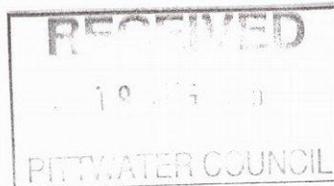


22 July 2015

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660



Dear Sir/Madam,

NEWPORT ARMS HOTEL, 2 KALINYA STREET, NEWPORT NSW 2016
LOT 1 DP 72587 & LOT 1 DP 527172
COMPLYING DEVELOPMENT CERTIFICATE NO: 152808
DATE DETERMINED: 22/07/15

As required by Clause 130(4) of the Environmental Planning and Assessment Regulation 2000 notice is hereby given of the determination of the following application:

- Complying Development Certificate No. CDC 152808

Please find enclosed a cheque for Council's registration fee along with a the following documentation:

- The determination, together with the application to which it relates, and
- Any endorsed plans, specifications or other documents that were lodged with the application or submitted to the accredited certifier in accordance with Clause 127, and
- Any CDC issued as a result of the determination, together with any fire safety schedule, and
- The record of any inspection made for the purposes of Clause 129B in relation to the issue of the complying development certificate unless the inspection was carried out by the Council, and
- Any report required by the Clause 132A(2) that accompanied the application for the CDC.

The applicant has been advised of their requirement to submit to Council the notice of commencement of building works 48 hours prior to the commencement of building works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Brendan Bennett on 8270-3500.

Yours faithfully

A handwritten signature in black ink, appearing to be "Brendan Bennett", written over a large, light-colored oval scribble.

Brendan Bennett
Managing Director

Encl

N:\CPCertification\Certification Templates\CD Letter Council.doc

2 Kalinya Street, Newport, NSW 2106
Complying Development Certificate No. 152808

COMPLYING DEVELOPMENT CERTIFICATE NO. 152808

Issued under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 85 and 85A

APPLICANT

Name: Justin Hemmes - Hemmes Property Pty Ltd
Address: GPO Box 4719, Sydney, NSW 2001
Contact Details: Phone: (02) 9240 3000 Fax: (02) 9240 3001

OWNER

Name: Justin Hemmes - Hemmes Property Pty Ltd
Address: GPO Box 4719, Sydney, NSW 2001

PROPOSAL

Address of Development: Newport Arms Hotel,
2 Kalinya Street, Newport NSW 2106
Lot 1 DP 72587 & Lot 1 DP 527172
Land Use Zone: B2 Local Centre
Building Classification: Class 3, 5, 6, 7a & 10b
Consent Authority/Local Government Area: Pittwater Council
Type of Construction: Type A
Scope of works covered by this Certificate: Internal + external strip out
Environmental Planning Instrument Decision made under: SEPP (Exempt and Complying Development Codes) 2008
Consent is to operate from: 22/07/2015
Consent will lapse on: 22/07/2020
Value of Complying Development Certificate (Incl GST): \$333,000.00
Critical stage inspections; See attached Notice
Plans and Specifications Approved: Schedule 1
Conditions of Consent: Schedule 2
Fire Safety Schedule: N/A
Date of the Application for Complying Development Certificate: 16/06/15
Date Application Received: 14/07/15

PROJECTS CO-ORDINATOR

Please contact **Brendan Bennett**
for any inquiries

CERTIFYING AUTHORITY

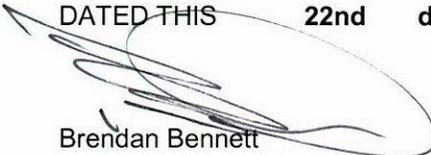
Brendan Bennett for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

BPB 0027

That I, Brendan Bennett, as the certifying authority, certify that the proposed development is complying development and (if carried out as specified in this certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of the certificate.

DATED THIS **22nd** day of **July** **2015**


Brendan Bennett
Managing Director

NB: Prior to the commencement of work S86 (1) and (2) of the Environment Planning and Assessment Act 1979 must be satisfied.

**SCHEDULE 1
APPROVED PLANS AND SPECIFICATIONS**

1. Endorsed Architectural plans prepared by Akin Creative

Plan Title	Drawing No	Revision	Date
Drawing Register	CDC A00	B	10/07/15
Proposed Ground Floor Plan – Demolition Plan	CDC D01	B	10/07/15
Proposed Lower Ground Floor Plan – Demolition Plan	CDC D02	B	10/07/15
Proposed Ground Floor – Site Plan – Demolition Plan	CDC D03	A	10/07/15

2. Other documents relied upon

Title	Prepared By	Reference	Date
Complying Development Certificate Application	Hemmes Property Pty Ltd	-	16/06/15
Long Service Levy Receipt	Long Service Corporation	208315	22/07/15
BCA Compliance Specification	-	-	-
Pre CDC Inspection Report	City Plan Services	152808	10/07/15

SCHEDULE 2 CONDITIONS OF CONSENT

CDC EP&A Act & Codes SEPP

Environmental Planning & Assessment Regulation 2000 conditions

1. Compliance with Building Code of Australia

Work must be carried out in accordance with the requirements of the Building Code of Australia.

Note 1: This condition does not apply:

- (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
- (b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

Note 2: In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

2. Compliance with Building Code of Australia – Temporary Structures

A temporary structure used as an entertainment venue must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia (as in force on the date the application for the relevant complying development certificate is made).

Note 1: This conditions does not apply:

- (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
- (b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

Note 2: In this condition, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

3. Neighbour Notifications

If the complying development certificate involves:

- (1) a new building, or
- (2) an addition to an existing building, or
- (3) the demolition of a building,

The person having the benefit of the complying development certificate must give at least 7 days notice (2 days for urban release) in writing of the person's intentions to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20m of the boundary of the lot on which the work is to be carried out.

Note 1: In this condition residential release means any land within:

- (a) an urban release area identified within a local environmental plan that has been prepared under the *Standard Instrument (Local Environment Plans) Order 2006* and made as provided by section 33A(2) of the Act, or
- (b) a land release area identified under *Eurobodalla Local Environmental Plan 2012*, or
- (c) any land subject to *State Environmental Planning Policy (Sydney Region Growth Centres)2006*, or
- (d) any area included in Parts 6,26,27,28 and 29 of Schedule 3 to *State Environmental Planning Policy (Major Developments) 2005*.

4. Erection of signs

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (1) showing the name, address and telephone number of the principal certifying authority for the work, and
- (2) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(3) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Note 1: This condition does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Note 2: Principal contractors must ensure that signs required by this clause are erected and maintained.

Note 3: This clause does not apply in relation to Crown Building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

5. Development involving bonded asbestos material and friable asbestos material

- (1) Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a license under clause 458 of the *Work Health and Safety Regulation 2011*,
- (2) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
- (3) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.
- (4) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- (5) This clause applies only to a complying development certificate issued after the commencement of this clause.

In this clause, **bonded asbestos material**, **bonded asbestos removal work**, **friable asbestos material** and **friable asbestos removal work** have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.

Note 1: Under clause 317, removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2: The effect of subclause (1)(a) is that the development will be a workplace to which the *Occupational Health and Safety Regulation 2001* applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3: Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

Note 4: Demolition undertaken in relation to complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* must be carried out in accordance with Australian Standard AS 2601—2001, *Demolition of structures*.

