

# Final Occupation Certificate

CERTIFICATE NUMBER: 8003670

*Pittwater.*

**RECEIVED**  
 14 SEP 2011  
 hours locally  
 PITTWATER COUNCIL

Sydney North West  
 21/5 Inglewood Place  
 Baulkham Hills 2153  
 PO Box 7321 Baulkham Hills BC NSW 2153  
 DX 8461 Castle Hill  
 p 02 9836 5711 f 02 9836 5722  
 web www.localgroup.com.au

Issued under the Environmental Planning and Assessment Act 1979

**SUBJECT LAND:**

LOT: 104  
DP: 1066371  
1 SURFVIEW ROAD  
MONA VALE  
NSW 2103

**COUNCIL COPY**

**DESCRIPTION OF WORK:**

ADDITIONS AND ALTERATIONS TO SURF LIFE SAVING CLUB (CAFE)

**BUILDING CLASSIFICATION:**

6

In accordance with the procedure outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000, the application for this Final Occupation Certificate has been determined as **approved**.

In making this determination, I hereby certify that:

- Development Consent No: N0664/10 dated 3/03/2011 issued by Pittwater Council is in force with respect to the building.
- Construction Certificate No: 8003670-1 dated 16/06/2011 has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required, a fire safety certificate has been issued for the building.
- Where required, a report from the Fire Commissioner has been considered.

**DOCUMENTS ACCOMPANYING THE APPLICATION:**

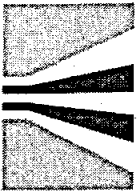
1. Documentation relied upon and that accompanied the application.
2. Fire Safety Schedule (where required)
3. Record of critical stage inspections

Andrew Dean  
BPB0087

9/9/2011  
Date of Certificate

Doc ID: 4C5435D

*836 Rec 309522 14/9/11*



**LOCAL**

# RECORD OF MANDATORY INSPECTIONS

P.O. Box 7321  
BAULKHAM HILLS NSW 2153  
P: 02 9836 5711  
F: 02 9836 5722  
E: info@localgroup.com.au

**Development**  
**Consent Number:** N0664/10

**Construction**  
**Certificate Number:** 8003670

**Our Reference:** 8003670

**Subject Land:** Lot: 104 D.P.: 1066371  
1 Surfview Road  
MONA VALE NSW 2103

In accordance with the requirements of Clause 151(2)(d) of the Environmental Planning and Assessment Regulations 2000, this document is to serve as a record of the "critical stage inspections" carried out in relation to the development. Schedule "A" includes all inspections referred to in Clause 151(2)(d)(i - iii) of the Regulations.

This documentation is to accompany any Occupation Certificate issued in relation to this development but is not to be misconstrued as a Compliance Certificate. Should additional information be required in relation to this matter, please contact the undersigned during normal business hours.

**SCHEDULE "A"**

<b>Date of Inspection</b>	<b>Type of Inspection</b>	<b>Result</b>	<b>Accredited Certifier</b>
5/04/2011	Site Inspection	Satisfactory	Sam Pratt BPB0732
29/07/2011	Final (Preliminary) Inspection	Defective	Andrew Dean BPB0087
8/09/2011	Final Inspection	Satisfactory	Andrew Dean BPB0087

Andrew Dean  
Accredited Certifier  
Building Professionals Board  
BPB0087

9/9/2011  
Date

# Fire Safety Certificate

Issued pursuant to clause 170 & 173 Environmental Planning and Assessment Regulation 2000

<b>Type of certificate</b>	<input type="checkbox"/> Interim	<input checked="" type="checkbox"/> Final
<b>Location &amp; identification of building</b>	<i>street number, name &amp; locality:</i> café - 104 Surfview Rd, Mona Vale <i>side of street:</i> Eastern <i>nearest cross street:</i>	
<b>Particulars of building</b>	<i>whole / part:</i> <input type="checkbox"/> Whole <input checked="" type="checkbox"/> Part <i>description of part:</i> café only	
<b>Owner's details</b>	Name: Enrichment Enterprises Pty Limited Address: 7 Government Road, Mona Vale NSW 2103	
<b>Certificate</b> <i>(By Owner/Agent)</i>	I, Peter Rich of Enrichment Enterprises Pty Limited 7 Government Road, Monal Vale NSW 2103	


