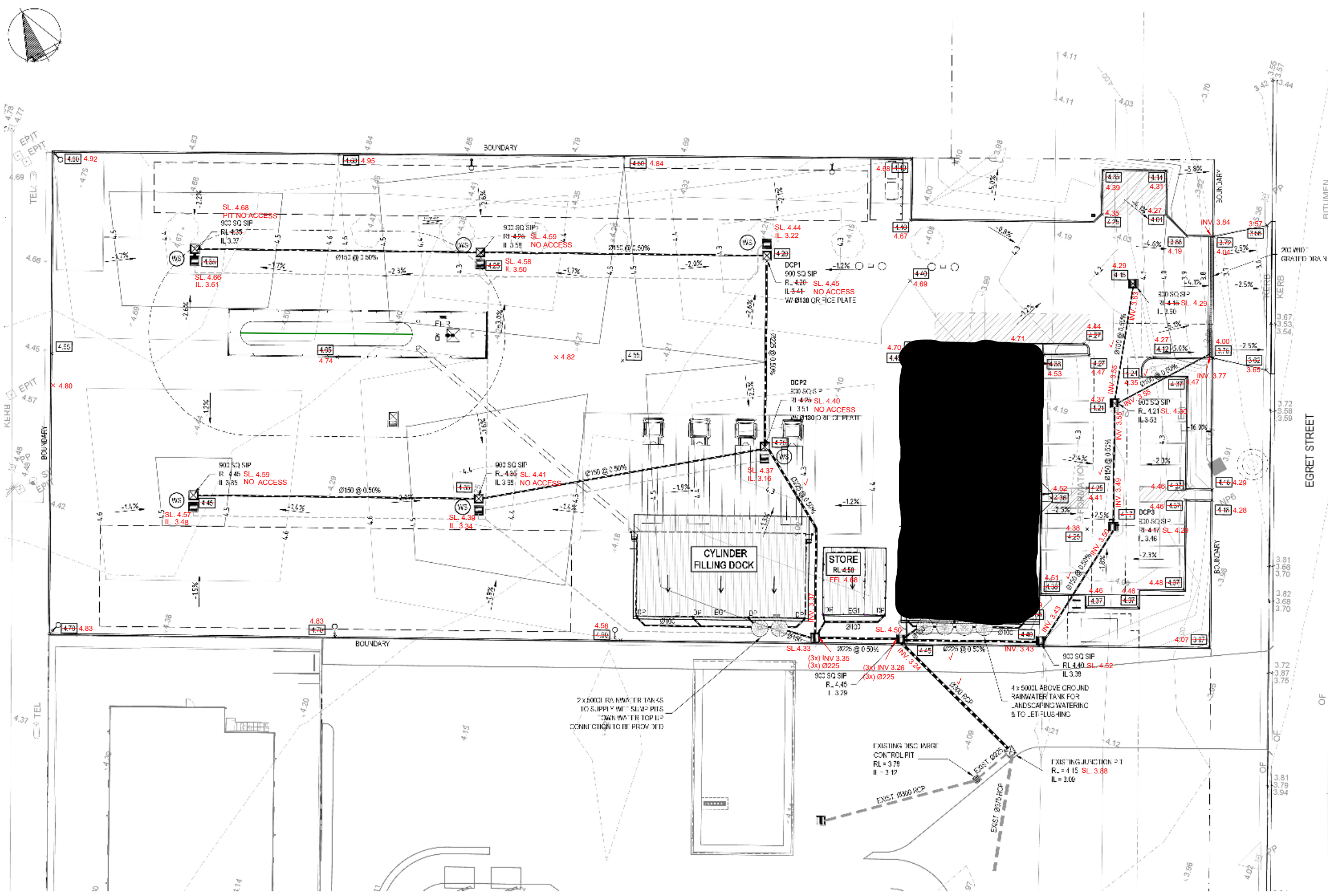
Relevant Qualifications & Experience : BE(Hons) MIEAust CPEng

Address : 304/12 Century Circuit BAULKHAM HILLS NSW 2153  
Phone : (02) 9894 8500  
Facsimile : (02) 8850 0212

Registration/ Accreditation Details : MIEAust CPEng NPER3 (Structural & Civil) RPEQ RBPVic RBPNT IEAust 25662, RPEQ 5546

Signature : 

Date : 8 May 2020



**STORMWATER DRAINAGE STRATEGY**

- ALL GUTTERS & DOWNPIPES ARE DESIGNED TO ACCEPT A 120 YEAR ARI STORM EVENT
- BOX GUTTERS & DOWNPIPES ARE DESIGNED TO ACCEPT A 120 YEAR ARI STORM EVENT
- ALL FITS & PIPES ARE DESIGNED TO ACCEPT A 120 YEAR ARI STORM EVENT
- DESIGN RAINFALL INTENSITIES:  
120 YEAR, 5 MIN = 221 mm/hr  
100 YEAR, 5 MIN = 210 mm/hr
- ALL PIPES MUST HAVE A MIN. 1.2% FALL UNO
- ALL STORMWATER RUNOFF IS DIRECTED TO A SOID PRIOR TO EXITING THE SITE
- ON-SITE DETENTION HAS BEEN PROVIDED FOR THE DEVELOPMENT AS PER COUNCIL'S REQUIREMENTS
- STORMWATER QUALITY MEASURES HAVE BEEN IMPLEMENTED DOWNSTREAM TO MEET COUNCIL'S REQUIREMENTS OF REDUCING POST-DEVELOPMENT RUNOFF POLLUTION LOADS BY PRE-DETERMINED AMOUNTS

**ON-SITE DETENTION DESIGN SUMMARY**

TOTAL SITE AREA = 7,350 m<sup>2</sup>

PRE DEVELOPMENT IMPERVIOUS AREA = 0 m<sup>2</sup> (0% OF SITE)

POST DEVELOPMENT IMPERVIOUS AREA = 7,428 m<sup>2</sup> (101%)

TOTAL SITE DRAINING TO OCEAN = 100%

TOTAL OCEANIC VOLUME PROVIDED = 470 m<sup>3</sup>

ORIG. PLOT DIMENSION = 27.30 m (LOCATION AS NOTED ON PLAN)

**PRE & POST DEVELOPMENT FLOWS**

	2 YEAR ARI	10 YEAR ARI	20 YEAR ARI	100 YEAR ARI
PRE DEVELOPMENT FLOW (m <sup>3</sup> /hr)	116	285	332	544
POST DEVELOPMENT FLOW (m <sup>3</sup> /hr)	62	91	96	120
STORAGE REQUIRED (m <sup>3</sup> )	768	348	386	465

**STORMWATER DRAINAGE PLAN**

- 1:250
- A - DRAINAGE LINES SHALL BE UPVC (OR ASS-SH) STORMWATER DRAINAGE PIPE, UNO
  - B - DRAINAGE LINES SHALL BE 100 Ø Ø 250 (A) MIN UNO
  - C - FIRST FLOOR RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BE DETAIL TYPICAL
  - D - MINIMUM EFFECTIVE EAVES GUTTER SIZE = 75-100 mm
  - E - MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:50
  - F - THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:
  - G - Ø = 150 DOWN PIPE
  - H - SIP = SURFACE INLET FIT (NO LINER)
  - I - BC1 = BOX CUTTER
  - J - X 122.00 = PROPOSED FINISHED SURFACE LEVEL
  - K - (WS) = 150mm WET SUMP PIT - REFER TO TYPICAL DATA
  - L - --- = DENOTES WATER SUPPLY PIPE TO WET SUMP PITS