6. Condition relating to shoring and adequacy of adjoining property

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:

- (1) protect and support the adjoining premises from possible damage from the excavation, and
- (2) where necessary, underpin the adjoining premises to prevent any such damage.

Note 1: This condition does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

7. Traffic generating development

If an application for CDC is required to be accompanied by a certificate of Roads & Maritime Services as referred to in Clause 4(1)(k) of Schedule 1, the requirements specified in the certificate of Roads & Maritime Services must be complied with.

8. Development on contaminated land

If an application for CDC is required to be accompanied by a statement from a qualified person as referred to in Clause 4(1)(l) of Schedule 1 any requirement specified in the statement must be complied with. This does not apply to complying development carried out under the CDC provisions of the *State Environmental Planning Policy (Three Ports) 2013* in the lease area within the meaning of Clause 4 of that policy.

9. Section 94 contribution and Section 94A levy

If a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan), the contribution or levy is required to be paid prior to the commencement of work in accordance with Section 85A(9) of the Environmental Planning and Assessment Act 1979.

10. Payment of Security

Payment of security to council is required to be paid prior to the commencement of work in accordance with clause 136M of the Environmental Planning & Assessment Regulation 2000.

Note 1: This condition applies to a complying development certificate authorizing the carrying out of development if:

- (a) The development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and
- (b) The development is to be carried out on land adjacent to a public road, and
- (c) At the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to :
 - (i) Development of the same type or description, or
 - (ii) Development carried out in the same circumstances, or
 - (iii) Development carried out on land of the same size or description

Note 2: The security may be provided, at the applicant's choice by way of:

- (a) Deposit with the council, or
- (b) A guarantee satisfactory to the council.

Note 3: The funds realized from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorized or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.

Note 4: Any balance of the funds realized from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided security.

11. PCA to be satisfied that preconditions met before commencement of work

A PCA for building work or subdivision work to be carried out on site, and over which the PCA has control, is required to be satisfied that any preconditions in relation to the work and required to be met before work commences have been met prior to work commencing.

Commercial and Industrial Alterations Code and the Commercial and Industrial (New Buildings and Additions) Code

(Clauses 5.25 and 5A.31)

Note 1: Complying development under the Commercial and Industrial Alterations Code and the Commercial and Industrial (New Buildings and Additions) Code must comply with the requirements of the Act, *the Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.

- Note 2:** Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain complying development certificates are subject.
- Note 3:** In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.
- Note 4:** If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.
- Note 5:** Under section 86A of the *Environmental Planning and Assessment Act 1979*, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Conditions applying before works commence

12. Protection of adjoining areas

A hoarding or a temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:

- (1) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (2) could cause damage to adjoining lands by falling objects, or
- (3) involve the enclosure of a public place or part of a public place.

Note 1: Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

13. Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

14. Waste management

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site
- (2) The waste management plan must:
 - (a) identify all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site, and
 - (b) identify the quantity of waste material in tonnes and cubic metres to be:
 - (iv) reused on-site, and
 - (v) recycled on-site and off-site, and
 - (vi) disposed of off-site, and
 - (c) if waste materials are to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
 - (d) if waste materials are to be disposed of or recycled off-site—specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

15. Adjoining wall dilapidation report

- (1) Before commencing any demolition or excavation works, the person having the benefit of the complying development certificate must obtain a dilapidation report on any part of a building that is within 2m of the works.
- (2) If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.

16. Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- (1) diverting uncontaminated run-off around cleared or disturbed areas, and
- (2) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (3) preventing the tracking of sediment by vehicles onto roads, and
- (4) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Conditions applying during the works

Note 1: The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

17. Hours for construction or demolition

Construction may only be carried out between 7:00am and 6:00pm on Monday to Friday, or between 8:00am and 1:00pm on Saturdays, and no construction is to be carried out at any time on Sundays or a public holiday.

18. Works outside standard hours for construction

- (1) Work may be carried out outside the standard hours for construction if the work only generates noise that is:
 - (a) no louder than 5 dB(A) above the rating background level at any adjoining residence in accordance with the *Interim Construction Noise Guideline* (ISBN 978 1 74232 217 9) published by the Department of Environment and Climate Change NSW in July 2009, and
 - (b) no louder than the noise management levels specified in Table 3 of that guideline at other sensitive receivers.
- (2) Work may be carried out outside the standard hours for construction:
 - (a) for the delivery of materials—if prior approval has been obtained from the NSW Police Force or any other relevant public authority, or
 - (b) in an emergency, to avoid the loss of lives or property or to prevent environmental harm.

19. Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

20. Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

21. Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Copies of receipts stating the following must be given to the principal certifying authority:
 - (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
- (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (5) During construction:
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.

22. Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.

23. Drainage connections

- (1) If the work is the erection of, or an alteration or addition to, a building, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* must be held before the connection is carried out.

24. Archaeology discovered during excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- (1) all work must stop immediately in that area, and
- (2) the Office of Environment and Heritage must be advised of the discovery.

Note 1: Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

25. Aboriginal objects discovered during excavation

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- (1) all excavation or disturbance of the area must stop immediately in that area, and
- (2) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note 1: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

26. When a survey certificate is required

- (1) If any part of the work is the erection of a new building, or an alteration or addition to an existing building, that is located less than 3m from the lot boundary, a survey certificate must be given to the principal certifying authority:
 - (a) before any form work below the ground floor slab is completed, or
 - (b) if there is no such form work—before the concrete is poured for the ground floor slab.
- (2) The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.

Conditions applying before the issue of an occupation certificate

27. Vehicular access

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

28. Utility services

- (1) If the complying development requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.
- (2) If the work will be the subject of a notice of requirements for water supply or sewerage services (or both) by a water utility or an entity authorised by the utility, the work must be satisfactorily completed before the occupation certificate is issued.
- (3) If the work will be the subject of a compliance certificate under section 73 of the *Sydney Water Act 1994*, the work must be satisfactorily completed before the occupation certificate is issued.

29. Mechanical ventilation systems

If the work includes a mechanical ventilation system that is a **regulated system** within the meaning of the *Public Health Act 2010*, the system must be notified as required by the *Public Health Regulation 2012*, before an occupation certificate (whether interim or final) for the work is issued.

30. Food businesses

If the complying development is a **food business** within the meaning of the *Food Act 2003*, the food business must be notified as required by that Act or licensed as required by the *Food Regulation 2010*, before an occupation certificate (whether interim or final) for the complying development is issued.

31. Premises where skin penetration procedures are carried out

If the complying development relates to premises at which a **skin penetration procedure** within the meaning of the *Public Health Act 2010* will be carried out, the premises must be notified as required by Part 4 of the *Public Health Regulation 2012* before an occupation certificate (whether interim or final) for the complying development is issued.

Operational requirements

32. Hours of operation

- (1) If there are existing conditions on a development consent applying to hours of operation, the development must not be operated outside the hours specified in those conditions.
- (2) If there are no existing conditions on the development consent applying to hours of operation, the development must not be operated outside the following hours:
 - (a) if the development involves a new use as bulky goods premises or other commercial premises - 7.00 am to 10.00 pm Monday to Saturday and 7.00 am to 8.00 pm on a Sunday or a public holiday,
 - (b) if the development involves a new use as something other than a bulky goods premises or other commercial premises and adjoins or is opposite a residential lot within a residential zone or Zone RU5 Village - 7.00 am to 7.00 pm Monday to Saturday and no operation on a Sunday or a public holiday,
 - (c) in any other case not referred to in paragraph (a) or (b)—7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.

