

## BUILDERS COMPLETION REPORT

### Site Details:

Project Name. Blue Gum Community School  
 Level/Unit no. - Street no. / name: 1 Rosemead Rd  
 Suburb: Hornsby State: **NSW** Postcode: 2077


**Description of Work:** Adaptive reuse of heritage listed dwelling for the purpose of preschool and primary school, comprising of external and internal alterations, construction for new carpark, tree removal and replacement of perimeter gate and fencing.

### Development Consent:

DA/CDC No. SSD-10444 Consent authority: NSW Government, DPIE

We hereby confirm the measures set out in SSD-10444 condition C22 have been complied with as follows;

- The carparking, service vehicle areas comply with condition B7. This is confirmed by the registered surveyor drawings provided by VERIS dated 14<sup>th</sup> December 2021, attached as appendix A, confirming that the carpark and driveway has been constructed in accordance with Armada Architects A131 Revision H.
- Varga Traffic Planning certificate stating that the driveway and carpark set out in drawing A131 Revision H by Armada architects achieves the compliance with the relevant aspects of AS2890.1, AS2890.2, AS2890.3 and AS 2890.6 in terms of parking space provision & dimensions, Driveway widths, drop off and pickup area, internal driveway gradients, blind aisle extension, visibility splays and end of trip facilities. Varga Certificate attached in Appendix B
- Bicycle parking has been provided, complying with condition B 9 and evident in Appendix C
- Pedestrian sight triangles are provided as evident in Appendix D
- All signposting associated with the proposed development has been carried out in accordance with the approved traffic signage plans as evident in appendix E
- End of trip facilities are provided for staff as evident in Appendix F

Name:	Brad Rattenbury	Qualification / Licence No.:	167594C
Company Name:	COWYN Building Group	ABN No:	79003327562
Company Address:	10-12 Arkley Street Bankstown	Tel:	02 97907511
Signature:		Position Title:	Director
		Date:	17/12/21

Building  
confidence  
since 1954.

Appendix A	Surveyor confirmation of driveway and carpark WAE per design documentation	VERIS
Appendix B	Traffic consultant confirmation of compliance of setout plans	Varga Traffic Planning
Appendix C	Bicycle Parking confirmation	COWYN Building
Appendix D	Pedestrian Sight Triangles	COWYN Building
Appendix E	Signposting completion report	COWYN Building
Appendix F	End of trip facilities location	COWYN Building



Appendix A	Surveyor confirmation of driveway and carpark WAE per design documentation
------------	--

14<sup>TH</sup> December 2021

Ref: 202966

Brad Rattenbury  
COWYN Building Group  
10-12 Arkley Street  
BANKSTOWN NSW 2200

Dear Brad,

**RE: BLUEGUM COMMUNITY SHOOL – ROSEMEAD AVENUE HORNSBY**

As instructed, we have surveyed for identification purposes of part of the land comprised in Certificate of Title Folio Identifier A/327582 being Lot A in Deposited Plan 327582 situated in Hornsby in the Local Government Area of Hornsby, Parish of South Colah, and County of Cumberland.

**DIMENSIONS**

The subject land has frontages of 83.11 to Rosemount Avenue and 40.54 to William Street, with other dimensions as shown on the sketch herewith.

**IMPROVEMENTS**

Constructed on the subject lot is a crushed gravel car park, new metal fencing, paved areas and a new steel staircase to the existing building. The annexed sketch shows the position of the cottage relative to the boundaries of the subject land.

**CERTIFICATION**

I hereby certify that all works have been set out and constructed in accordance with the approved plans by Armada Architects (Dwg No. A131 Rev H)

## EASEMENTS AND COVENANTS

The following are noted on the Folio Identifier.

1. Reservations and Conditions in the Crown Grant(s)


## ENCROACHMENTS

Other than as stated above or shown on the sketch herewith or covered by proposed easements, apart from irregularities in fencing there are no visible or apparent encroachments upon or by the subject land.