Certify:

- 1) that each essential fire safety measure listed in the fire safety schedule attached:
  - has been assessed by a person (chosen by me) who was properly qualified to do so, and
  - was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.
- 2) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

**Date of assessment** ✓ 25/8/11

**Date of certificate** ✓ dated this 25 day of 8th 2011

**Signature**

✓ 

Note:

- \* A copy of this statement must be forwarded to the Commissioner of the New South Wales Fire Brigades
- \* A copy of this statement together with the relevant fire safety schedule must be prominently displayed in the building



This certificate has been prepared as a standard pro forma for use by Local Certification Services Pty Ltd (LOCAL) and their clients. This certificate should not be used or replicated without the prior consent of LOCAL. The information and certifications indicated within a completed Fire Safety Certificate have in no way been provided by, prepared by or attested to by LOCAL.

# Fire Safety Schedule

Essential fire safety and other measures Services forming part of this certificate	Measure	Date of Assessment	Standard of performance
	Portable fire extinguishers	25.8.11	BCA clause E1.6 & AS2444

EXISTING Essential fire safety and other measures NOT FORMING part of this certificate	Measure	Date of Assessment	Standard of performance
	Hose reel systems	N/A – no modification	BCA clause E1.4 & AS2441
	Fire hydrant systems (street coverage)	N/A – no modification	BCA clause E1.3 AS2419.1 - 1994

F: 9036 5722

**BIO-BUILDING DESIGN**

Pty Limited

ABN 67 002 764 196

**3 Home Street, Faulconbridge, NSW 2776**

Telephone: (02) 4751 1846

Facsimile: (02) 4751 7098

Email: biobuild@pnc.com.au

5<sup>th</sup> September 2011

Mr P Rich  
1 Surfview Road  
MONA VALE BEACH  
NSW 2103

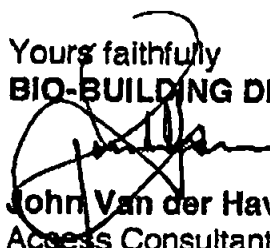
Dear Mr Rich,

**PROPOSED CAFE  
1 SURFVIEW ROAD, MONA VALE  
ACCESS CERTIFICATION FOR OCCUPATION CERTIFICATE APPLICATION**

1. I have recently inspected the construction works at the above site.
2. I hereby certify that the building and accessways as constructed comply with the requirements of Pittwater Council's Development Control Plan 21 Clause C1.9, BCA 2010 Volume One, (Part D3), and AS 1428.1- 2001 Australian Standard 1428 *Design for access and mobility Part 1: General requirements for access – New building work.*

If any clarification is required, please contact the undersigned.

Yours faithfully  
**BIO-BUILDING DESIGN PTY LTD**

  
**John Van der Have M Sc (Bldg)**  
Access Consultant  
Accredited Member, Association of Consultants in Access, Australia

\_\_\_\_\_ **design for health and safety** \_\_\_\_\_

Principal: John Van der Have, B.Arch., M. Sc. (Bldg), ACAA 19, AIA 6258, Affil AIBS 4491, Access Consultant



NSW Food Authority

safer food, clearer choices

Food Notify

**Food Business Notification**

Notification Reference Number: 64837

[New Notification](#) [Edit Notification](#) [Premises](#) [Food Safety Supervisors](#) [Print Confirmation](#)**Notification Confirmation**

Your Notification for this Food Business has been recorded by Food Notify.

Please PRINT or keep your own record of the following details:

**Print****Business Notification Reference Number:** 64837**Date of Notification:** 14 Aug 2011**Proprietor / Company Name:** Enrichment Enterprises Pty Ltd**Contact:** Peter Rich

(P) 02 9940 2038

**Office Address:** Duplex 17 Government Road  
MONA VALE NSW 2103

To keep a record of this notification, either press Print or highlight the text area with your mouse, press Ctrl-C, then paste the details into another application such as Microsoft Word or Excel.