33. Noise

- (1) The development must comply with the requirements for industrial premises contained in the Noise Policy.
- (2) Noise emitted by the development:
 - (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and
 - (b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.
- (3) In this clause, **the Noise Policy** means the document entitled *NSW Industrial Noise Policy* (ISBN 0 7313 2715 2) published in January 2000 by the Environment Protection Authority.

34. Lighting

- (1) All new external lighting must:
 - (a) comply with AS 4282–1997 Control of the obtrusive effects of outdoor lighting, and
 - (b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.
- (2) Lighting at vehicle access points to the development must be provided in accordance with AS/NZS 1158 Set:2010 *Lighting for roads and public spaces Set*.

35. Unobstructed driveways and parking areas

- (1) All driveways and parking areas must be unobstructed at all times.
- (2) Driveways and car spaces:
 - (a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and

- (b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

36. Landscaped area (planting and maintenance)

- (1) Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.
- (2) All landscaped areas on the site must be maintained on an on-going basis.

Demolition Code

(Clause 7.3)

- Note 1.** Complying development under the Demolition Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.
- Note 2.** Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain complying development certificates are subject.
- Note 3.** In addition to the requirements specified for development to be complying development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.
- Note 4.** If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.
- Note 5.** Under section 86A of the *Environmental Planning and Assessment Act 1979* a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Conditions applying before works commence

37. Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin, and must be kept in place until after the completion of works, if the works:

- (1) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (2) could cause damage to adjoining lands by falling objects, or
- (3) involve the enclosure of a public place or part of a public place.

Note 1: Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

38. Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

39. Waste management

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site.

- (2) The waste management plan must:
 - (a) identify all waste (including excavation, demolition and construction waste material) that will be generated by the work on the site, and
 - (b) identify the quantity of waste material, in tonnes and cubic metres, to be:
 - (i) reused on-site, and
 - (ii) recycled on-site and off-site, and
 - (iii) disposed of off-site, and
 - (c) if waste material is to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
 - (d) if waste material is to be disposed of or recycled off-site—specify the contractor who will be transporting the material and the waste facility or recycling outlet to which the material will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

40. Adjoining wall dilapidation report

- (1) If a building to be demolished is within 900mm of a boundary, and there is a wall (the **adjoining wall**) on the lot adjoining that boundary that is less than 900mm from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.
- (2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

41. Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- (1) diverting uncontaminated run-off around cleared or disturbed areas, and
- (2) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (3) preventing the tracking of sediment by vehicles onto roads, and
- (4) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Conditions applying during the works

Note 1: The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

42. Hours for demolition

Demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no demolition is to be carried out at any time on a Sunday or a public holiday.

43. Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

44. Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

45. Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Copies of receipts stating the following must be given to the principal certifying authority:
 - (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
- (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (5) During construction:
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

PROPOSAL

Address of land on which the work is to be carried out: **Newport Arms Hotel, 2 Kalinya Street,
Newport NSW 2016**

Description of building works covered by this Notice: **Internal + external strip out**

APPLICANT

Name: **Justin Hemmes - Hemmes Hermitage P/L**
Address: **GPO Box 4719, Sydney NSW 2001**
Contact Details: **Phone: 0292403000 Fax: 0292403001**

RELEVANT CONSENTS

Complying Development Certificate No: **CDC 152808**
Date of Complying Development Certificate: **22/07/15**

INSPECTION BOOKING PROCESS

Please telephone the following number to book a critical stage inspection: **Ph: 8270 3500**
A minimum period of 48 hours is to be provided

PRINCIPAL CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION NUMBER

BPB 0027

MANDATORY CRITICAL STAGE INSPECTIONS

That I, Brendan Bennett, of City Plan Services acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(lii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

DATED THIS **22nd** day of **July** **2015**


Brendan Bennett
Managing Director

NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 85 and 85A

PROPOSAL

Address of Development:

**Newport Arms Hotel, 2 Kalinya Street,
Newport NSW 2016**

Lot & DP No:

Lot 1 DP 72587 & Lot 1 DP 527172

Description of building works covered by this Notice:

Internal + external strip out

APPLICANT

Name:

Justin Hemmes - Hemmes Hermitage P/L

Address:

GPO Box 4719, Sydney NSW 2001

Contact Details:

Phone: 0292403000

Fax: 0292403001

The applicant has appointed Brendan Bennett as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with City Plan Services for the building works identified in this Notice.

RELEVANT CONSENTS

Complying Development Certificate No:

CDC 152808

Date of Complying Development Certificate:

22/07/15

PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of
City Plan Services Pty Ltd**

ACCREDITATION BODY

BPB 0027

That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney accept the appoint as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.

DATED THIS **22nd** day of **July** **2015**



**Brendan Bennett
Managing Director**

**SCHEDULE 1
MANDATORY CRITICAL STAGE INSPECTIONS**

NO. CRITICAL STAGE INSPECTION	INSPECTOR
1. After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

**SCHEDULE 2
OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING
AUTHORITY**

NO. OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
None have been specified in this instance	N/A

RECEIVED
14/07/15
BY:.....

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979* Sections 85, 85A

Information for the applicant

- This form may be used to apply for a complying development (a 'CDC') to carry out development classed as "complying development".
- To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.
- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

However, depending on factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg, road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at www.planning.nsw.gov.au. In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they may be required.

APPLICANT

Name Justin Hemmes
 Company Hemmes Property P/L
 ABN Number (if Applicable) 105 332 518
 Address GPO Box 4719
 Suburb or town Sydney Postcode 2001
 Telephone 02-92403000 Fax 02-92403001
 Mobile 0412250997 Email angela.muller@merivale.com

IDENTIFICATION OF BUILDING

Address 2 Kalinya Street
 Lot No _____
 DP No _____
 Suburb or town Newport Postcode 2106

DESCRIPTION OF DEVELOPMENT

Detailed Description:

Internal + external slip out.
per drawings.

VALUE OF WORK

Estimated Cost of Work:
(Including GST)

\$ 333,000 -

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment).

ENVIRONMENTAL PLANNING INSTRUMENT

Provide the name of the "environmental planning instrument" under which the development is complying development.

If the development is specified as complying development by a "development control plan" referred to in an environmental planning instrument, also provide the name of that development control plan.

SEPP (Exempt & Complying Development Codes) 2008

OR

Other environmental planning instrument (EPI)

Name of EPI _____

Name of Development Control Plan _____
(if applicable)

Note: The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this application is to be assessed under.

ASBESTOS

The estimated area (if any), in square metres, of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development

Bonded asbestos material _____ m²

Friable asbestos material _____ m²

CONTAMINATED LAND

Is the land used, or formally used, for a purpose listed in Table 1 to clause 3.2.1 of the document entitled Managing Land Contamination Planning Guidelines, SEPP 55 - Remediation of Land published in 1998 by the Department of Urban Affairs & Planning and the Environment Protection Authority, or

Is the land on the list of sites notified under section 60 of the Contaminated Land Management Act 1997?