**DELFS LASCELLES**  
CONSULTING SURVEYORS

280 MAITLAND ROAD,  
MAYFIELD NSW 2304  
ABN: 28 164 260 100

T: (02) 4964 4886  
E: admin@delfs.com.au  
delfs.com.au

THE WORK AS EXECUTED INFORMATION SHOWN IN RED ON THIS PLAN RELATES TO THE AS BUILT LEVELS OF STORMWATER AS SURVEYED ON 5 MAY 2020

*Mitchell A. Warwick*

MITCHELL A. WARWICK 07 MAY 2020  
REGISTERED LAND SURVEYOR UNDER THE SURVEYING & SPATIAL INFORMATION ACT, 2002

**FOR CONSTRUCTION**

REVISION	DATE	AMENDMENT DESCRIPTION
B	15.11.19	ISSUED FOR CONSTRUCTION
A	29.10.19	ISSUED FOR APPROVAL

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**ECLIPSE CONSULTING ENGINEERS**

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25-27 Century Circus  
Newcastle NSW 1600  
Australia  
Phone: (02) 8994 8500  
Fax: (02) 8994 8219  
info@eclipsece.com.au  
www.eclipsece.com.au

**PROPOSED DEVELOPMENT**

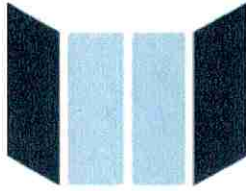
130 Cormorant Rd, Kooringang  
For Brown Commercial Building

**STORMWATER DRAINAGE PLAN**

DESIGN	DATE	PROJECT NO	
SWM1	2019	9935	
CHECKED	APPROVED	SCALE	ENGIN
		1:250	C04 - B

ORIGIN OF LEVELS: SSM 116081 RL: 4.372 (AHD)  
CLASS: LD, ORDER: 4, DATED: 30/08/2019

OUR REF: 19528



# COMMERCIAL WINDOWS

Gardiner Windows Pty Ltd T/A Commercial Windows

28<sup>th</sup> April 2020

Brown Commercial Building  
2 Elwell Close  
Beresfield NSW 2322

Job: 130 Cormorant Road Kooragang

## COMPLIANCE CERTIFICATE

Please be advised that all aluminium windows and doors supplied by Commercial Windows to the above project are in accordance with AS1288-2006 (Glass in Buildings), AS2047-2014 (Windows in Buildings), AS2048 (Windows in Buildings), AS1170 (Dynamic Load Factors), AS1231 (Aluminium and Aluminium Alloys), AS1428.1- 2009 (access and mobility).and section J of the BCA all as per contract drawings and specifications and

Yours sincerely,

per:

Kyle Gardiner  
Director

PH: (02) 4966 0317 FAX: (02) 4966 0264

PH BOX 3052 THORNTON NSW 2322 Email: [admin@commwin.com.au](mailto:admin@commwin.com.au)

GARDINER WINDOWS PTY LTD T/A COMMERCIAL WINDOWS ABN: 16 168 681 123

# TODD BOWD ELECTRICAL SERVICES PTY.

L I C N O . 2 9 9 5 9 C

27th April 2020

## **CERTIFICATION OF ESSENTIAL SERVICES**

### **CERTIFICATION OF ELECTRICAL WORK**

#### **BROWN COMMERCIAL BUILDING**

#### **Elgas storage facility,130 Cormorant Rd Kooragang NSW.**

We certify that the following essential services have been installed in accordance with the following standards:

#### ***Measure***

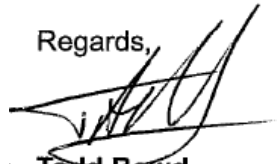
#### ***Standard of Performance***

- |                                 |  |
|---------------------------------|--|
| • Emergency lighting & Exits    | BCA E4.2 & E4.5, E4.6 & E4.8, AS 2293.1-2018 |
| • mechanical ventilation        | AS/NZS1668.2, Section J of the BCA           |
| • External Lighting             | AN/NZS 1158.3.1- 2018 Pedestrian lighting.   |
| • Control of External lighting. | AS – 4282 - 1997                             |
| • Electrical installation.      | As – 3000 - 2018                             |

The testing and commissioning of the system was undertaken on 23.4.20 by Todd Bowd who is properly qualified to undertake the relevant assessment.

I hereby confirm that the electrical work carried out by Todd Bowd Electrical Pty Ltd at the above referenced property has been installed in accordance with BCA requirements and complies with AS3000.

Regards,



**Todd Bowd  
Managing Director**

378A TOCAL ROAD MINDARIBBA, 2320

MOBILE 0418 684672

FAX NO. 49300361

EMAIL: TODDBOWDELECTRICAL@GMAIL.COM

INTERGRATED ELECTRICAL & COMMUNICATION SOLUTIONS



7 May 2020

BCA Certifiers Australia Pty Ltd  
PO Box 197  
Charlestown NSW 2290

Attn: Glenn Levick

## EXTERNAL WALL CONSTRUCTION

**RE: 130 Cormorant Road, Kooragang – Elgas Storage Facility**

Dear Glenn,

Brown Commercial Building Pty Ltd confirms that the construction of external walls to the Office Building at 130 Cormorant Road, Kooragang was completed in accordance with relevant Australian Standards, manufacturers recommendations, and BCA requirements as per the attached conformance certificates for the products used.

We trust this meets with your approval. Should you require any further information or clarification please do not hesitate to contact the undersigned.

Regards,



**Wayne Brown**  
Director  
Brown Commercial Building Pty Ltd



# Certificate of Conformity

Certificate number: CM40224 Rev3

**Certification Body:**

**CertMark International**  
ABN: 80 111 217 568  
IAS-ANZ Accreditation  
No. Z4450210AK  
PO Box 7144, Sippy Downs Qld 4556  
+61 (07) 5445 2199  
[www.CertMark.org](http://www.CertMark.org)

**Certificate Holder:**

**James Hardie**  
James Hardie Australia Pty Ltd  
ABN: 17 084 635 558  
10 Colquhoun St, Rosehill NSW 2142  
Ph: 13 11 03  
[www.jameshardie.com.au](http://www.jameshardie.com.au)

**THIS IS TO CERTIFY THAT**

## Scyon™ Matrix™ Panels and Fixing System

**Type and/or use of product:**

Intended as external cladding on residential and commercial facades.

**Description of product:**

Fibre-cement cladding & cavity trim with decorative expressed vertical and horizontal joints. (Refer A2 below for further information).