Please note your Online access code (for viewing / changing details online): jfs963

The above access code is confidential and is to be used in conjunction with your Notification Reference number to view / change your notification details online. We recommend you change this access code from time to time to maintain privacy and security.



FIRE EQUIPMENT DIVISION  
Unit 1, 2-8 South Street  
Rydalmere NSW 2116  
Ph: 02 9638 8500  
Fx: 02 9638 8599

### INSTALLATION CERTIFICATE


Building Name	MONA VALE SURFL LIFE SAVING CLUB
Building Address	1 SURFVIEW ROAD MONA VALE NSW
Part or Whole of Building	Part – BRONZE KIOSK ONLY

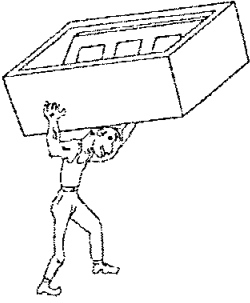
ESSENTIAL FIRE SAFETY MEASURE (ESSENTIAL SERVICE)	STANDARD OF PERFORMANCE <i>Australian Standard (and code requirement applicable to original Design, Installation and Performance)</i>	DATE OF INSTALLATION
FIRE EXTINGUISHER 1 X 4.5kg ABE 1 X FIRE BLANKET	AS2444-2001 BCA E1.6	25/08/2011

I, Stephen Blahut OF Wormald

Certify that each essential fire safety measure specified above has been installed by a properly qualified person and was found, when it was installed, to be capable of performing to a standard not less than that to which the measure was originally designed and implemented.

The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Sign:  Date: 30/08/2011



# ***SPEEDY VENTILATION PTY LTD***

ABN: 69 114 807 466

*SPEEDY For \* Service  
\* Manufacture  
\* Installations*

Reference No: 4226-11

## **CERTIFICATE OF COMPLIANCE**

I hereby certify that the mechanical exhaust system at Mona Vale Surf Club, 1 Surfview Rd, Mona Vale was designed, manufactured, installed and tested to satisfy Australian standards 1668 Part 2 1991. BCA 2010 and Section J of the code.

Dated this day 10<sup>th</sup> August 2011

A handwritten signature in black ink, appearing to read 'Tracey Fellows'.

Tracey Fellows

Mechanical Engineer for  
Speedy Ventilation Pty Ltd.

13 Moorlands Road, Ingleburn NSW 2565  
Phone (02) 9829 8680 Fax:(02) 9829 8681



5 September 2011

MR PETER RICH  
BRONZE KIOSK  
MONA VALE BEACH RESERVE  
SURFVIEW ROAD  
MONA VALE NSW 2103

Dear Customer

**PERMIT TO DISCHARGE TRADE WASTEWATER**

Property address: Mona Vale Beach Reserve Surfview Road Mona Vale 2103  
Property number: 5302921  
Permit number: 35285

Please find enclosed your Commercial Trade Wastewater Permit allowing you to discharge trade wastewater to our sewer.

Please familiarise yourself with this document as we will only continue to accept your trade wastewater if the permit conditions are followed.

A sewerage usage discharge factor (SUDF) of 0% has been applied to your property. Industry standards exist for a range of commercial and industrial properties and these have been used to determine your SUDF.

Attachment 1 provides you with information on what Sydney Water will charge you

If you have any questions please call me on 0419 256 484 and I will be happy to assist.

Yours sincerely



Bruce Jarvis  
Business Customer Representative  
Business Customer Services - Delivery

DOCUMENT NAME: BRJ2011090500000101

PROPERTY No 5302921

**WATER**

PERMIT No: 35285

CONNECTION No: 1

## SYDNEY WATER CORPORATION

### COMMERCIAL TRADE WASTEWATER PERMIT

For a commercial property or small business producing mainly residential types of substances in its trade waste.