Yes

No

If Yes - provide:

A statement issued by a qualified person certifying that:

- a) The land is suitable for the intended purpose of the development having regard to the contamination status of the land, or
- b) The land would be so suitable if the remediation works specified in the statement were carried out.

EASEMENTS

Is the development required to be set back from any registered easement?

Yes

No

If Yes - provide:

- a) A copy of the certificate of title for the lot on which the development is to be carried out, and
- b) A title diagram for the lot and any adjoining lot that benefits from the easement (if the land is subject to a registered easement)

BUILDING CODE OF AUSTRALIA BUILDING CLASSIFICATION

Class(s) _____

ADDITIONAL REQUIREMENTS

- Schedule 1 must be completed and accompanied by information required to be submitted with the application for a construction certificate for proposed building works. Prepare and attach a list of all documents provided.
- Applications for complying development certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Application MAY NOT be sent by fax.

Schedule 1 – Attachments relating to the proposed development

Applicants must provide electronic copies of the documents listed below that are relevant to the type of development that is proposed. Please place a cross in the appropriate box(s) to indicate the type of development involved.

1. SUBDIVISION WORK

Does the development involve Subdivision Work?

Yes

No

If Yes - provide:

Appropriate subdivision work plans and specifications, which include copies of:

- a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned
- c) detailed engineering plans as to the following matters:
 - i. earthworks
 - ii. roadworks

2.2 Has the required sketch of the development been submitted?

Yes

No

If Yes – provide a sketch which indicates the following:

- a) The location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- b) Floor plans of any proposed buildings showing layout, portioning, room sizes and intended uses of each part of the building,
- c) Elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- d) Elevations and sections showing heights of any proposed temporary structures and the materials of which any structures are proposed to be made (using the abbreviations set out in the Description of Development section.
- e) Proposed finished levels of the land in relation to existing and proposed buildings and roads,
- f) Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- g) Proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- h) Proposed methods of draining the land,
- i) In respect of BASIX affected development, such other matters as any BASIX certificate(s) requires to be included on the sketch. (See - BASIX NOTES in section 2.8)
- j) In respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch (See - BASIX NOTES in section 2.8)

2.3 Does the development involve building work (including work in relation to a dwelling, house or a building or structure that is ancillary to a dwelling or house?

Yes

No

If Yes - Provide:

1. A detailed description of the development by completing the Description of Development section.
2. Appropriate building work plans and specifications, which are to include:
 - a) Detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan that show:
 - i. A plan of each floor section, and
 - ii. A plan for each elevation of the building, and
 - iii. The levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and
 - iv. The height, design, construction and provision for fire safety and the fire resistance (if any),
 - b) Specifications for the development:
 - i. That describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
 - ii. That state whether the materials to be used are new or second hand and (in the case of second hand materials) give particulars of the materials to be used,
 - c) A statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
 - d) A description of any accredited building product or system sought to be relied on for the purposes of section 85A(4) of the environmental Planning and Assessment Act 1979**,
 - e) Copies of any compliance certificate to be relied on,
 - f) If the development involved building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
 - g) In respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See BASIX NOTES in section 2.8)
 - h) In respect of BASIX optional development for which BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See BASIX NOTES in section 2.8)

** S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

- existing building, a scaled plan of the existing building,
- g) In respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See BASIX NOTES in section 2.8)
 - h) In respect of BASIX optional development for which BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See BASIX NOTES in section 2.8)

** S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

2.4 Does the building work (*see note below) involve an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement?

Yes

No

If Yes - Provide:

Either or both of the following from a "fire safety engineer" (a private accredited certifier holding Category C10 accreditation):

- a) A compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that the alternative solution complies with the relevant performance requirements of the BCA.
- b) A written report that includes a statement that the alternative solution complies with the relevant requirements of the BCA.

*Note: The above requirement only applies to building work in respect of:

- a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more
- b) any building (other than a class 9a building) that is proposed to have:
 - i. a fire compartment with a total floor area of more than 2000 square metres or
 - ii. a total floor area of more than 6000 square metres that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, DP4 and DP5 in Volume 1 of the BCA.

2.5 Does the development involve the erection of a temporary structure?

Yes

No

If Yes - Provide:

- a) documentation that specifies the live and dead loads the temporary structure is designed to meet,
- b) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,
- c) in the case of a temporary structure proposed to be used as a place of public entertainment – a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- d) documentation describing any accredited building product or system sought to be relied on for the purposes of section 85A(4) of the Act,
- e) copies of any compliance certificates to be relied on.

2.6 Is any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986?

Yes

No

If Yes - Provide:

A copy of a receipt for any long service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy).

2.7 Have the plans subject to the application been stamped by a Sydney Water Quick Check Agent or the relevant water utility or their authorised agent?

Yes

No

If Yes - Provide:

A copy of the stamped plans.

Note: The approved plans must be submitted to a Sydney Water Quick Check agent or other relevant water utility to determine whether the development will affect any wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

2.8 Does the application involve walls less than 0.9m from the property boundary?

Yes

No

If Yes - Provide:

- a) A report by a professional engineer, outlining the proposed method of supporting the adjoining wall (if the development involves the erection of a wall to a boundary that has a wall less than 0.9m from the boundary), or
- b) A report by a professional engineer, outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal (if the development involves the demolition or removal of a wall to the boundary that is less than 0.9m from the boundary)

combined capacity, of 40,000 litres or more.

"BASIX excluded development" is

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the Heritage Act 1977
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate *MAY* be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "BASIX optional development". "BASIX optional development" means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>

3. HOME BUILDING ACT REQUIREMENTS

In the case of an application for a complying development certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

Yes

No

If Yes - Provide:

- a) In the case of work by a licensee under the Act:
 - i) a statement detailing the licensee's name and contractor licence number, and
 - ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*,
- or
- b) In the case of work done by any other person:
 - i) a statement detailing the person's name and owner builder permit number, or
 - ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purpose of the definition of *owner-builder work* in section 29 of that Act.
 - iii) *A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

4. RESTRICTIONS ON THE TITLES

Is the proposed work affected by any restrictions on the titles (including covenants, easements & rights of way).

Yes

No

If Yes - Provide Details

5. COPYRIGHT

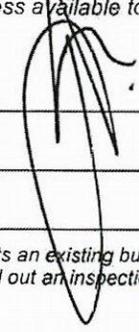
Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See – Cl.129 EP&A Regulation 2000).

8. OWNERS CONSENT

As the owner(s) of the land on which the work is to be carried out:

1. I/we hereby consent to the applicant(s) named on the application to act on my/our behalf as the person with benefit of the development consent nominated herein.
2. I/we hereby consent to the certifying authority, or an accredited certifier nominated by City Plan Services P/L, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we will undertake all necessary steps to make access available to the property to enable the inspection to be carried out.

Signature of all owner(s):

Name Justin Kemmes Sign 
Director
 Name _____ Sign _____
 Date _____

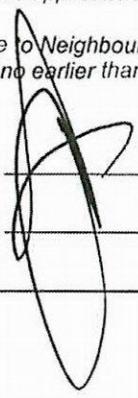
A certifying authority must not issue a construction certificate for the development on a site which affects an existing building unless the certifying authority or an accredited certifier nominated by City Plan Services P/L has carried out an inspection of the site of the development.