Computer Folio Search; 14/12/2021

Date of Survey; 12/12/2021

Yours faithfully,



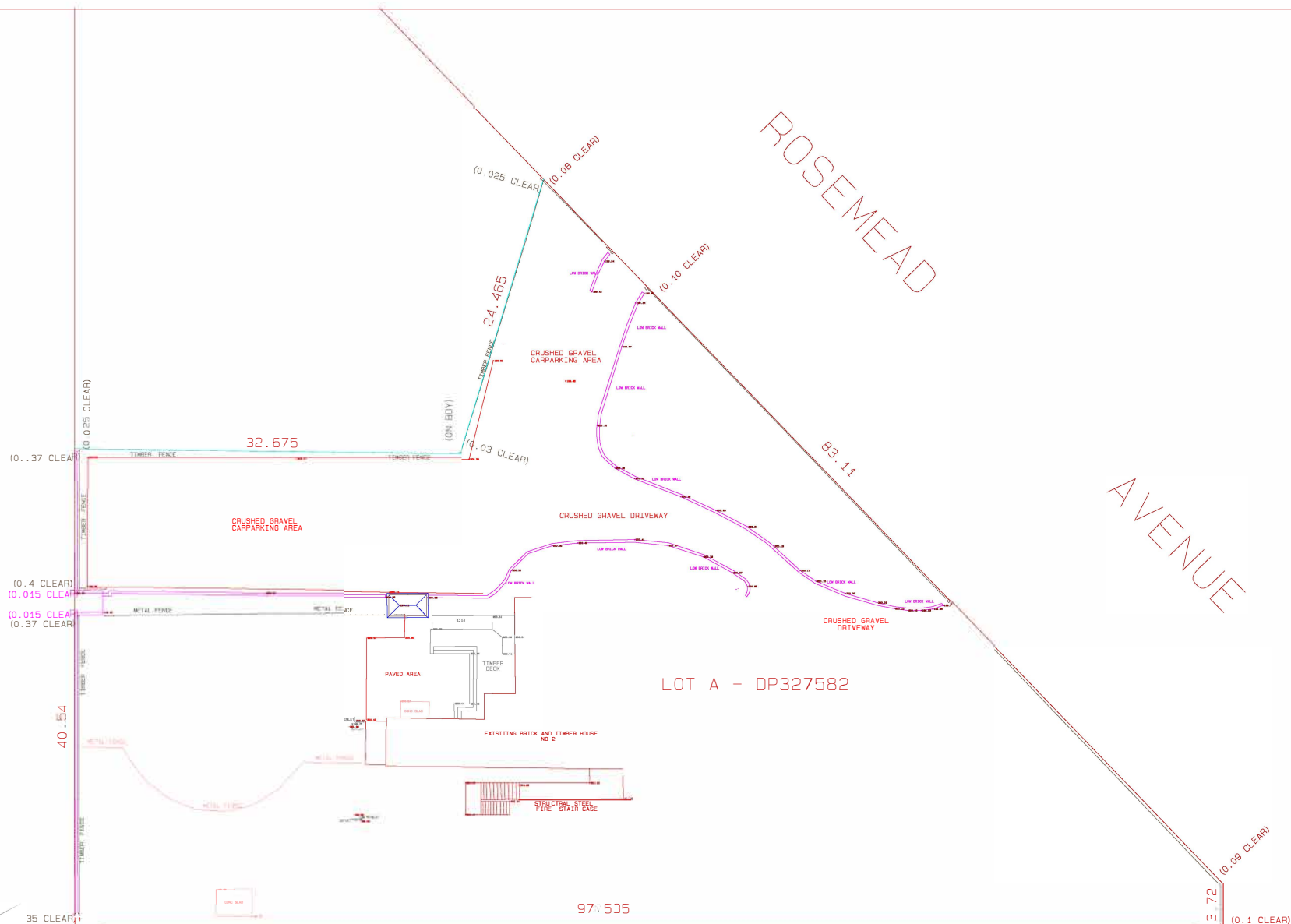
---

David Carey

Surveyor Registered under the Surveying and Spatial Information Act 2002 BOSSI Reg No. SU000053

WILLIAM STREET

ROSEMEAD AVENUE



D-I Corp

REGISTERED SURVEYOR

CLIENT

COWYN BUILDERS

TITLE INFORMATION

Lot: LOT A DP 327582  
Plan No: A/327582  
Title / Folio: A/327582  
L.G.A.: HORNSBY  
Parish: SOUTH COLAH  
County: CUMBERLAND

PROJECT  
BLUE GUM COMMUNITY SCHOOL  
DRAWING TITLE  
FINAL ASBUILT

Surveyor:  
Drawn: DF  
Checked by: DF Date: 14/12/21  
Approved by: DF Date: 14/12/21

Date of Survey: 8/12/21  
Datum: AHD  
Scale: NTS  
Cad ref 202966-FINAL ASBLT-SKETCH/001  
Date of Plan: 15/12/21  
Co-ords:  
Sheet 1 of 1

JOB NUMBER  
DRAWING NUMBER / ISS  
(Original size A4) 202966-FINAL ASBLT-SKETCH/001

veris

Head Office (NSW)  
Suite 1, Level 5, 8 Australia Ave  
Olympic Park NSW 2127  
PO Box 6606, Silverwater, NSW 2128  
T: 1300 765 315  
F: 1300 765 316  
E: info.nsw@veris.com.au  
W: www.veris.com.au  
ABN 53 615 735 727

Appendix B	Traffic consultant confirmation of compliance of setout plans
------------	---



23 June 2021

Ref 21234

Armada Architects  
Studio 55, 61 Marlborough Street  
SURRY HILLS NSW 2010

Attn: Jarrod Lamshed  
[jarrod@armadaarchitects.com.au](mailto:jarrod@armadaarchitects.com.au)

Dear Jarrod,

**SSD-10444**

**1 ROSEMEAD ROAD, HORNSBY**

**REVIEW OF PROPOSED PARKING, SERVICE VEHICLE LAYOUT & END-OF-TRIP FACILITIES**

---

As requested, I have reviewed the parking layout, service vehicle layout and end-of-trip facilities proposed at the above location, as illustrated on the following architectural plans prepared by *Armada Architects*:

- A102 (Rev H), dated 18 June 2021
- A104 (Rev C), dated 31 May 2021
- A120 (Rev C), dated 31 May 2021
- A122 (Rev C), dated 31 May 2021
- A131 (Rev H), dated 18 June 2021
- A219 (Rev C), dated 31 May 2021
- A220 (Rev C), dated 31 May 2021

I can confirm that the proposed arrangements are generally consistent with the DA-approved plans and comply with the relevant aspects of *AS2890.1*, *AS2890.2*, *AS2890.3* and *AS2890.6* in terms of parking space provision & dimensions (including bicycle and disabled spaces), driveway & aisle widths, drop-off/pick-up area, internal driveway gradients, blind aisle extension, visibility splays and end-of-trip facilities, as required by **DA consent condition Nos. B7 & B9**.