**COMPLIES WITH THE FOLLOWING BCA PROVISIONS AND STATE OR TERRITORY VARIATION(S)**

**BCA 2019**

	Volume One	Volume Two
<b>Performance Requirement(s):</b>	B2.1.1(b)(i) & (iii)	P2.1.1(b)(i) & (iii)
	Structural reliability -- Permanent and wind actions	Structural reliability -- Permanent and wind actions
<b>Deemed-to-Satisfy Provision(s):</b>	FP1.4 C1.9(a)(iv) G5.2	P2.2.2 3.5.4.3(a) 3.5.4.4(a)(i) 3.5.4.5(a) 3.10.5.0 3.10.5.0 NSW
	Weatherproofing of external walls Non-combustible materials Construction in bushfire prone areas (BAL-Low-29)	Weatherproofing- as applicable to external cladding Wall cladding boards – Fibre cement Sheet wall cladding Eaves and soffit linings Construction in bushfire prone areas (BAL Low-29)
<b>State or territory variation(s):</b>	G5.2 NSW (G5.1 QLD, NSW)	

**SUBJECT TO THE FOLLOWING LIMITATIONS AND CONDITIONS AND THE PRODUCT TECHNICAL DATA IN APPENDIX A AND EVALUATION STATEMENTS IN APPENDIX B**

**Limitations and conditions:**

- The Scyon™ Matrix™ Panels & Fixing System must only be installed in accordance with the [Scyon™ Matrix™ Cladding Installation Guide Australia Mar 2019](#).
- The project designer or specifier must ensure the product is appropriate for the intended application and that additional detailing is performed for specific designs or applications that fall outside the scope of the manual and/or certification. It is the responsibility of the builder to ensure the product meets aesthetic requirements prior to installation.
- The use of the certified product/system is subject to these Limitations and Conditions and must be read in conjunction with the Scope of Certification below.

**Building classification/s:**

1,2,3,4,5,6,7,8,9, & 10

  
**John Thorpe / CMI**



**Don Grehan – Unrestricted Building Certifier**



**Date of issue:** 17/05/2019

**Date of expiry:** 20/08/2021



# Certificate of Conformity

**Scope of certification:** The CodeMark Scheme is a building product certification scheme. The rules of the Scheme are available at the ABCB website [www.abcb.gov.au](http://www.abcb.gov.au). This Certificate of Conformity is to confirm that the relevant requirements of the Building Code of Australia (BCA) as claimed against have been met. The responsibility for the product performance and its fitness for the intended use remain with the Certificate Holder. The certification is not transferrable to a manufacturer not listed on Appendix A of this certificate.

The NCC defines a Performance Solution as one that complies with the Performance Requirements by means other than a Deemed-to-Satisfy Solution. A Building Solution that relies on a CodeMark Certificate of Conformity that certifies a product against the Performance Requirements cannot be considered as Deemed-to-Satisfy Solution.

This Certificate of Conformity may only relate to a part of a Performance Solution. In these circumstances other evidence of suitability is needed to demonstrate that the relevant Performance Requirements have been met. The relevant provisions of the Governing Requirements in Part A of the NCC will also need to be satisfied.

This Certificate of Conformity is issued based on the evidence of compliance as detailed herein. Any deviation from the specifications contained in this Certificate of Conformity is outside of this document's scope and the installation of the certified product will not be covered by this Certificate of Conformity. This may result in the product being classified as a non-conforming building product.

**Disclaimer:** The Scheme Owner, Scheme Administrator and Scheme Accreditation Body do not make any representations, warranties or guarantees, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of any material contained within this certificate; and the Scheme Owner, Scheme Administrator and Scheme Accreditation Body disclaim to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages and costs arising as a result of the use of the product(s) referred to in this certificate.

When using the CodeMark logo in relation to or on the product/system, the Certificate Holder makes a declaration of compliance with the Scope of Certification and confirms that the product is identical to the product certified herein. In issuing this Certificate of Conformity, CertMark International has relied on the experience and expertise of external bodies (laboratories and technical experts).

Nothing in this document should be construed as a warranty or guarantee by CMI, and the only applicable warranties will be those provided by the Certificate Holder.



# Certificate of Conformity

## APPENDIX A – PRODUCT TECHNICAL DATA

### A1 Type and intended use of product

As per page 1.

### A2 Description of product

The Scyon™ Matrix™ Panels and Fixing System consists of pre-sealed Scyon™ Matrix™ panels and Scyon™ Cavity Trim.

Product	Length (mm)	Width (mm)	Thickness (mm)	Mass (Kg)
Matrix™ Panel	1100	1190	8	18
	2390	590	8	18
	1790	890	8	20
	2990	1190	8	45
Scyon™ Cavity Trim	2450	70	19	3.4

Note: All dimensions and masses are approximate and subject to manufacturing tolerances.

### A3 Product specification

**Material** The basic composition is Portland cement, ground sand, cellulose fibre and water. James Hardie building products are manufactured to Australian/New Zealand Standard AS/NZS 2908.2:2000 'Cellulose-cement products-Flat sheet'.

Scyon™ Matrix™ panels are classified Type A, Category 3 in accordance with AS/NZS 2908.2:2000.

**Resistance to fire** Scyon™ Matrix™ Panels & Fixing System is suitable where non-combustible materials are required in accordance with C1.9 of the Building Code of Australia.

Strength and Moisture Related	Saturated Condition	Equilibrium Condition 23°C – 50% RH	Standard
<b>Physical Property</b>			
Minimum Bending Strength	>7.0 Mpa		AS/NZS 2908.2:2000
Category	3		
Type	A		
Average Density in kg/m <sup>3</sup> (Oven Dry)	1285		AS/NZS 2908.2:2000
Watertightness	Watertightness Passes AS/NZS 2908.2:2000	Passes	AS/NZS 2908.2:2000
Dimensional Conformance		Passes	AS/NZS 2908.2:2000
Heat-Rain Durability		Passes	
Warm Water Resistance			AS/NZS 2908.2:2000
Freeze-Thaw Resistance			Deemed to comply with BCA
Combustibility	Suitable where non-combustible materials are required in accordance with C1.9(e)(iv) of the BCA		



# Certificate of Conformity

## A4 Manufacturer and manufacturing plant(s)

James Hardie Australia  
Cobalt Street,  
Carole Park Qld 4300,  
Australia.

## A5 Installation requirements

Scyon™ Matrix™ Cladding Panels & Fixing System must only be installed in accordance with the [Scyon™ Matrix™ Cladding Installation Guide Australia May 2019](#).

A suitable weather barrier must be installed behind Scyon™ Matrix™ cladding & Fixing System in accordance with the relevant requirements of the BCA and the AS/NZS 4200.2:2017 'Pliable building membranes and underlays – Installation. James Hardie recommends HardieWrap™ Weather Barrier – refer to the building designer, certifier, or other relevant expert, for suitability.

## A6 Other relevant technical data

### Thermal

The Scyon™ Matrix™ External cladding panels will contribute to the overall thermal performance of the building; however, it is the responsibility of the building designer to ensure the minimum thermal requirements for the building envelope is achieved.

### Fire

Testing has been conducted by CSIRO on the James Hardie Cladding materials in accordance with AS/NZS 3837:1998 and are classified as conforming to Group 1 material. (Average Specific Extinction Area 17.7m<sup>2</sup>/Kg). Testing has been undertaken in accordance with ASTM E84 for surface burning characteristics, results achieved as follows:

Flame Spread Index	0
Fuel Contributed	0
Smoke Developed Index	5
Class	A

For further details, contact the Certificate Holder.

## APPENDIX B – EVALUATION STATEMENTS

### B1 Evaluation methods

1. Structural Provision A5.2(1)(e). Reports from a professional engineer.
2. Fire Safety Provision A5. 2(1)(e). Reports from a professional engineer.
3. Weatherproofing Provision A5.2(1)(d). Reports from Accredited Testing Laboratories.