9. APPLICANT SIGNATURE

As a person eligible to be an applicant for this work:

1. I/we hereby submit this Complying Development Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.
2. I/we hereby appoint Brendan Bennett/ Chris Michaels/ Adam DeLooze/ Darren Bugg of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.
3. I/we (if not the owner(s) of the land on which the work is to be carried out), hereby state that I/we are not the contractor who will carry out the building work or subdivision.
4. I/we hereby state that, to the best of my knowledge, the information provided within this application is true and accurate.
5. I/we hereby give permission for City Plan Services to, on our behalf, issue the "Notice to Neighbour of Commencement of Building Work" stating our intention to commence building works no earlier than 16 days from the date of this notice.

Signature of applicant(s):

Name Justin Kemmes Sign 
Director
 Name _____ Sign _____
 Date _____

DESCRIPTION OF THE DEVELOPMENT

For each proposed new building, indicate:

The number of storeys (including underground storeys) in the building. _____

Gross floor area of existing building (m²). _____

The gross site area of the land on which the building is to be erected (m²). _____

For each proposed new residential building, indicate:

The number of existing dwellings on the land on which the new building is to be erected. _____

The number of existing dwellings that are to be demolished in connection with the erection of the new building. _____

The number of dwellings to be included in the new building. _____

Whether the new building is to be attached to any existing building. _____

Whether the new building is to be attached to any other new building. _____

Whether the site contain a dual occupancy. _____

The materials to be used in the construction of the new building by completing the table below. _____

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick (double)	11	Tiles	10
Brick (veneer)	12	Concrete / Slate	20
Concrete / Stone	20	Fibrous Cement	30
Fibrous Cement	20	Steel	60
Timber	40	Aluminium	70
Curtain Glass	50	Other	80
Steel	60	Not Specified	90
Aluminium Cladding	70		
Timber/Weatherboard	40		
Other	80		
Not Specified	90		
Floor	Code	Frame	Code
Concrete / Slate	20	Timber	40
Timber	40	Steel	60
Other	80	Aluminium	70
Unknown	90	Other	80
		Unknown	90



Levy Online Payment Receipt

Building and Construction

HEMMES PROPERTY PTY LIMITED
GPO BOX 4719
SYDNEY NSW 2001

Application Details:

Applicant Name:	HEMMES PROPERTY PTY LIMITED
Levy Number:	5100411
Application Type:	CDC
Application Number:	152808
Approving Authority:	RANDWICK CITY COUNCIL

Work Details:

Site Address:	2 KALINYA ST NEWPORT NSW 2106
Value of work:	\$333,000
Levy Due:	\$1,165.00

Payment Details:

LSC Receipt Number:	208315
Payment Date:	22/07/2015 3:51:33 PM
Bank Payment Reference:	814896620
Levy Paid:	\$1,165.00
Credit card surcharge:	\$4.66
Total Payment Received:	\$1,169.66

BCA COMPLIANCE SPECIFICATION

NEWPORT ARMS HOTEL, 2 KALINYA STREET, NEWPORT, NSW 2106

1. Structure is to comply with BCA 2014 Part B1.
2. Masonry construction is to comply with BCA 2014 AS 3700 – 2011.
3. Fire hazard properties of linings, materials and assemblies are to comply with BCA 2014 Clause C1.10 and Spec C1.10.
4. Pedestrian ramps are to comply with BCA 2014 D2.9 and where serving as an accessible ramp, must comply with AS1428.1-2009 Amdt 1.
5. The floor surface of ramps, treads/nosings of stairways, and landings are to have a slip resistance classification not less than that listed in BCA 2014 Table D2.14.
6. Handrails are to be provided where required and shall comply with BCA 2014 Clause D2.17 Clause 12 of AS1429.1-2009 Amdt 1.
7. Access for people with disabilities is to comply with BCA 2014 clauses D3.1, D3.2, D3.3, D3.6 signage, D3.8 tactiles. D3.11 ramps and AS 1428.1 – 2009 Amdt 1.
8. Signage for people with disabilities in accordance with BCA 2014 D3.6, Spec D3.6 and AS1428.1-2009 Amdt 1
9. Tactile indicators to be provided in accordance with BCA 2014 Clause D3.8 and AS/NZS 1428.4.1-2009 Amdt 1.
10. Existing sprinklers to be modified to suit new layout in accordance with current fire safety schedule.
11. Portable fire extinguishers to comply with BCA 2014 Clause E1.6 and AS 2444-2001.
12. Emergency lighting is to comply with BCA 2014 Clause E4.2, E4.3, E4.4 and AS 2293.1-2005 Amdt 1.
13. Exit signs are to comply with BCA 2014 Clause E4.5, E4.6, E4.8 and AS 2293.1-2005 Amdt 1.
14. Waterproofing membranes for external above ground use are to comply with AS 4654.1-2012 & AS 4654.2-2012.
15. Floor wastes shall be provided in accordance with BCA 2014 clause F1.11.
16. Artificial lighting & power is to be in accordance with BCA 2014 Clause F4.4, J6.2, J6.3, J6.4, J6.5 & J6.6 & AS/NZS 1680.0-2009.
17. Natural ventilation is to be in accordance with BCA 2014 Clause F4.5, F4.6 & F4.7.
18. Refrigerated chambers strong-rooms & vaults are to comply with BCA 2014 G1.2.
19. Hot water supply (Energy Efficiency) – BCA 2014 Clause J7.2 & Part B2 of NCC Volume 3 – Plumbing Code of Australia
20. Access for maintenance (Energy Efficiency) - BCA 2014 Clause J8.2
21. Facilities for energy monitoring - BCA 2014 Clause J8.3.
22. Fitout of food premises is to be undertaken with the requirements of council, and will be registered with Council prior to the application for an Occupation Certificate.
23. Construction of food premises shall comply with the requirements of the Food Act and Regulations 2003, National Code for the Construction and Fitout of Food Premises and AS4674-2004 as appropriate and Council's Food Code.
24. Fire Blankets in accordance with AS 2444-2001.

INSPECTION REPORT

This inspection report is a record of inspections in accordance with Clause 129C of the Environmental Planning & Assessment Regulation 2000.

CC No.	: N/A
CDC No.	: 152808
PCA	: Brendan Bennett, BPB0027
Site Address	: 2 Kalinya Street, Newport NSW 2106
Requested by	:
Contact No.	:
Contact email:	:
Inspection Type	: Inspection of the existing building as per Clause 129B of the EP&A Regs
Date Inspected	: 10 July 2015
Time Requested:	:

RESULT OF INSPECTION

Satisfactory	<input checked="" type="checkbox"/>	No re-inspection required
Satisfactory subject to actions	<input type="checkbox"/>	No re-inspection required
Unsatisfactory/actions required	<input type="checkbox"/>	Re-inspection required Yes <input type="checkbox"/> No <input type="checkbox"/>

1. Premises closed for demolition and stripout (except public bar & bottle shop). Consideration of fire safety measures not required.
2. The plans and specifications accompanying the application for the CDC adequately and accurately depict the condition of the existing building and/or site conditions.
3. At the time of the inspection, building works subject to the CDC has not commenced on site.
4. No features of the site, or building on the site would result in the application not being complying development or not complying with the Building Code of Australia.