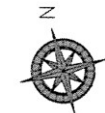
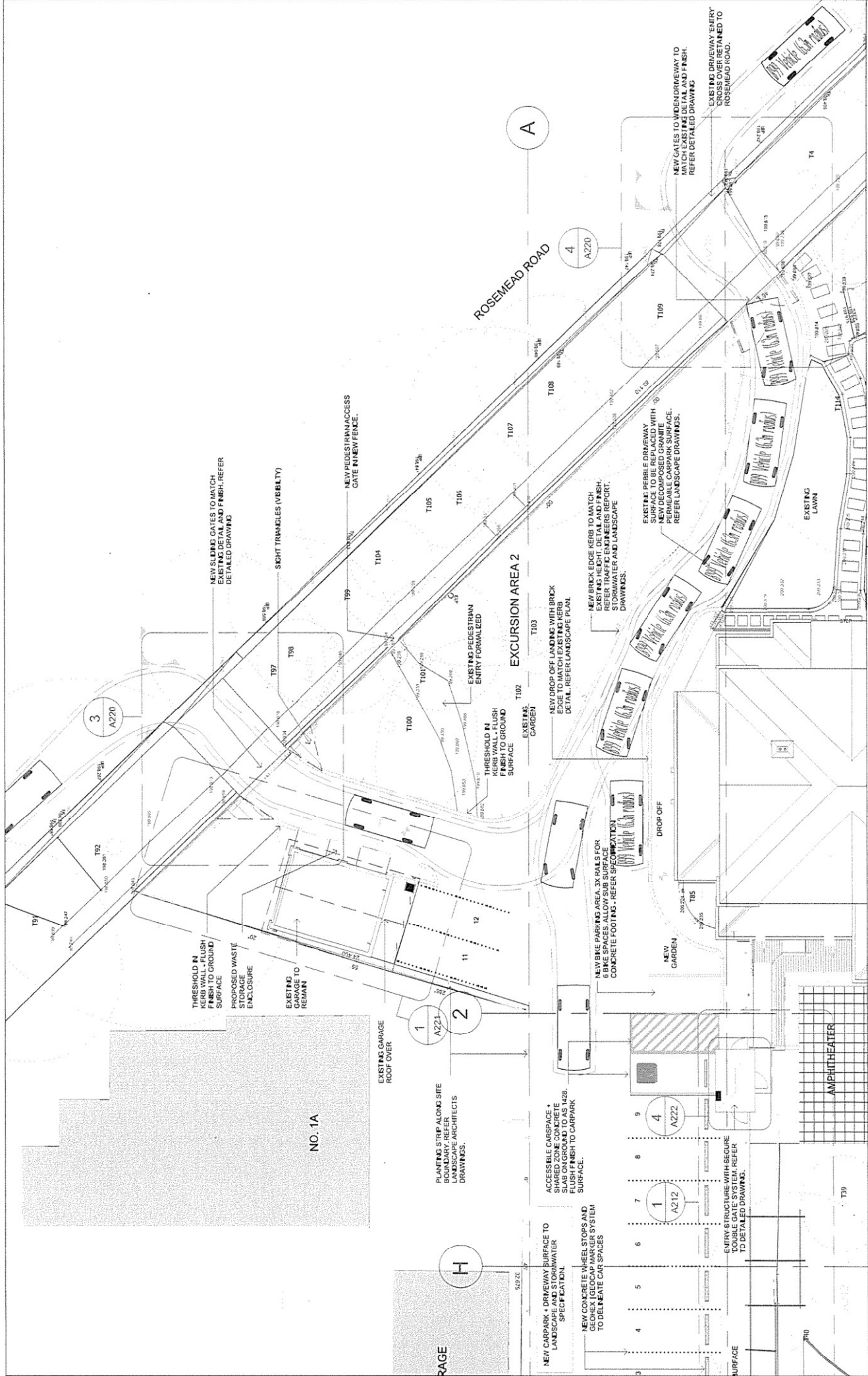
Notwithstanding, I note that the external driveway crossover designs have been approved *in-principle* by Council however will require further detailed design and approval by Council prior to the driveway works commencing, closer to OC stage

Lastly, we have prepared swept turning path diagrams of the largest vehicle expected to access the site which is a B99 light passenger vehicle such as a van, as required by **DA consent condition No.B7(d)**. The swept path diagrams confirm that the vehicle can enter and exit the site and manoeuvre through the site whilst travelling in a forward direction at all times.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

Chris Palmer  
Executive Engineer B.Eng (Civil)  
Varga Traffic Planning Pty Ltd







Appendix C	Bicycle Parking confirmation
------------	------------------------------

Unclassified

Description

Taken Date  
17/12/2021 at 02:52 pm

Upload Date  
17/12/2021 at 02:52 pm

Uploaded By  
Adam Johnson

File Name  
[E0994FA2-91C3-42B9-8...](#)