# Certificate of Conformity

## B2 Reports

- a. David Beneke Consulting; Report 2019-12-LO-09; Structural compliance BCA Vol 1 and 2; Dated 04/09/2018.
- b. James Hardie Research Pty Ltd; NATA Accreditation No. 14220; Compliance Certificate Scyon™ Matrix™ Cladding Characteristic Type Tests AS/NZS 2908.2:2000; Dated July 2010.
- c. James Hardie Research Pty Ltd; NATA Accreditation No. 14220; Weatherproofing Report TS009-18; NCC compliance report; Dated 27/04/2018.

The Certificate Holder has chosen not to make the above evidence of compliance publicly available, due to the documents being considered commercial in confidence.

### CERTIFICATE OF COMPLIANCE - for Plumbing and Drainage Work

Please supply requested information correct and neatly

Owner's Copy

Serial No. E184066

#### PROPERTY & OWNERS DETAILS

House No  Street  Suburb  Postcode   
Lot No  SP No  DP or PDP  Nearest Cross Street

Owner's Name  Full Address   
sovechies nominees ply ltd

#### LICENCEE'S DETAILS

Full Name  Address for Notices

Phone No.  Qualified Supervisor No.   
Licence No.  Expiry Date

#### WORK OF WATER SUPPLY

Give full Description of Work to be carried out

- Install Water Supply
- Install Irrigation System
- On-site Alternative Water Services
- Install/Commission/Maintenance of Thermostatic Mixing Valve
- Connection to water supply
- Install, alter, disconnect or remove a backflow prevention device
- Other

#### PLUMBING WORK TO COMPLY WITH

PCA

ALTERNATIVE SOLUTION

COMBINED

#### WORK OF SANITARY PLUMBING/DRAINAGE AND SUPPLY DRAINAGE PLAN

Give full Description of Work to be carried out

- Carry out work of sanitary plumbing/drainage
- Connection to Sewer
- Sewer Disconnection
- Carry out Trade Waste
- Other

#### DRAINAGE WORK TO COMPLY WITH

PCA

ALTERNATIVE SOLUTION

COMBINED

#### SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid  Date of Commencement of Work  Estimate Date of Completion   
Amount  Reference No:  Work Completed On:

I Brad Lantry, Lic No 99519c certify the following matters for submission to the Regulator:

- a) I am the responsible person as that defined in the Plumbing and Drainage Act 2011. That is, I am the holder of the relevant contractor licence or supervisor certificate.
- b) The work was carried out by or under the supervision of me as the responsible person.
- c) Where required by section 11 of the Plumbing and Drainage Act 2011, I have given written notice of any identified pre-existing defective plumbing and/or drainage work Yes  N/A
- d) The work is code compliant in that it complies with the Plumbing Code of Australia and any other standard prescribed by the regulations.
- e) If any defect is found to be carried out by me within a period of two (2) years or within the time specified by the Regulator, from the date of the final inspection, and the Regulator certifies by written notice that in their opinion the defect is due to fault workmanship or defective materials, then I undertake to rectify such work at my sole expense, if directed by the Regulator within time specified by the Regulator.

# Fire Safety Certificate

Approved under the Environmental Planning and Assessment Regulation 2000.

Version 2.0

Effective from 1 December

## How to complete this form

1. Please print in CAPITAL LETTERS.
2. Please complete all relevant sections in full.

## Section 1: Type of certificate

- This is (mark applicable box)  a final fire safety certificate (complete the declaration at [Section 6](#) of this form)  
 an interim fire safety certificate (complete the declaration at [Section 7](#) of this form)

## Section 2: Building the subject of this certificate

Street No.	Street Name	Suburb	Postcode
130	CORMORANT ROAD	KOORAGANG	2304
Lot No (if known)	DP/SP (if known)	Building Name (if applicable)	
1	1195449		

- This certificate applies to (mark applicable box)  the whole building  
 part of the building

## Section 3: Description of building or part the subject of this certificate

Storeys above ground in the building (No.)	Storeys below ground in the building (No.)
1	0

If this certificate relates to a part of the building – describe that part and its location in the building

--

Uses of building or part the subject to this certificate (e.g. retail, offices, residential, assembly, carparking)

ELGAS STORAGE FACILITY (SINGLE STOREY OFFICE BUILDING)
--

## Section 4: Name and address of the owner of the building or part

Title	Given Name/s	Family Name
MR	MITCHELL	SOVECHLES

Street No.	Street Name	Suburb	Postcode
69	SCENIC DRIVE	MEREWETHER	2291



### Section 5: Fire Safety Measures

1. All essential fire safety measures for the building must be listed for a final fire safety certificate
2. All essential fire safety measures for the relevant part of the building must be listed for an interim fire safety certificate

Fire Safety Measure	Status*	Date**	Minimum Standard of Performance
Exit Signs	N	18.5.2020	BCA E4.5, E4.6, E4.8 & AS/NZS 2293.1-2018
Emergency Lighting	N	18.5.2020	BCA 4.2 & AS/NZS 2293.1-2018
Portable Fire Extinguishers	N	18.5.2020	BCA E1.6 & AS2444-2001

#### Notes

\* Indicate whether the measure is new (N), existing (E) or modified (M)

\*\* Date (DD-MM-YYYY) measure was assessed by a properly qualified person

A fire safety certificate must generally deal with all essential fire safety measures in the current fire safety schedule for the building. However, the certificate need not deal with any measure the subject of other fire safety certificates or fire safety statements issued within the previous 6 months. The assessment of a measure must have been carried out within 3 months prior to the date on which this fire safety certificate is issued.

**Section 6: Final fire safety certificate declaration**

I, Wayne Brown (insert full name)

being the (mark applicable box)  owner  
 owner's agent

certify that each essential fire safety measure specified in this certificate:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this certificate is issued.

Owner/Agent Name	Owner/Agent Signature	Date
<u>Wayne Brown</u>	<u>[Signature]</u>	<u>18.5.2020</u>

**Section 7: Interim fire safety certificate declaration**

I, (insert full name)

being the (mark applicable box)  owner  
 owner's agent

certify that each essential fire safety measure specified in this certificate:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the part of the building to which this certificate relates.

Owner/Agent Name	Owner/Agent Signature	Date

**Section 8: Owner's authorisation**

(To be completed where an agent makes the declaration in Section 6 or Section 7 of this form)

I, being the owner, authorise the agent named in Section 6 or Section 7 to act on my behalf to make the declaration.

Owner's Name	Owner's Signature	Date
<u>MITCHELL SOVECHLES</u>	<u>[Signature]</u>	<u>18.2.2020</u>

**Section 9: Contact details of person issuing this certificate**

Title	Given Name/s	Family Name

Phone	Email

**Section 10: Fire safety schedule**

A current fire safety schedule for the building must be attached to this certificate.





Bass Floor Company Newcastle  
ABN 43 910 508 215

3 Rogilla Close, Maryland NSW 2287  
PO Box 100, Wallsend NSW 2287  
Phone: 02 4951 6166  
Email: sales@bassfloor.com

28 Apr 2020

Brown Commercial Building  
P O Box 596  
EAST MAITLAND NSW 2323

J/N 66173

Attention: Mr M Morrison

e: mmorrison@brownbuild.com.au

**Project: Elgas Storage Facility, Kooragang**

Dear Matthew

Bass Floor Company (Newcastle) confirms that the Armstrong "Stonetex" vinyl tiles and Interface "Episodes" carpet tiles installed in the above project complies with BCA 2016 Clause C1.10 and C1.10(A).