Note ¹: Demolition works in preparation for extensive refurbishment of premises.

Note ²: Public bar and bottle shop to remain open. Suitable fire safety measures and viable egress in place to facilitate.

Signature :



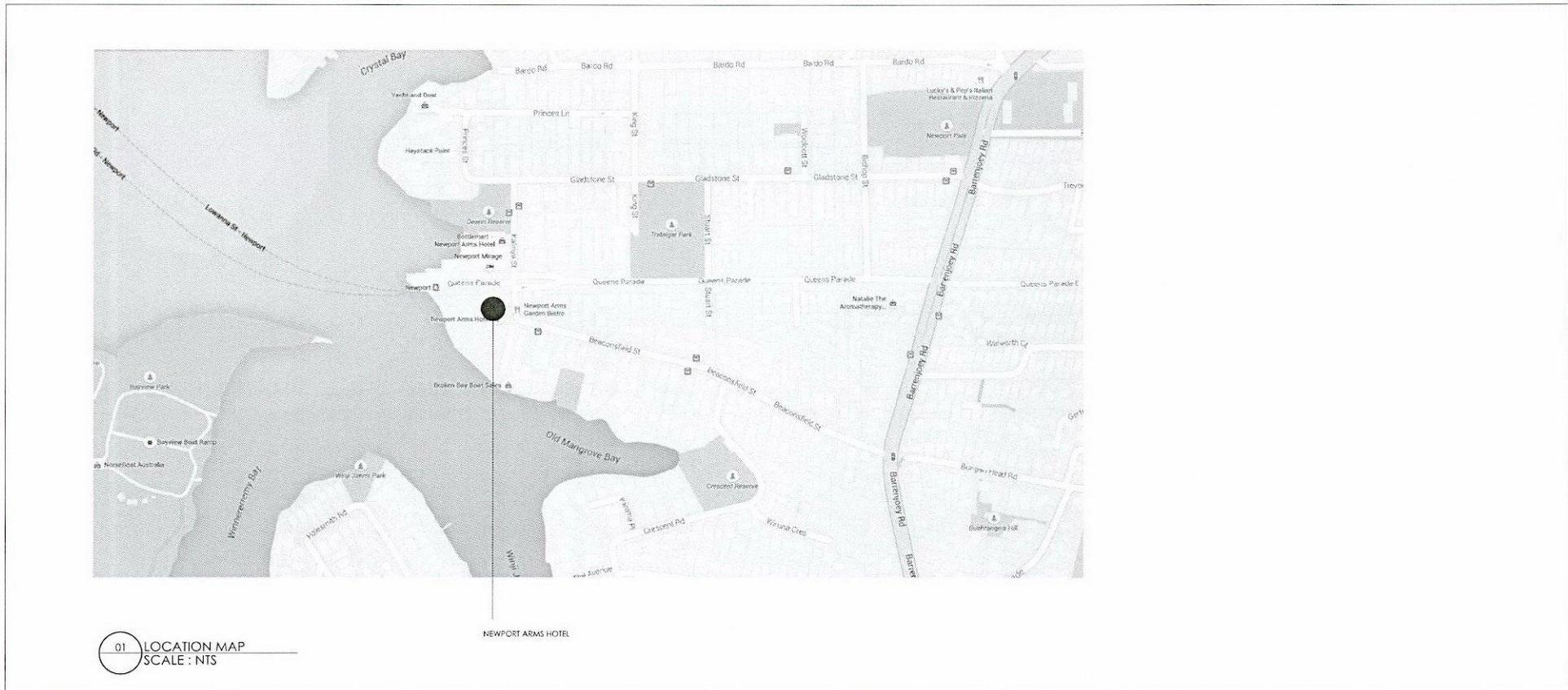
Inspected by* : Brendan Bennett

Accreditation No. : BPB0027

Date : 10 July 2015

**This serves as written notification from the contractor for a change in the nominated inspector for this project as required under the contract agreement made under Clause 73A of the Building Professional Act 2005 and Clause 19A of the Building Professional Regulations 2007*

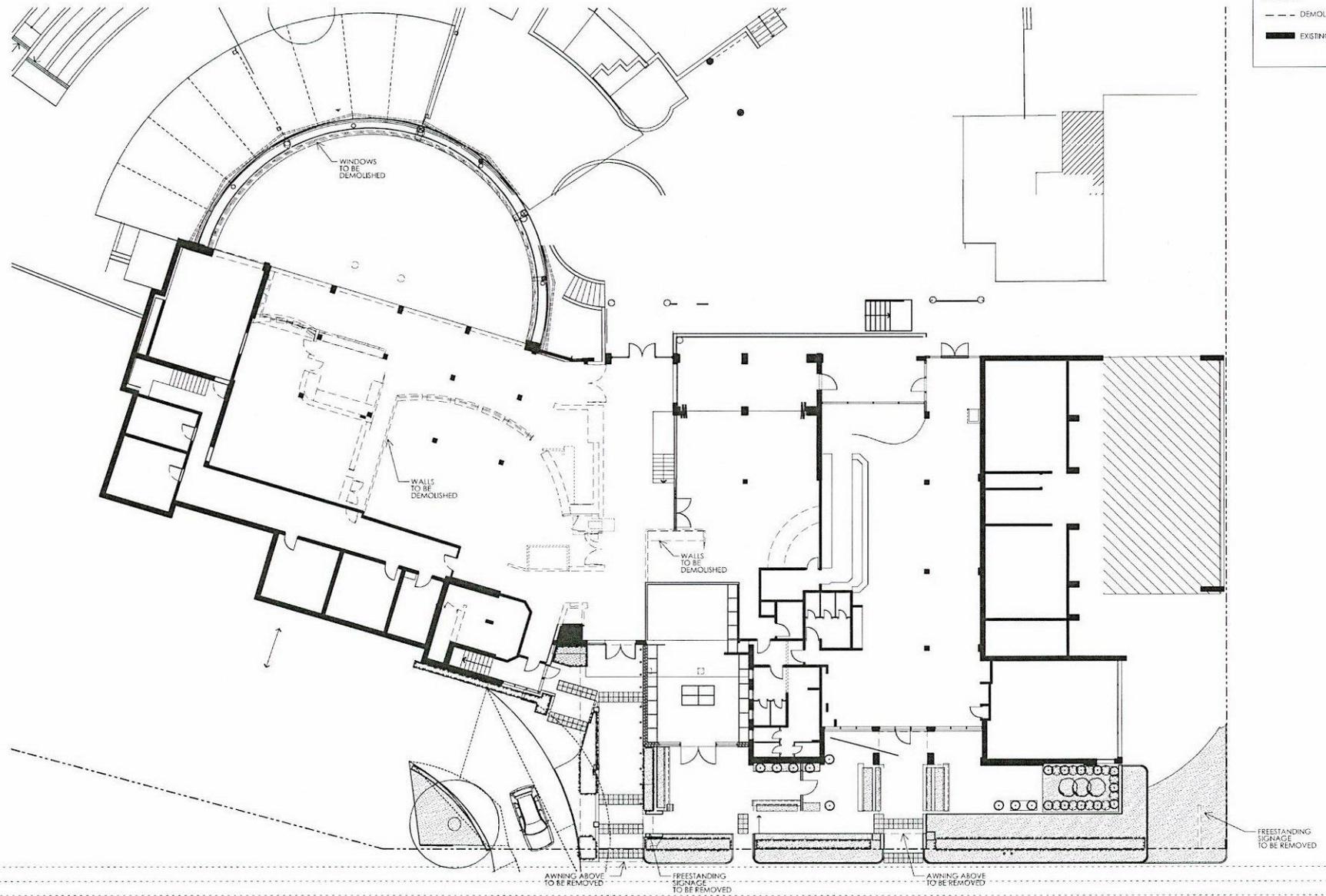
DRAWING REGISTER:			ISSUE DATE+REVISION	
DRWG NO:	DRWG TITLE	SCALE	22.06.15	10.09.15
			DRAFT CDC	CDC
CDC-A00	DRAWING REGISTER	NTS	A	B
CDC-D01	PROPOSED GROUND FLOOR - DEMOLITION PLAN	1:250@A3	A	B
CDC-D02	PROPOSED LOWER GROUND FLOOR - DEMOLITION PLAN	1:250@A3	A	B
CDC-D03	PROPOSED GROUND FLOOR - SITE PLAN - DEMOLITION PLAN	1:500@A3	-	A