## Weekly Progress Report

### Description

#### Taken Date

17/12/2021 at 02:51 pm

#### Upload Date

17/12/2021 at 02:51 pm

#### Uploaded By

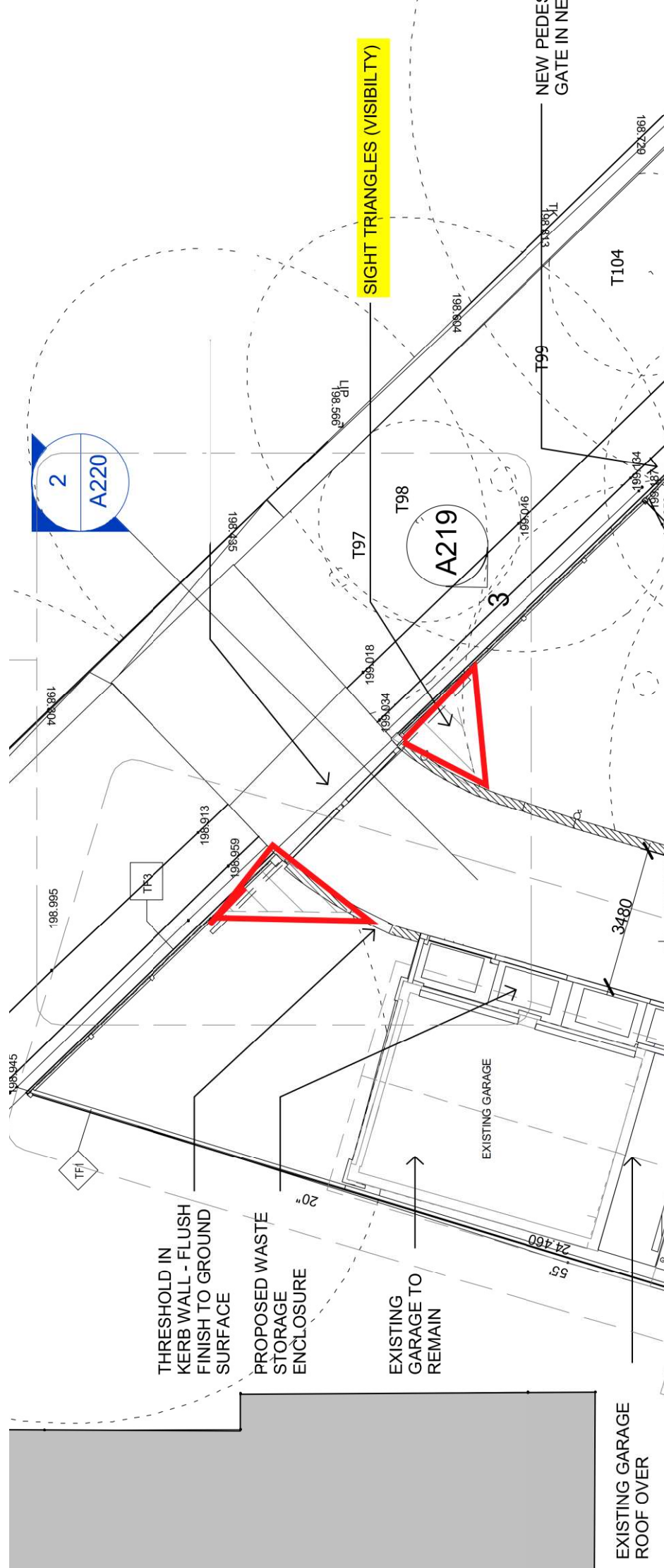
Adam Johnson

#### File Name

2173D542-224C-44C4-B...



Appendix D	Pedestrian Sight Triangles
------------	----------------------------





## Certification Items

### Description

#### Taken Date

17/12/2021 at 10:25 am

#### Upload Date

17/12/2021 at 05:01 pm

#### Uploaded By

Brad Rattenbury

#### File Name

6F6112BD-2F3F-4897-A...





## Certification Items

### Description

#### Taken Date

17/12/2021 at 10:25 am

#### Upload Date

17/12/2021 at 04:59 pm

#### Uploaded By

Brad Rattenbury

#### File Name

[F54B5FA4-0E53-4A1C-8...](#)



Appendix E	Signposting completion report
------------	-------------------------------



## Brad Rattenbury

---

**From:** Jarrod Lamshed <jarrod@armadaarchitects.com.au>  
**Sent:** Thursday, 11 November 2021 10:26 AM  
**To:** Brad Rattenbury  
**Subject:** Bluegum - Outcome of Local Traffic Committee consideration, Rosemead Road, Hornsby  
**Attachments:** Parking Submission ltr 210909.pdf

Hi Brad,

Please see the email trail below regarding the street signage/traffic works approved by the local traffic committee.

It appears that one element (in yellow below) needs to be added to the original DA signage works to satisfy the traffic committee approval.

Can you please confirm if this element can be added to the contract works.