Copies of fire indices report from manufacturer is attached.

Yours faithfully,  
BASS FLOOR COMPANY (NEWCASTLE)

*J Henery*

Joanne Henery



## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

Test Report No: D11-16-081  
Sample Received date: 3/11/2016  
Test Date: 14/11/2016  
Report Date: 17/11/2016

Sample Description: Client Reference: "EPISODES"  
100% Solution Dyed Nylon 66  
407g/m<sup>2</sup> on a Glasbac Backing

AS ISO 9239.1 – 2003: Reaction to Fire Tests for Floorings – Determination of the Burning Behaviour Using a Radiant Heat Source

### Results Summary

CHF Value	Sample 1	Sample 2	Sample 3	Mean
Length	5.1	-	-	- kW/m <sup>2</sup>
Width	4.5	4.9	4.2	4.5 kW/m <sup>2</sup>

Smoke Value	Sample 1	Sample 2	Sample 3	Mean
Length	140	-	-	- %.min
Width	136	67	76	93 %.min

Melting Yes  
Blistering Yes

The test results relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be sole criterion for assessing the potential fire hazard of the product in use.

Sample was conditioned in accordance with BS EN 13238:2001 at a temperature of 23±2°C and relative humidity of 50±5% for a minimum of 48 hours prior to testing.

Each Specimen was adhered to a substrate of 9mm thick fibre cement board using Intertac adhesive.

# AWTA PRODUCT TESTING

Australian Wool Testing Authority Ltd - trading as AWTA Product Testing  
A.B.N. 43 006 014 106  
1st Floor, 191 Racecourse Road, Flemington, Victoria 3031  
P.O. Box 240, North Melbourne, Victoria 3051  
Phone (03) 9371 2400 Fax (03) 9371 2499

## TEST REPORT

CLIENT : ARMSTRONG WORLD INDUSTRIES  
(AUSTRALIA) PTY LTD  
29-39 MILLS ROAD  
BRAESIDE VIC 3195

TEST NUMBER : 7-573608-CV  
ISSUE DATE : 06/07/2010  
PRINT DATE : 23/07/2010  
ORDER NUMBER : 48144  
ORDER NUMBER : 48144

SAMPLE DESCRIPTION Clients Ref: "Excelon"  
Semi rigid vinyl tile adhered to 6mm thick cement sheet  
using PS-820 Pressure Sensitive VCT adhesive  
Colour: Beige  
Nominal thickness: 3.0mm

Material Specification:  
Nominal composition: Given to AWTA in confidence  
Nominal total mass: 4.1kg/m<sup>2</sup>

ASISO 9239.1-2003  
Part 1

Reaction to Fire Tests for Floorings  
Determination of the Burning Behaviour  
using a Radiant Heat Source

Date of sample arrival: 08/06/2010  
Date tested: 05/07/2010

Results: CHF (Critical Heat Flux / Critical Radiant Flux)  
1 2 3 Mean  
Non directional > or equal > or equal > or equal > or equal  
to 11 to 11 to 11 to 11 kW/m<sup>2</sup>

Smoke Value  
Non directional 4 4 4 4 % min

Observations: Blistering

Note: Sample was conditioned in accordance with BSEN 13238-2001 at a temperature of 23+/-2degC and Relative Humidity of 50+/-5% for a minimum of 48 hours prior to testing

No directional properties, three specimens tested only

Each specimen was clamped as supplied by client prior to testing

The test results relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be the sole criterion for assessing the potential fire hazard of the product in use

182272

1

( END OF REPORT )

PAGE 1

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This Laboratory is accredited by the National Association of Testing Authorities, Australia, for:  
-Chemical Testing of Textiles & Related Products : Accreditation No. 983  
-Mechanical Testing of Textiles & Related Products : Accreditation No. 985  
-Heat & Temperature Measurement : Accreditation No. 1356

This document is issued in accordance with NATA's accreditation requirements. Samples, and their identifying descriptions have been provided by the client unless otherwise stated. AWTA Ltd makes no warranty, implied or otherwise, as to the source of the tested samples. The above test results relate only to the sample or samples tested. This document shall not be reproduced except in full and shall be rendered void if amended or altered. This document, the names AWTA Product Testing and AWTA Ltd may be used in advertising providing the content and format of the advertisement have been approved in advance by the Managing Director of AWTA Ltd.



JRM

*Michael A. Jackson*

MICHAEL A. JACKSON B.Sc.(Hons)  
MANAGING DIRECTOR



# COMMERCIAL WINDOWS

Gardiner Windows Pty Ltd T/A Commercial Windows

28 April, 2020

Brown Commercial Building  
2 Elwell Close  
Beresfield NSW 2322

Job: 130 Cormorant Road Kooragang

## GLAZING CERTIFICATE

Please be advised that the glazing works to all aluminium windows installed by Commercial Windows on the above project are in accordance with AS1288-2006 (Glass in Buildings), AS2208 (Safety Glazing materials in Buildings), AS2047-2014 (Windows in Buildings), AS1428.1- 2009 (access and mobility), BCA Clause B1.4 (h)(iii) and section J of the BCA and are as per project specifications and drawings supplied.

Yours sincerely,

Per:

Kyle Gardiner  
Director

PH: (02) 4966 0317 FAX: (02) 4966 0264

PH BOX 3052 THORNTON NSW 2322 Email: [admin@commwin.com.au](mailto:admin@commwin.com.au)

GARDINER WINDOWS PTY LTD T/A COMMERCIAL WINDOWS ABN: 16 168 681 123

28 April 2020

BCA Certifiers Australia Pty Ltd  
PO Box 197  
Charlestown NSW 2290

Attn: Glenn Levick

## LANDSCAPING INSTALLATION CERTIFICATE

**RE: 130 Cormorant Road, Kooragang – Elgas Storage Facility**

Dear Glenn,

Brown Commercial Building Pty Ltd confirms that Landscaping works undertaken at 130 Cormorant Road, Kooragang complies with all details referenced in the relevant documentation for the project.

We trust this meets with your approval. Should you require any further information or clarification please do not hesitate to contact the undersigned.

Regards,



**Wayne Brown**  
Director  
Brown Commercial Building Pty Ltd

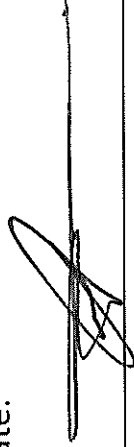


## CERTIFICATE OF COMPLIANCE – INSTALLATION OF MECHANICAL SERVICES

**Council:** City Of Newcastle Council  
**Date of Certificate:** 28/4/2020  
**Address:** 130 Cormorant Rd  
 Kooragang NSW 2304  
**Owners Name:** BROWN COMMERCIAL BUILDING Pty Ltd  
**Owners Address:** 2 Elwell Cl, Beresfield NSW

Nature of Mechanical Service	Date of Inspection	Name of Company the service was Inspected by	Was the service found to be installed to relevant standards?
Mechanical Ventilation	28/4/2020	Valley Air Conditioning	Yes in accordance with the BCA and AS1668.1 (2015) & AS1668.2 (2012). BCA C3.15, BCA F4.5, BCA C1 E2.2A and BCA Part J3 & J5 (energy efficiency) & AS/NZS 1668.2

I, Andrew Redding of VALLEY AIR CONDITIONING certify that the people that inspected and/or tested the services of the subject for this certificate were, to the best of my knowledge and belief, competent to conduct those inspections and/or tests. The information contained in this certificate if, to the best of my knowledge and belief, true and accurate.