#### ITEM 1

Sydney Water grants this Permission to the owner of the premises

The Customer: PITTWATER COUNCIL NO.1

Postal Address of Customer: PO BOX 882, MONA VALE NSW 2103

Tel: (02) 9970 1291

Name of the business at the premises: BRONZE KIOSK

Address of Business (where discharge occurs): MONA VALE BEACH RES SURFVIEW RD MONA VALE NSW 2103

Tel: (02) 9940 2038

Name of the contact(s) at the premises: PETER RICH

Tel: (02) 9940 2038

Fax: (041) 8 244 963

Commencement date of this Permit: 05/09/11

Term of Permit: Current until cancelled by either Sydney Water or the Customer.

  
For Manager, Business Customer Delivery

This permission allows trade wastewater to be discharged from the Premises into our sewer as long as the requirements and conditions of the Permit are met.

**THIS PERMIT IS AN IMPORTANT LEGAL DOCUMENT  
PLEASE READ IT AND KEEP IT IN A SAFE PLACE**

If you DO NOT understand any part, PLEASE CONTACT US (See ITEM 13)

DOCUMENT NAME: BRJ2011090500000101  
PERMIT No: 35285

PROPERTY No: 5302921  
CONNECTION No: 1



**ITEM 2**

Business Activities: (generating trade waste) undertaken at the Premises  
(AA35) - BRONZE KIOSK 150 KL/YR

**ITEM 3**

Pre-Treatment: (equipment that is required at the premises to treat trade wastewater)  
PIT 1 - 1,000 LITRE HALGAN MODULAR GREASE TRAP BRONZE KIOSK

**ITEM 4**

Not Applicable

**ITEM 5**

Sydney Water's Sewerage Treatment Plant For The Area:

Name: WARRIEWOOD  
Level of Treatment we provide: SECONDARY

**ITEM 6**

Discharge Point at the premises:  
IS AT THE BOUNDARY TRAP

**ITEM 7**

Sampling Point: (where the quality of the trade wastewater may be checked)  
PRETREAT.DISCHARGE EXCL. DOMESTIC SEWAGE

**ITEM 8**

General Requirements for ALL trade wastewater discharged into sewer.

CHARACTERISTIC	REQUIREMENT
Temperature	not more than 38 Degrees Celsius
Colour	not noticeable when diluted 100 times in clear water
Flammables	none to be discharged to sewer
pH	between pH 7 (neutral) and pH 10 (alkaline)
Fibrous Material	none which could block our sewer
Solid Matter	not longer than 20millimetres. must not settle faster than 3 metres in an hour
Discrete Oil	none to be discharged to water

**ITEM 9**

Not Applicable

**ITEM 10**

Cleaning Requirements for the equipment at the premises.

Item	Requirement
(PIT DETAILS)	MUST BE SERVICED IN ACCORDANCE WITH WASTESAFE SYSTEM, BY A CONTRACTOR LICENCED BY THE ENVIRONMENT PROTECTION AUTHORITY
PIT 1 HALGAN MODULAR GREASE TRAP - 1,000 LITRES	TO BE INSPECTED BY CUSTOMER SERVICE REP.

**ITEM 11**

Extra Requirements:

A 1000 LITRE GREASE TRAP IS TO BE FITTED AND OPERATIONAL BY THE 30/09/11.  
 SYDNEY WATER IS TO BE ADVISED IN WRITING AS TO ANY VARIATION TO THIS PERMIT.  
 ANY ALTERATION TO GREASE TRAP SERVICE OR NEW PRE-TREATMENT SYSTEMS CAN ONLY BE COMPLETED WITH PRIOR APPROVAL FROM SYDNEY WATER.

Backflow Prevention Containment Policy:

1. Backflow Containment Device must be installed and maintained at the water meter outlet/property boundary in line with Sydney Water's Backflow Policy.
2. Backflow individual/zone protection is required on any tap located within 5m of the trade waste apparatus.