Best regards,  
Jarrod

Jarrod Lamshed  
Director

B. Arch, Dip Eng Struct.  
NSW Arch Reg. 8763  
AIA Member 206943

### **ARMADA**

Architecture Masterplanning and Design Agency

### **RETAIL | COMMERCIAL | PUBLIC SPACE | INTERIORS**

Studio 55  
61 Marlborough Street Surry Hills  
Sydney NSW 2010, Australia  
Mob: (+61) 0405 355 459  
Phone: (+61) 02 8005 0924  
Email: [jarrod@armadaarchitects.com.au](mailto:jarrod@armadaarchitects.com.au)  
Web: [www.armadaarchitects.com.au](http://www.armadaarchitects.com.au)

*Please note - Our office will be closed for the Xmas break on the 16th of December 2021 and reopen for the New Year on the 18th of January 2022.*

Disclaimer: This email and any attachments are proprietary and confidential, may be legally privileged, and are intended solely for the use of the individual to whom this email is addressed.

If you are not the intended recipient, disclosure, copying, distribution and any unauthorised use are expressly prohibited. If you have received this email in error, please notify us immediately by reply email and delete both emails from your system.

----- Forwarded message -----

From: **Jill McLachlan** <[jill@bluegum.nsw.edu.au](mailto:jill@bluegum.nsw.edu.au)>

Date: Thu, Nov 11, 2021 at 9:54 AM

Subject: FW: Reply - Outcome of Local Traffic Committee consideration, Rosemead Road, Hornsby

To: Jarrod Lamshed <[jarrod@armadaarchitects.com.au](mailto:jarrod@armadaarchitects.com.au)>

Hi Jarrod,

I have attached the submission we made to the Hornsby Local Traffic Committee in addition to that already approved. Below is what they approved. Noting there are two points that have been deferred until later. I think Point # 1 and #4 are already noted in the contract. I believe we need to add #1.

*1. Installation of 40m long “No Stopping” restriction along the bend in Rosemead Road (adjacent to existing BB lines) be approved.*

*4. Installation of “No Right Turn” sign at the entry driveway to 1 Rosemead Road be approved.*

*5. Installation of “All Traffic Left Only” sign at the exit driveway to 1 Rosemead Road be approved.*

Could you please ask Cowyn to request this to be added to the instructions for the traffic sign contractor?

Happy to discuss as needed.

Kindly,

Jill

---

**From:** Radek Zarzycki <[RZarzycki@hornsby.nsw.gov.au](mailto:RZarzycki@hornsby.nsw.gov.au)>

**Date:** Wednesday, 10 November 2021 at 4:17 pm

**To:** Jill McLachlan <[jill@bluegum.nsw.edu.au](mailto:jill@bluegum.nsw.edu.au)>, Chris Palmer <[chris@vtp.net.au](mailto:chris@vtp.net.au)>

**Cc:** Alan Yang <[AYang@hornsby.nsw.gov.au](mailto:AYang@hornsby.nsw.gov.au)>, Lesley Tipping <[LTipping@hornsby.nsw.gov.au](mailto:LTipping@hornsby.nsw.gov.au)>, Maureen Hartung <[Maureen@bluegum.act.edu.au](mailto:Maureen@bluegum.act.edu.au)>

**Subject:** RE: Reply - Outcome of Local Traffic Committee consideration, Rosemead Road, Hornsby

Jill,

I have attached a copy of the consent which details the requirements and at what stage they need to be implemented.

See conditions E14 and E32.

The signs can be installed by a traffic sign contractor. Your builder can organise that directly.

I have included our contractor details below for assistance:

Traffic Facilities Maintenance Pty Ltd

4/33 Heathcote Road Moorebank NSW 2170

Tel 0418 474 818 | [www.tfmtraffic.com.au](http://www.tfmtraffic.com.au)



Regards,



**Radek Zarzycki**

**Senior Traffic Engineer | Traffic Engineering & Road Safety | Hornsby Shire Council**

p 02 9847 6524 | m 0438 777 509 | e [rzarzycki@hornsby.nsw.gov.au](mailto:rzarzycki@hornsby.nsw.gov.au) | w [hornsby.nsw.gov.au](http://hornsby.nsw.gov.au)



*Council recognises the Traditional Owners of the lands of Hornsby Shire, the Darug and GuriNgai peoples, and pays respect to their Ancestors and Elders past and present. We acknowledge and uphold their intrinsic connections and continuing relationships to Country.*