Andrew Redding – Director



Lic No: 171837C  
ABN: 26 111 924 424  
PO Box 2  
MORPETH 2321  
Mob: 0416 069517

27<sup>th</sup> April 2020

Brown Commercial Building Pty Ltd  
PO Box 596  
EAST MAITLAND NSW 2323

Att: Matt Morrison

**RE: Elgas – 130 Cormorant Rd Kooragang**

This letter is to certify that all plumbing workmanship has been completed by Brad Lantry Plumbing Services at the above address in accordance with hydraulic design and Australian Standards.

1. Australian Standard AS3500.1-2003 Plumbing & Drainage Water Services
2. Australian Standard AS3500.2 – 2003 Plumbing & Drainage Sanitary Plumbing and Drainage.
3. Australian Standard AS2441-2005 Installation of Fire Hose Reels BCA E1.4 & AS2441-2005 Amdt. 1
4. Australian Standard AS2419.1-2005 Fire Hydrant Installations Part 1 BCA E1.3 & AS2419.1-2005 Amdt. 1

*Brad Lantry*



Brad Lantry Plumbing  
Office: (02) 4934 3091  
Mobile: 0407 251 857  
Email: [admin@bradlantryplumbing.com.au](mailto:admin@bradlantryplumbing.com.au)



# INSTALLATION CERTIFICATE

PREMISES	Single Storey Office Building & LPG Storage Building
ADDRESS	130 Cormorant Road Kooragang NSW 2304
OWNER	
CONTACT	Matthew Morrison

*I, Kiel McGovern of Newcastle Fire Pty Ltd, certify that I have inspected the following Essential Fire and Other Fire Safety Measures as 29/04/20 and found the site to be capable of performing to a standard not less than required in the relevant provisions of the Building Code of Australia and the Australian Standard appropriate to the measure. It was found that no fire safety offences under the Environmental Planning & Assessment Regulation 2000 in relation to fire safety notices, fire exits and paths of travel to fire exits have been committed.*

FIRE SAFETY MEASURE INSTALLED IN THE BUILDING	MINIMUM STANDARD OF PERFORMANCE REQUIRED BY THE FIRE SAFETY SCHEDULE	✓
Portable Fire Extinguishers (Office Building & Storage Building)	BCA E1.6 & AS2444-2001	✓
Fire Hydrant Systems	BCA E1.3 & AS2419.1-2005 Amdt 1	✓
Hose Reel Systems	BCA E1.4 & AS2441-2005 Amdt 1	✓

SIGNATURE		PRINT NAME	<b>Kiel McGovern</b>	DATE	29/04/20
-----------	---	------------	----------------------	------	----------

This statement is for the whole building (Description of building)	<b>Part Single Storey Office Building &amp; LPG Storage Building BCA Class 5 &amp; 7b</b>
---	---

**NOTE:** This form is to be completed by Fire Service Company and the owner is to submit this Certificate to Council. The above Certificate is based on the installations as per the Standards identified and does not ensure that the original installation complies with those measures identified in a Fire Safety Schedule unless installed by Newcastle Fire Pty Ltd.

15 May April 2020

BCA Certifiers Australia Pty Ltd  
PO Box 197  
Charlestown NSW 2290

Attn: Glenn Levick

## ROADWORKS & ACCESS

**RE: 130 Cormorant Road, Kooragang – Elgas Storage Facility**

Dear Glenn,

Brown Commercial Building Pty Ltd confirms that the internal roads, turnpaths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions associated with the development at 130 Cormorant Road, Kooragang have been constructed in accordance with A2890.1:2004 Parking Facilities (off-street parking), and AS290.2:2002 Parking Facilities (off-street commercial vehicle facilities).

We trust this meets with your approval. Should you require any further information or clarification please do not hesitate to contact the undersigned.

Regards,



**Wayne Brown**  
Director  
Brown Commercial Building Pty Ltd



2 May 2020

BCA Certifiers Australia Pty Ltd  
PO Box 197  
Charlestown NSW 2290

Attn: Glenn Levick

## ROOF INSTALLATION CERTIFICATION

**RE: 130 Cormorant Road, Kooragang – Elgas Storage Facility**

Dear Glenn,

Brown Commercial Building Pty Ltd confirms the roofing works undertaken at 130 Cormorant Road, Kooragang was completed in accordance with relevant Australian Standards, manufacturers recommendations, BCA requirements and industry standards.

We trust this meets with your approval. Should you require any further information or clarification please do not hesitate to contact the undersigned.

Regards,



**Wayne Brown**

Director  
Brown Commercial Building Pty Ltd



27 April 2020

BCA Certifiers Australia Pty Ltd  
PO Box 197  
Charlestown NSW 2290

Attn: Glenn Levick

## SECTION J CERTIFICATION

**RE: 130 Cormorant Road, Kooragang – Elgas Storage Facility**

Dear Glenn,

Brown Commercial Building Pty Ltd confirms the work undertaken at 130 Cormorant Road, Kooragang complies with Section J of the BCA.

I am an appropriately qualified and competent person in this area and as such can certify that the building generally complies with Section J of the BCA.

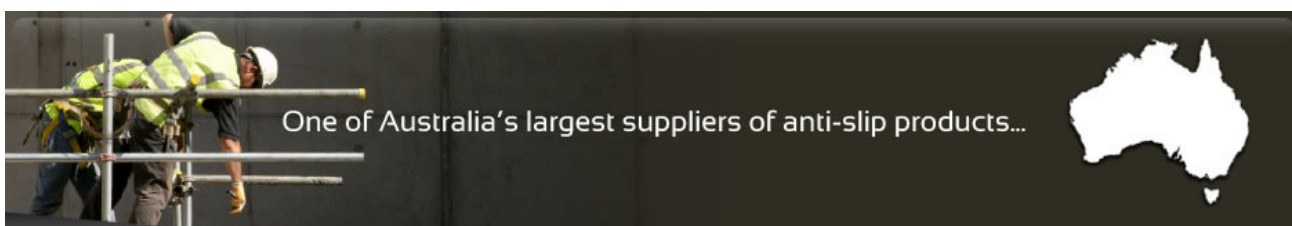
We trust this meets with your approval. Should you require any further information or clarification please do not hesitate to contact the undersigned.

Regards,



**Wayne Brown**  
Director  
Brown Commercial Building Pty Ltd





(/products)

# Test Results

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## Slip Resistance

	<b>Test Equipment used:</b>	
<b>Test Date:</b>	November 2004	
<b>Test Number:</b>	04/6376.1 to 7	
<b>Wet Testing:</b>	Stanley Skid Resistance Tester (Pendulum) Serial Number: 0320 Calibrated 20/05/03	
<b>Dry Testing:</b>	Tortus Floor Friction Tester, Tortus Model MK2 (with integral printer), Serial Number: 154	
<b>Test Standard:</b>	AS/NZS 4586-2004 slip resistance classification of new pedestrian surface materials.	
	<b>WET Mean (5 specimens)</b>	<b>DRY Mean (2 runs)</b>
<b>Industrial Grade 1</b>	67	0.975
<b>Industrial Grade 2</b>	76	1.065
<b>Offshore Grade</b>	66	0.905
<b>Classification</b>	<b>V</b>	<b>F</b>

	<b>Test Equipment used:</b>	
<b>AS/NZS 4586 - 2013 Equivalent</b>	<b>P5</b>	<b>D1</b>

Ceramabond Pty Ltd products tested were found to meet the requirements of the highest classifications possible under wet & dry conditions in accordance with AS/NZS 4586-2004.