CITY PLAN SERVICES	
CDC No:	Project Date
152808	22 Jul 2015
Client/Authority:	Drawn/Checked:
Author/Date in File:	SPR 0027

DATE	ISSUE NO.	ISSUE + REVISIONS	AKIN CREATIVE	CLIENT	PROJECT	DRAWING	PROJECT NO.	DRAWN
22.06.15	A	DRAFT CDC	#4 / 1 MARY PLACE SURRY HILLS NSW, Australia, 2010	MERVALE	NEWPORT ARMS HOTEL KALINYA STREET NEWPORT NSW	DRAWING REGISTER	0359	ED
10.07.15	B	CDC	T: +61 2 9043 3166 F: +61 2 85691739 E: INFO@AKINCREATIVE.COM				SCALE@A3 NTS	CHECKED KH
							DWG NO: CDC-A00	ISSUE B

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
USE FIGURED DIMENSIONS ONLY DO NOT SCALE.
COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS.
COMPLY WITH BUILDING CODE OF AUSTRALIA.
COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.
COPYRIGHT IN ALL ELEMENTS AND DRAWINGS RESERVED BY AKIN CREATIVE



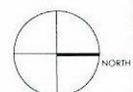
LEGEND

--- DEMOLISHED ITEMS

█ EXISTING WALL / COLUMN

DATE	ISSUE NO.	ISSUE + REVISIONS
22.06.15	A	DRAFT CDC
10.07.15	B	CDC

AKIN CREATIVE
 #4 / 1 MARY PLACE
 SURRY HILLS
 NSW, Australia, 2010
 T: + 61 2 9043 3166
 F: + 61 2 8569 1739
 E: INFO@AKINCREATIVE.COM



CLIENT
 MERVALE

PROJECT
 NEWPORT ARMS HOTEL
 KALINYA STREET
 NEWPORT
 NSW

DRAWING
 PROPOSED GROUND FLOOR - DEMOLITION PLAN

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
 USE FIGURED DIMENSIONS ONLY DO NOT SCALE
 COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
 COMPLY WITH BUILDING CODE OF AUSTRALIA
 COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
 COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
 COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS

CITY PLAN SERVICES
 CDC No: 152808
 Approved Date: 22 Jul 2015
 Issuing Authority: Brixton Barrick
 Accreditation No: 848-0387