**ITEM 12**

What Sydney Water will charge you:

Type of Charge	Amount	Commencement Date
Permit Fee	\$83.36	
Trade Wastewater Quality Charge	See attached schedule 1	05/09/11
# PIT 1 A 1,000 LITRE GREASE TRAP - GREASY WASTE PROCESSING CHARGE	TO BE DETERMINED	

\* Please Note:

Unless 30 days written notice is given advising any proposed changes to the business operations, the Trade Waste Permit Fees, Quality Charges and Wastesafe Greasy Waste Processing Charges continue to apply, and credits will not be issued. This written notice must be provided by email to [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au) or by fax to 1300 364 403.

**ITEM 13**

Contact:

BUSINESS CUSTOMER SERVICES

PHONE: 9694 6500

EMAIL: [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au)

WEB: [www.sydneywater.com.au](http://www.sydneywater.com.au)

Commercial Trade Wastewater Permission Number 35285  
Attachment 1

Item 12 What Sydney Water will charge you *		
Process description	\$/kL	flat charge/annum
Bronze Kiosk		\$192.00

If you require further information on the calculation of your trade waste quality charges then please contact your Business Customer Representative - Trade Waste.

**SUMMARY OF INFORMATION (2011/2012)**

**ITEM 10 CLEANING REQUIREMENTS**

Customers who discharge trade wastewater to Sydney water's sewer via a grease trap must arrange for a contractor, who is licensed by the Office of Environment and Heritage to transport grease trap waste and registered with Sydney Water's Wastesafe system, to regularly clean and completely pump out each device. Customers must advise Sydney Water of their chosen licensed contractor and of any change of contractor that may occur.

Sydney Water's Business Customer Service Representatives will assess whether the customer's grease trap is cleaned frequently enough and where necessary make alterations to the servicing frequency.

**ITEM 11 EXTRA REQUIREMENTS**

Some customers may be required to install additional pre-treatment and/or follow particular procedures to ensure that the wastewater discharged from the premises may be accepted for discharge to our sewer. These customers may be given some time to comply with this requirement.

**ITEM 12 WHAT SYDNEY WATER WILL CHARGE YOU**

**Permit Fee:**

Permit fees cover the cost of Sydney Water's monitoring of permits to discharge trade wastewater to sewer, including the cost of inspections, sampling, analysis and administration of permits.

First process	\$20.84 per quarter
Each additional process	\$6.94 per quarter

**Waste quality charges:**

Quality charges cover the cost of accepting, transporting and treating trade wastewater. They are based on the mass of substances discharged and the potential risk this presents to Sydney Water's sewerage systems.

Assessed concentrations for commercial processes are based on representative sampling carried out by Business Customer Services - Delivery. Where the property is not separately metered, the volume is also assessed on the basis of a representative sample of similar businesses. A minimum annual charge of \$59.99 applies where volume discharged is assessed; however, there is no minimum charge for volume based on a trade waste discharge factor applied to a flow measured by a water meter.

# **BURGESS ARNOTT & GRAVA**

A.C.N. 072 572 206

Pty. Ltd.

A.B.N. 25 072 572 206

**Consulting, Civil, Structural & Hydraulic Engineers**

18 August 2011  
Re: 2010-133sc01/ba

Enrichment Enterprises  
C/- Peter Rich  
7 Government Rd,  
Mona Vale NSW 2103

## **STRUCTURAL CERTIFICATE**

JOB NO: 2010-133

Project: PROPOSED CAFÉ FITOUT AT 1 SURFVIEW RD, MONA VALE

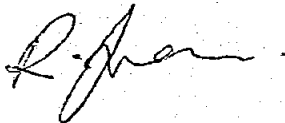
We wish to advise that the following structural components were inspected by our firm and approved:

### **ITEMS INSPECTED**

- Foundation material to piers to outdoor café structure

Based on the above it is our opinion that this construction conforms to the relevant Australian Standards and the Building Code of Australia and will be structurally adequate.

**APPROVED BY:**



**R Grava M.I.E Aust. C.P. Eng.**  
Director