## Chemical Resistance

<b>Chemical Agent</b>	
<b>Test Results after 60 days. Full immersion at 25 °C</b>	
Ammonium Nitrate	Mineral Spirits
Ammonium Hydroxide (10%)	Nitric Acid (10%)
Caustic	Phosphoric Acid (10%)
Citric Acid	Regular Petrol (Super & Unleaded)
Cola Syrup	Salt Water
Crude Oil (Sour)	Skydrol 500
Ethyl Alcohol	Sodium Carbonate Solution
Fatty Acid / Linseed Oil	Sodium Chloride (10%)
Ferric Chloride Solution	Sodium Hydroxide (50%)
Fuel Oil No 2	Sugar Juice
Hydrochloric Acid (10%)	Trisodium Phosphate
Lactic Acid	Water

The chemical agents tested (60 days, full immersion) showed no adverse or damaging effects on any of the Ceramabond products tested.

## Fire Resistance

<b>Test Date:</b>	December 2004
<b>Test Number:</b>	04/6376.8
<b>Test Standard:</b>	AS/NZS 1530: 1999 Simultaneous determination of ignitability, flame propagation, heat release and smoke release.

Ceramabond products tested were found to meet the general requirements for class 2 to 9 Buildings under Specification C1.10 Fire Hazard Properties of the Building Code of Australia (BCA) 1996.

# Impact Resistance

<b>Test Date:</b>	November 2004
<b>Test Number:</b>	04/6376.9
<b>Test Standard:</b>	AS 4459-5: 1999 Determination of impact resistance by measurement of coefficient of restitution

Tests carried out on Ceramabond products showed no delamination from the products substrate.

## About Our Products

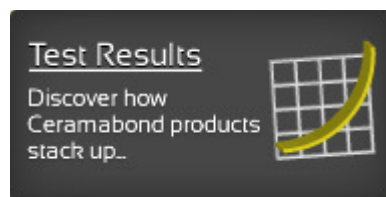
The main foundation materials used on all Ceramabond products are Galvanised Steel, 316 marine grade Stainless Steel and Aluminium.

After the fabrication process all Ceramabond products go through a rigorous and lengthy pre-coat process. This prepares the surface to be coated with the ultimate level of preparation for maximum bonding. Layers of the highest quality specifically formulated coatings are then applied by hand and cured to give the hardest, most long lasting anti-slip product available.

Aggregate used in Ceramabond coatings meet the highest hardness levels for anti-slip and provide the toughest non-wear medium for slip resistance.

Edges of all Ceramabond products are double coated to completely seal the base material from rust or corrosion.

Combined, all of these essential elements make Ceramabond products the most reliable, long term answer to preventing Slip and Fall accidents in all workplace environments.



[\(/products/test-results.php\)](/products/test-results.php)

[← BACK TO PRODUCTS \(/PRODUCTS\)](/products)



© CERAMABOND  
Anti-Slip Products - Perth 2016  
ABN: 57 249 131 068

## Compliance Certificate – Construction STRUCTURAL

Ref.: 9935-010-cccs

I certify that the item/s described below, have been constructed or carried out in accordance with the information contained in this certificate, including any referenced documentation, and that they comply with the Building Code of Australia.

### Client to whom this Certificate has been Issued:

- Brown Commercial Building Pty Ltd

### Description of Component/s Certified

- **Elgas Storage Facility – Office, Cylinder Filling Dock & Store Building**  
**130 Cormorant Road, Kooragang**
  - Concrete footings to store building & cylinder filling dock
  - Concrete waffle slab to office building
  - Concrete slab on ground to store building
  - Structural steel floor framing & columns to cylinder filling dock
  - Structural steel roof framing to office, store building & cylinder filling dock

### Basis of Certification

- Australian Standards: AS/NZS 1170.0, AS/NZS 1170.1, AS/NZS 1170.2, AS 1170.4, AS/NZS 1163, AS/NZS 1554.1, AS 1657, AS 3600, AS 4100, AS/NZS 4600
- Building Code of Australia: BCA/NCC 2019  
Part B1: Structural Provisions

### Referenced Documentation

- ECLIPSE Consulting Drawings: 9935: S101/B, S102/B, S103/C, S104/C, S201/B-S203/B inclusive & S301/B, S302/B, S303/C and S304/C dated 15 November 2019
- ECLIPSE Site Inspection Reports: Site Inspection Reports #1 to #4

### Conditions of Development Consent

- DA Number: N/A
- Condition/s: N/A

### Competent Person Details

Name: Stephen Healey  
Firm: ECLIPSE Consulting Engineers Pty Ltd  
Relevant Qualifications: BE(Hons) MIEAust CPEng  
Address: 304/12 Century Cct, Norwest Central, BAULKHAM HILLS NSW 2153  
Phone: (02) 9894 8500  
Facsimile: (02) 8850 0212  
Registration/Accreditation: MIEAust CPEng NPER3 (Structural & Civil) RPEQ RBPVc RBPNT  
Details: IEAust 25662, RPEQ 5546

Signature:



Date

1 May 2020

## IDENTIFICATION SURVEY REPORT

DATE | 7 May 2020  
REFERENCE | 19528  
SENT: mmorrison@brownbuild.com.au

### ATTENTION

Matthew Morrison  
Brown Commercial Building  
2 Elwell Close,  
Beresfield NSW 2322

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**RE: FINAL IDENTIFICATION SURVEY  
130 CORMORANT ROAD, KORRAGANG**

Dear Matthew,

Acting in accordance with your instructions I have undertaken a final survey of the new improvements upon the subject land. The survey has been undertaken for the purposes of determining the position of the recently constructed improvements and is limited to this part of the subject lot. The following report is now provided for your private use in the above matter and should not be relied upon for any other purpose. Further distribution of this report is not permitted and extends no warranty to any third party for its unauthorised use.

I have surveyed the part of the land comprised in Certificate of Title folio identifier 1/1195449, being Lot 1 in Deposited Plan 1195449 and having frontages to Cormorant Road and Egret Street, Kooragang in the Local Government Area of Newcastle, Parish of Newcastle, and County of Northumberland.

A single storey fibre cement cladded office building with a metal roof together with a two metal sheds known as No. 130 Cormorant Road, Kooragang stand upon and wholly within the boundaries of the above described land. The position of the improvements in relation to the boundaries are as shown on the accompanying sketch.

Easements and leases are noted on the Certificate of Title. The extents of which have not been included as part of this report

During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments.