---

**From:** Jill McLachlan <[jill@bluegum.nsw.edu.au](mailto:jill@bluegum.nsw.edu.au)>

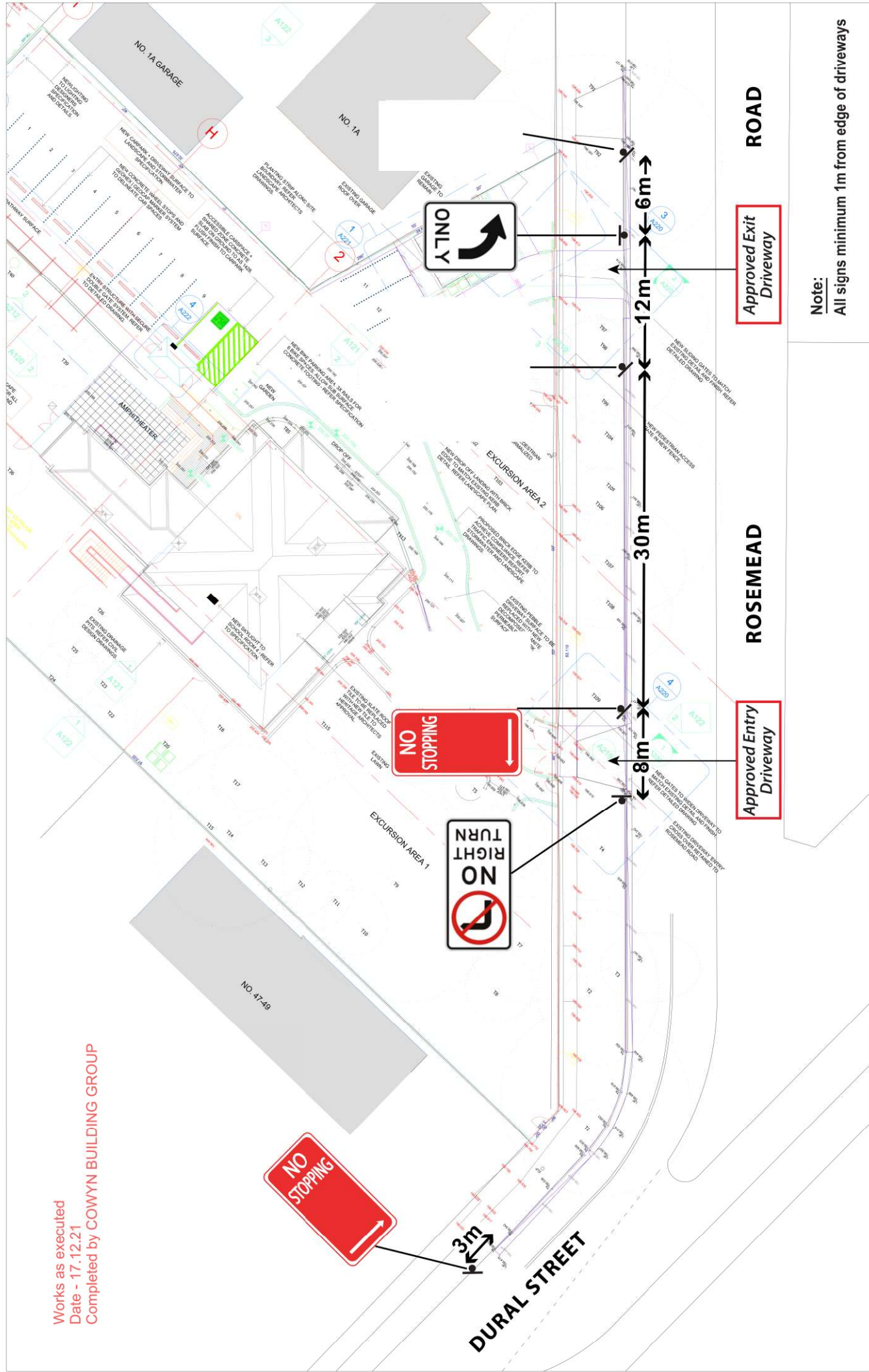
**Sent:** Wednesday, 10 November 2021 10:12 AM

**To:** Radek Zarzycki <[RZarzycki@hornsby.nsw.gov.au](mailto:RZarzycki@hornsby.nsw.gov.au)>; Chris Palmer <[chris@vtp.net.au](mailto:chris@vtp.net.au)>

**Cc:** Alan Yang <[AYang@hornsby.nsw.gov.au](mailto:AYang@hornsby.nsw.gov.au)>; Lesley Tipping <[LTipping@hornsby.nsw.gov.au](mailto:LTipping@hornsby.nsw.gov.au)>; Maureen Hartung <[Maureen@bluegum.act.edu.au](mailto:Maureen@bluegum.act.edu.au)>

**Subject:** Re: Reply - Outcome of Local Traffic Committee consideration, Rosemead Road, Hornsby

Works as executed  
Date - 17.12.21  
Completed by COWYN BUILDING GROUP



**Note:**  
All signs minimum 1m from edge of driveways

VARGA TRAFFIC PLANNING Pty Ltd  
ASBN 60 1071 700 537  
Suite 6 Level 1  
Neural Bay NSW 2089  
www.varga.com.au  
Sydney Australia

PROJECT  
CHILDCARE DEVELOPMENT

DRAWING TITLE  
PROPOSED PARKING RESTRICTIONS PLAN

ADDRESS  
1 ROSEMEAD ROAD, HORNSBY NSW 2077

1:300 @ A3

DATE DRAWN  
2021-9-9

PREPARED  
DONALD LEE

PROJECT NO.  
21234

REVIEWED  
CHRIS PALMER



**VARGA TRAFFIC PLANNING Pty Ltd**  
**Transport, Traffic and Parking Consultants**



## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 07:02 am

#### Upload Date

18/12/2021 at 07:02 am

#### Uploaded By

Joel Smith

#### File Name

2FBE2BB9-4B14-4C4D-B...



## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 07:02 am

#### Upload Date

18/12/2021 at 07:02 am

#### Uploaded By

Joel Smith

#### File Name

[0C64F01F-EE0A-4AED-9...](#)





## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 07:01 am

#### Upload Date

18/12/2021 at 07:01 am

#### Uploaded By

Joel Smith

#### File Name

[C2161505-92EC-4928-8...](#)





## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 07:00 am

#### Upload Date

18/12/2021 at 07:01 am

#### Uploaded By

Joel Smith

#### File Name

82638403-86CC-4DF0-B...





## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 07:00 am

#### Upload Date

18/12/2021 at 07:00 am

#### Uploaded By

Joel Smith

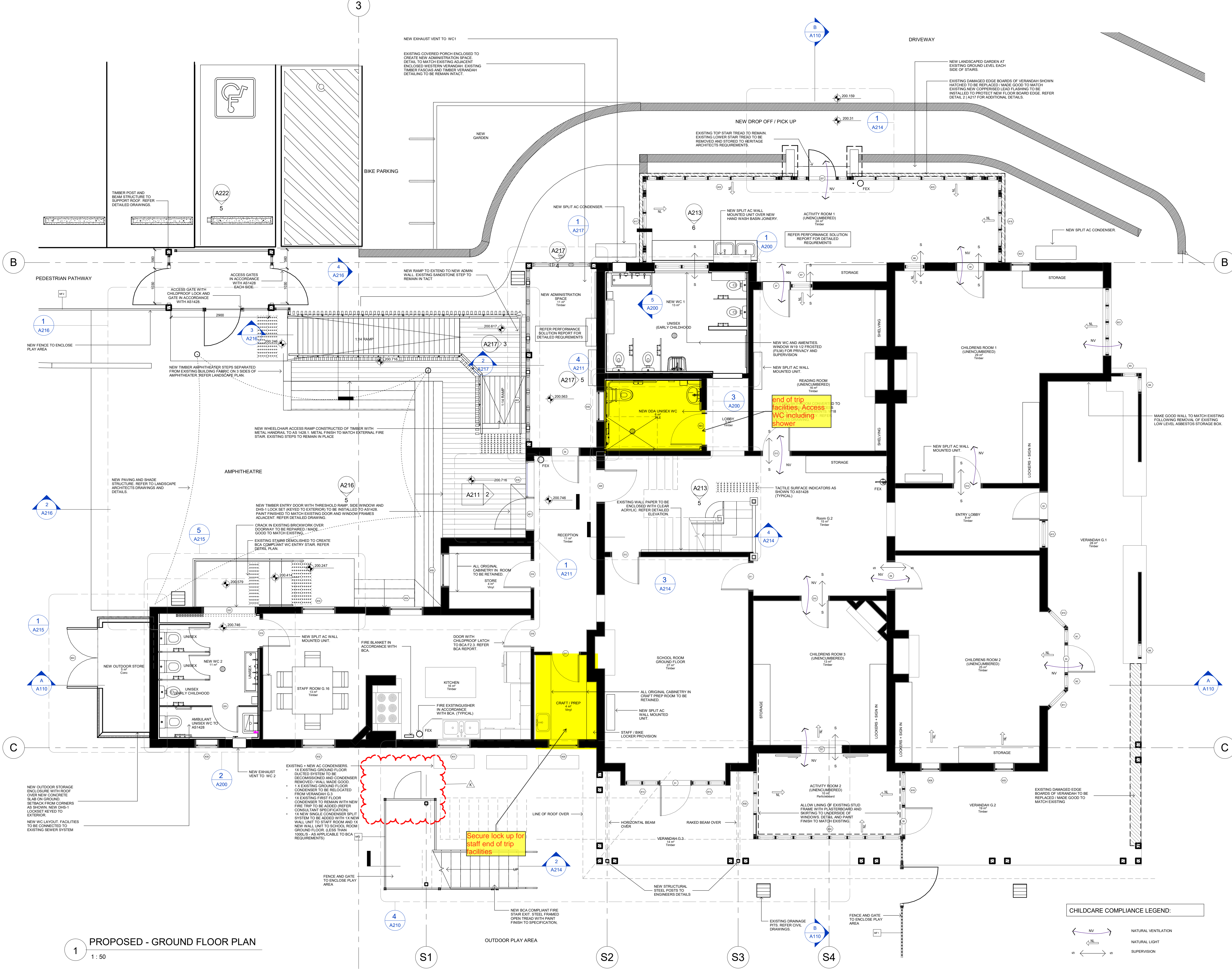
#### File Name

F56CC6B5-9A0E-4373-8...



Appendix F	End of trip facilities location
------------	---------------------------------





REVISIONS		
ISSUE	DESCRIPTION	DATE
C	PRELIMINARY BUILDER REVIEW + PRICING	31/05/21
F	ISSUED FOR HERITAGE APPROVAL	16/06/21
G	ISSUED FOR TENDER	17/06/21
H	ISSUED FOR CONSTRUCTION CERTIFICATE APPROVAL	22/06/21
I	PCA REQUESTED STAIR, RAMP AND WC UPDATES	09/07/21
K	PA - ROSEMEAD AND WILLIAM STREET FENCE DETAIL ADDED, GRID 2+3 LABELS, FINISHES SCHEDULE REVISED, FIXTURES AND FITTINGS SCHEDULE REVISED, ECED AREA PLAN	18/08/21