PROJECT NO.
 0359

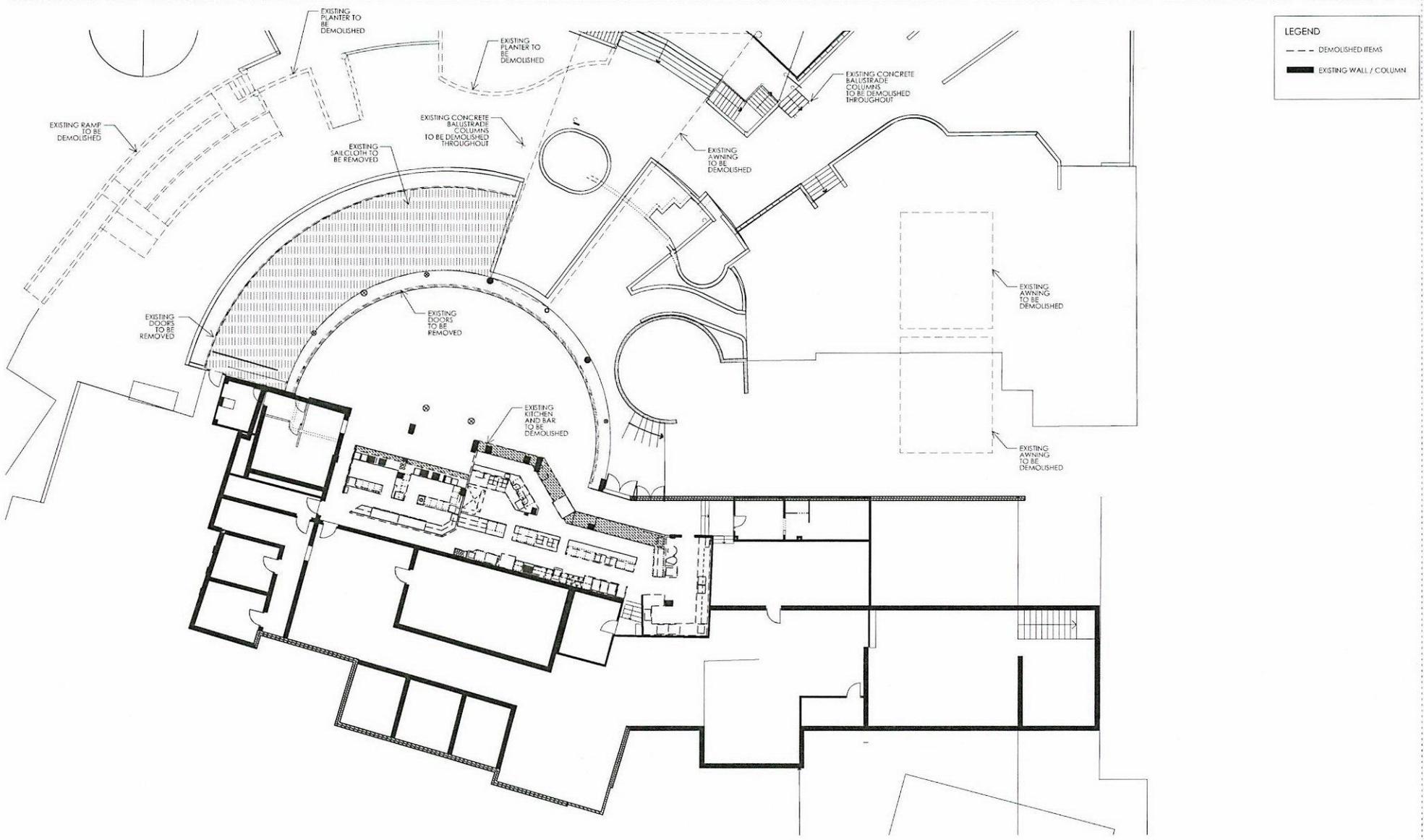
SCALE: A3
 1 : 250

DWG NO.
 CDC-D01

DRAWN
 ED

CHECKED
 KH

ISSUE
 B



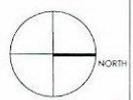
LEGEND

--- DEMOLISHED ITEMS

█ EXISTING WALL / COLUMN

DATE	ISSUE NO.	ISSUE + REVISIONS
22.06.15	A	DRAFT CDC
10.07.15	B	CDC

AKIN CREATIVE
 #4 / 1 MARY PLACE
 SURRY HILLS
 NSW, Australia, 2010
 T: +61 2 9043 3166
 F: +61 2 85691739
 E: INFO@AKINCREATIVE.COM



CLIENT
 MERIVALE

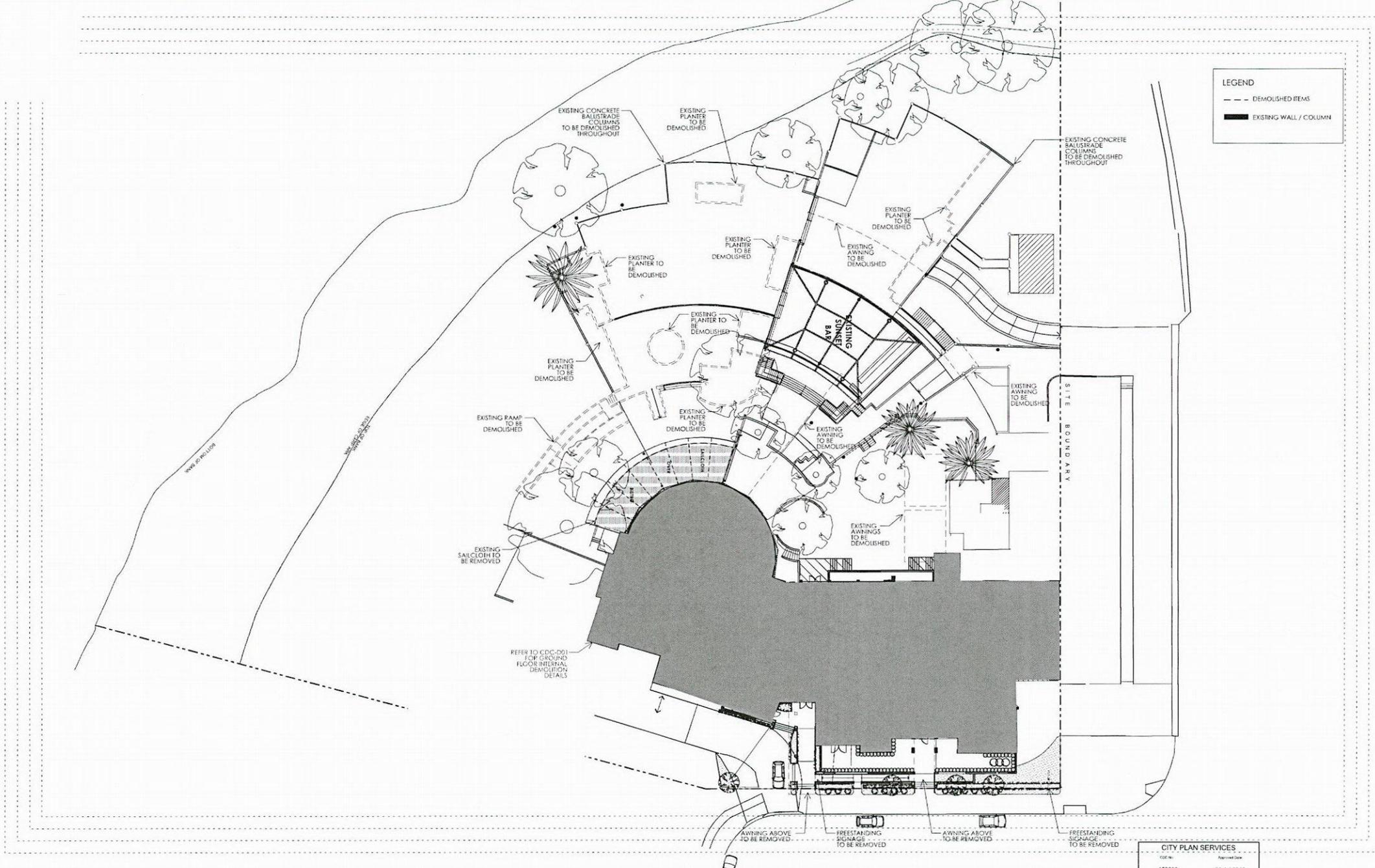
PROJECT
 NEWPORT ARMS HOTEL
 KALINYA STREET
 NEWPORT
 NSW

DRAWING
 PROPOSED LOWER GROUND FLOOR - DEMOLITION PLAN

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
 USE FIGURED DIMENSIONS ONLY DO NOT SCALE
 COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
 COMPLY WITH BUILDING CODE OF AUSTRALIA
 COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
 COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS AS SET BY AN ALTERNATIVE

CITY PLAN SERVICES
 CDL No: 152808
 Approval Date: 22 Jul 2015
 Certifying Authority: Brandon Bennett
 Accreditation No: 898-0027

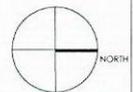
PROJECT NO.	DRAWN
0359	ED
SCALE#A3 1: 250	CHECKED KH
DWG NO. CDC-D02	ISSUE B



LEGEND
 - - - DEMOLISHED ITEMS
 ■ EXISTING WALL / COLUMN

DATE 10.07.15
 ISSUE NO. A
 ISSUE + REVISIONS CDC

AKIN CREATIVE
 #4 / 1 MARY PLACE
 SURRY HILLS
 NSW, Australia, 2010
 T: + 61 2 9943 3166
 F: + 61 2 85691739
 E: INFO@AKINCREATIVE.COM



CLIENT
 MERVALE

PROJECT
 NEWPORT ARMS HOTEL
 KALINYA STREET
 NEWPORT
 NSW

DRAWING
 PROPOSED GROUND FLOOR - SITE PLAN - DEMOLITION PLAN
 CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
 USE FIGURED DIMENSIONS ONLY DO NOT SCALE.
 COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
 COMPLY WITH BUILDING CODE OF AUSTRALIA
 COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
 COPYRIGHT IN ALL ELEMENTS AND DRAWINGS RESERVED BY AKIN CREATIVE

CITY PLAN SERVICES
 Code No. 152808
 Approved Date 22 Jul 2015
 Certifying Authority: (Signature)
 Accreditation No. (Signature)

PROJECT NO. 0359
 DRAWN ED
 SCALE @ A3 1:500
 CHECKED KH
 DWG NO. CDC-D03
 ISSUE A