Kind Regards

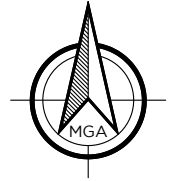


Mitchell Warwick  
Surveyor Registered under the Surveying and Spatial Information Act 2002



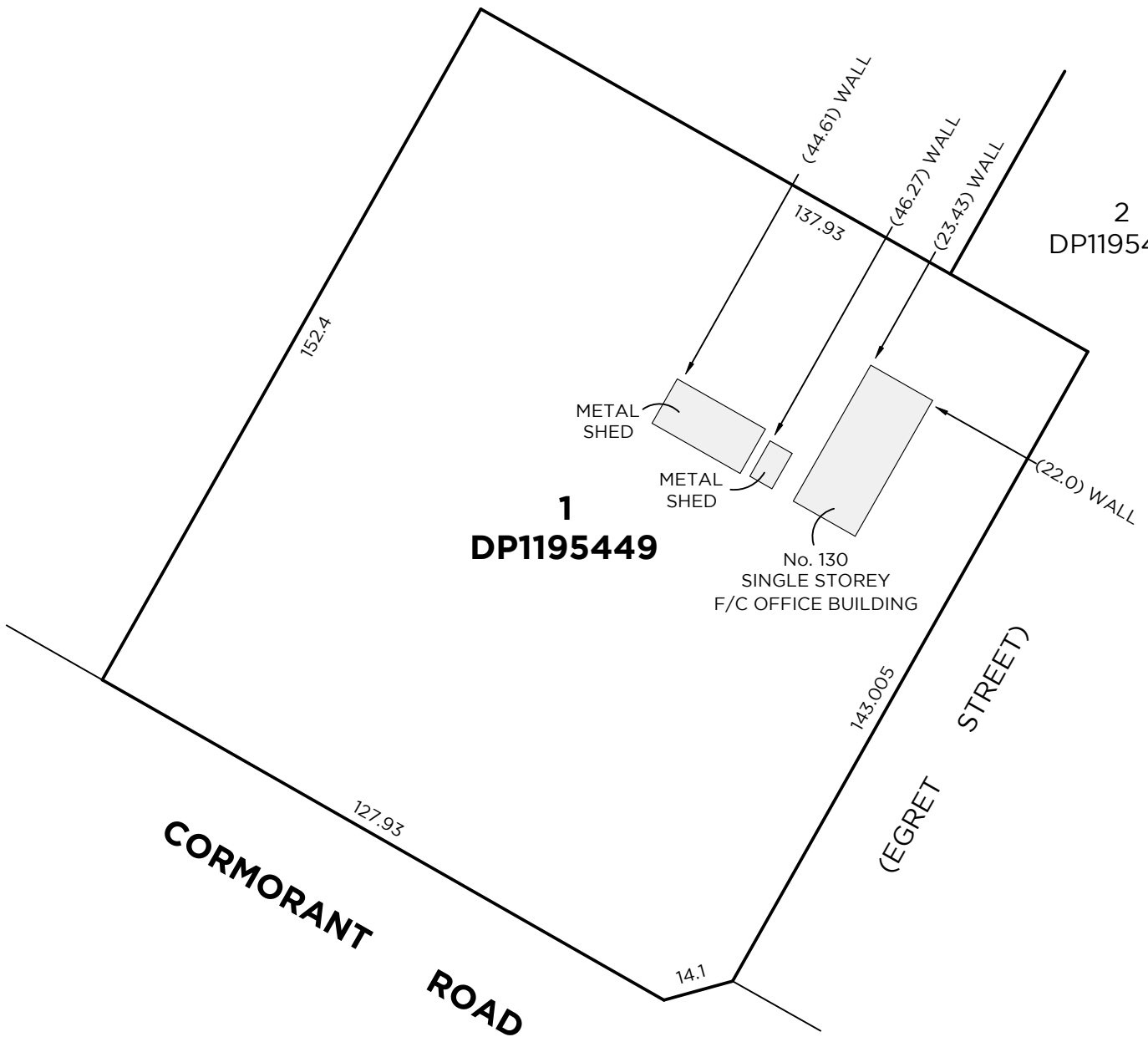
# FINAL IDENTIFICATION SURVEY

## PART OF LOT 1 D.P.1195449



12  
DP1032146

2  
DP1195449



**1**  
**DP1195449**

No. 130  
SINGLE STOREY  
F/C OFFICE BUILDING

**CORMORANT  
ROAD**

**(EGRET  
STREET)**

MITCHELL A. WARWICK  
REGISTERED SURVEYOR



29<sup>th</sup> April 2020

BCA Certifiers Australia Pty Ltd  
PO Box 197  
Charlestown NSW 2290

Attn: Glenn Levick

**TERMITE STATEMENT AS3660.1**

**130 CORMORANT ROAD, KOORAGANG. ELGAS STOAGE FACILITY**

Dear Glenn.

All structural building elements at the above property have been constructed using termite resistant materials, no chemical or physical barrier has been provided.

Builder: Brown Commercial Building Pty Ltd

Date of Completion: April 2020

Primary Elements: Steel

External Walls: Matrix Wall Panel System & Metal Wall Cladding

Floors/Footings: Concrete

If you have any questions or require any further information regarding the above, please do not hesitate to contact the undersigned.

Regards,

**Wayne Brown**

Director

Brown Commercial Building Pty Ltd





577 Maitland Road  
Mayfield West NSW 2304  
02 4968 1277  
www.newcastletileco.com.au

## WATERPROOFING COMPLIANCE CERTIFICATE

DATE: 28/4/2020

### HEAD CONTRACTOR DETAILS --

NAME: Brown Build  
ADDRESS: 2 Elwell Close Beresfield NSW 2322

### DETAILS OF PROJECT --

NAME: Elgas Kooragang  
ADDRESS: 130 Cormorant Rd Kooragang NSW 2304

LOCATIONS OF WORK COMPLETED - Lunch Room Male Airlock, Shower, WC & Hot Water Storage  
- Staff Room Accessible Amenities  
- Staff Room Airlock & Cleaner  
- Staff Room Male WC  
- Staff Room WC & Hot Water Storage

### DESCRIPTION OF WORK COMPLETED – Waterproofing supplied and installed

This is to certify that the waterproofing to the above-mentioned project has been carried out to comply with

- Australian Standards AS3740-2010
- BCA Part 3.8.1.3
- Manufacturer's instructions

I hereby confirm, on behalf of Newcastle Tile, all waterproofing compounds have been installed to the above standards by an appropriately qualified tradesman. Newcastle Tile Company's liability under this warranty excludes damage to the product after installation by any external factors, including, but not limited to building movement, design imperfections, accidental damage by others, seismic disturbances and other natural phenomenon. The guarantee is effective for a period of ten (10) years from installation, given normal usage, conditions, care and circumstances. Any deviation from legislative regulations and Newcastle Tile Company's terms and conditions shall render this guarantee null and void. Newcastle Tile Company must be notified in writing within 30 days of the initial detection of such defect or failure with the product and must be given a reasonable opportunity to inspect and assess the alleged defect. Any site visit by Newcastle Tile Company which does not reveal any apparent breach of this guarantee must be paid by the party making the claim. Liability for a breach of the guarantee does not include liability for any economic, indirect or consequential loss, including loss of profits and damage to other goods or buildings. It also does not include liability for any damage or failure of any building components such as drains and flashing and does not include aesthetic discolouration which does not affect the integrity of the product. This guarantee is governed by the laws in force in New South Wales

Scott Slater  
Contracts Administrator  
Newcastle Tile Company Pty Ltd