- GENERAL NOTES:
- ALL EXISTING FLOOR, WALL AND CEILING SURFACES, THRESHOLDS, EDGES AND DETAILINGS TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION WORKS.
  - ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE HERITAGE CONSULTANTS REPORT AND RECOMMENDATIONS.
  - ANY VARIATIONS, INCONSISTENCIES OR AMBIGUITIES IN THE PROJECT REPORTS, DRAWINGS OR DOCUMENTATION ARE TO BE IMMEDIATELY REPORTED TO THE PROJECT ARCHITECT FOR WRITTEN INSTRUCTIONS ON HOW TO PROCEED.
  - ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, RELEVANT CODES, AND WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
  - DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
  - ALL EXTERNAL RLS ARE APPROXIMATE ONLY. REFER DETAILED SURVEY FOR PRECISE SITE LEVELS.
  - ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DA CONSULTANT DOCUMENTATION AND REPORTS INCLUDING BUT NOT LIMITED TO:
    - HERITAGE REPORT
    - ACCESS REPORT
    - ARBORIST REPORT
    - TRAFFIC REPORT
    - FIRE ENGINEERING REPORT
    - BCA REPORT
    - STRUCTURAL ENGINEERS REPORT
    - LANDSCAPE ARCHITECTS DOCUMENTATION
    - ACOUSTIC REPORT
    - HAZARDOUS MATERIALS REPORT
    - SPECIALIST AND ALTERNATIVE SOLUTION REPORTS
  - CONTRACTOR TO ENSURE WORKS ARE COORDINATED WITH SPECIALIST CONSULTANT INPUT + REPORTS.
  - ALL FENCING AND GATES THAT CHILDREN WILL HAVE ACCESS TO MUST BE FITTED WITH CHILDPROOF LOCKING SYSTEMS TO PREVENT CHILDREN FROM LEAVING / ENTERING AREAS UNSUPERVISED.
  - OUTDOOR SPACES AND PLAY AREAS ACCESSIBLE TO CHILDREN MUST BE ENCLOSED ON ALL SIDES WITH A BARRIER WHICH IS A MINIMUM HEIGHT OF 1250MM AND COMPLIES WITH AS1926.1-2012.
  - ALL NEW WET AREAS TO INCLUDE A BATTEN AND SHEET LINING TO SEPARATE EXISTING FABRIC FROM NEW FINISHES, ADHESIVES, WATERPROOFING AND THE LIKE - REFER DETAIL.
  - ANY EXISTING BUILDING ELEMENTS (SUCH AS DOORS, WINDOWS, FITTINGS AND FIXTURES) THAT ARE DEEMED SIGNIFICANT BY THE HERITAGE CONSULTANT AND REMOVED AS PART OF THE WORKS ARE TO BE HANDLED AND SAFELY STORED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE HERITAGE CONSULTANT.
  - NO INBUILT AMPLIFICATION DEVICES TO BE PROVIDED.
  - WINDOW RESTRICTING DEVICES TO BE ADDED TO WINDOWS AS REQUIRED BY BCA - REFER SPECIFICATION.
  - TREE NUMBERING AND INFORMATION IS INDICATIVE ONLY. REFER TO ARBORISTS REPORT FOR ALL DETAILS OF PROPOSED TREE RETENTION AND REMOVAL.
  - FREESTANDING FURNITURE SHOWN FOR APPROVAL PURPOSES ONLY. LOOSE FURNITURE ITEMS (SIGN IN, LOCKERS AND STORAGE UNITS ETC) ARE TO BE PROCURED AND INSTALLED BY BLUEGUM COMMUNITY SCHOOL.

POST CONSTRUCTION CERTIFICATE APPROVAL

**ARMADA**  
Architecture Masterplanning and Design Agency

Studio 55 Level 5  
61 Marlborough Street  
Surry Hills, NSW 2010  
directors@armadaarchitects.com.au

All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with manufacturer's instructions and recommendations. Do not scale from drawings. Verify all dimensions on site prior to construction. This drawing is copyright and may not be used without written consent from ARMADA ARCHITECTS PTY LTD.  
Nominated Architect Jarrod Lamshed NSW REG. 8763

Project  
**PROPOSED BLUEGUM COMMUNITY SCHOOL**

1 ROSEMEAD STREET  
HORNSBY NSW 2077

Title  
**GA - GROUND FLOOR PLAN**

Date 19.08.21 Drawn RM Scale As indicated

Drawing No. A104 Revision K



## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 06:59 am

#### Upload Date

18/12/2021 at 06:59 am

#### Uploaded By

Joel Smith

#### File Name

[A14E88AC-443C-4315-9...](#)



## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 06:59 am

#### Upload Date

18/12/2021 at 06:59 am

#### Uploaded By

Joel Smith

#### File Name

[3E42A6DD-618D-46B0-...](#)



## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 06:58 am

#### Upload Date

18/12/2021 at 06:59 am

#### Uploaded By

Joel Smith

#### File Name

[93AABC61-B2FA-482B-8...](#)



## Weekly Progress Report

### Description

#### Taken Date

18/12/2021 at 06:58 am

#### Upload Date

18/12/2021 at 06:58 am

#### Uploaded By

Joel Smith

#### File Name

[EEB9F9F2-25C4-4032-9...](#)





## Weekly Progress Report

### Description

#### Taken Date

17/12/2021 at 02:21 pm

#### Upload Date

17/12/2021 at 02:21 pm

#### Uploaded By

Adam Johnson

#### File Name

[CDF549C0-9F0A-41F3-A...](#)

