

CD 37/10

Address: Suite 1a / 226 Condamine Street PO Box 907  
Balgowlah  
Manly Vale NSW 2093  
Tel: 02 9907 6300  
Fax: 02 9907 6344  
Email: grant@pcaservices.com.au  
Web: www.pcaservices.com.au

29 June 2010

Our ref.: 100150

The General Manager  
Manly Council  
PO Box 82,  
Manly NSW 1655



Dear Sir/Madam,

**Re: 1/29-37 Dobroyd Road Balgowlah Heights  
Complying Development Certificate No. 100150**

**Decision Made Under: SEPP (Exempt and Complying Development) Codes 2008**

Private Certifiers Australia has issued a Complying Development Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Complying Development Certificate No. 100150
- Copy of application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington.

Yours faithfully,



Grant Harrington  
Accredited Building Surveyor  
Private Certifiers Australia

CERTIFIER

\$30

R 704520

2-7-10

PAR: 1000202  
NAR: 1122074  
PCA: 1118440

29 June 2010

Our ref.: 100150

Enda Hughes  
2/12 Clearview Place  
Brookvale NSW 2100

Dear Sir/Madam,

**Re: 1/29-37 Dobroyd Road Balgowlah Heights  
Complying Development Certificate No. 100150**

Enclosed are two (2) copies of the approved **Complying Development Certificate** for the subject development and two (2) copies of the stamped plans. One copy of each has been forwarded directly to Manly Council for their records.

The Notice of Appointment of Principal Certifying Authority and Commencement of Building Work form is required to be submitted to the Consent Authority (Council) 48 hours prior to commencement of building work. Private Certifiers Australia will lodge this form to Council on your behalf after being returned to the appointed Principal Certifying Authority.

The PCA role to be undertaken by Private Certifiers Australia will require inspections and certification. Please have the Owner/Builder liaise with our Accredited Building Surveyor Grant Harrington prior to commencement of the work.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours faithfully,



Grant Harrington  
Accredited Building Surveyor  
Private Certifiers Australia

## COMPLYING DEVELOPMENT CERTIFICATE 100150 (COMMERCIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C and 81A(5)

### APPLICANT DETAILS

**Applicant:** Enda Hughes  
**Address:** 2/12 Clearview Place Brookvale NSW 2100  
**Contact Details:** **Phone:** 0418459646 **Fax:**

### OWNER DETAILS

**Name of person having benefit of the development consent:** Enda Hughes and Ulrine Noerwing  
**Address:** 2/12 Clearview place Brookvale NSW 2093  
**Contact Details:** **Phone:** 0418459646 **Fax:**

### COMPLYING DEVELOPMENT CONSENTS

**Consent Authority/Local Government Area:** Manly Council  
**Decision Made Under:** SEPP (Exempt and Complying Development) Codes 2008  
**CDC Number:** 100150 **Date issued:** 29/06/2010  
**Lapse date:** 86a of the EPA Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. 81a of the Act is applicable.

### PROPOSAL

**Address of Development:** 1/29-37 Dobroyd Road Balgowlah Heights NSW 2093  
Lot 1 SP 35989  
**Building Classification:** 6  
**Type of Construction:** C  
**Scope of building works covered by this Notice:** Fitout of Food Premises  
**Value of Construction Certificate (Incl GST):** 10,000.00  
**Plans and Specifications approved:** Schedule 1  
**Fire Safety Schedule:** Schedule 2  
**Conditions:** See Conditions attached to this certificate  
**Exclusions:**  
**Critical stage Inspections:** See attached Notice  
**Conditions (Cls 187 or 188 of EPA Regs 2000):**

### CERTIFYING AUTHORITY

**Certifying Authority:** Grant Harrington  
**Accreditation Body:** Building Professionals Board  
**Registration No.** ACC BPB0170

*I, Grant Harrington as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 84A of the Environmental Planning and Assessment Act 1979.*

**Dated:** 29/06/2010



Grant Harrington  
Accredited Building Surveyor

NB: Prior to the commencement of work S81A (2) (b) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

## SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

### 1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Enda Hughes	Strata Plan: 35989			25/06/2010

### 2. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Enda Hughes	CDC application			24/06/2010
Enda Hughes	Manly Council - CDC application			29/06/2010
Standards Australia	AS 4674-2004 details			
Manly Council	Strata & form details			13/12/1989

## PART 5 GENERAL COMMERCIAL AND INDUSTRIAL CODE CONDITIONS

### DIVISION 2 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATE UNDER THIS CODE

**Note 1.** Complying development must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Part.

**Note 2.** A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan. Contributions may be imposed in respect of development on certain land under section 61 the *City of Sydney Act 1988*.

### ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203 - CONDITIONS

#### 94EC CONTRIBUTIONS PLANS—COMPLYING DEVELOPMENT

(1) In relation to an application made to an accredited certifier for a complying development certificate, a contributions plan:

- (a) is to specify whether or not the accredited certifier must, if a complying development certificate is issued, impose a condition under section 94 or 94A, and
- (b) can only authorise the imposition by an accredited certifier of a condition under section 94 that requires the payment of a monetary contribution, and
- (c) must specify the amount of the monetary contribution or levy that an accredited certifier must so impose or the precise method by which the amount is to be determined.

(1A) The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.

(2) This section does not limit anything for which a contributions plan may make provision in relation to a consent authority.

Condition; The Section 94EC fee applicable to this project is

\$ \_\_\_\_\_

The owner / applicant is required to pay this amount prior to the "notice of commencement" being issued to Council two days before physical commencement is to occur on site. A copy of the receipt of the applicable S94 EC payment is required to be submitted to the Accredited Certifying Authorities office as evidence two days prior to the commencement on site. Failure to undertake this step will result in the complying development being *invalid*.

### ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000-CONDITIONS

#### 136A COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND INSURANCE REQUIREMENTS UNDER THE HOME BUILDING ACT 1989

(cf clauses 78 and 78A of EP&A Regulation 1994)

(1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:

- (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
- (b) in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

(1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure 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).

(2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.

(3) This clause 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.

(4) 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.

**Note.** There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

#### 136B ERECTION OF SIGNS

(1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.

(2) 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:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) 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
  - (c) stating that unauthorised entry to the site is prohibited.
- (3) 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.
- (4) This clause 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.
- (5) 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.
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.
- Note.** Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

### 136E DEVELOPMENT INVOLVING BONDED ASBESTOS MATERIAL AND FRIABLE ASBESTOS MATERIAL

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
- (a) 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 licence under clause 318 of the *Occupational Health and Safety Regulation 2001*,
  - (b) 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,
  - (c) 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.
- (2) This clause applies only to a complying development certificate issued after the commencement of this clause.
- (3) 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.

### 136H CONDITION RELATING TO SHORING AND ADEQUACY OF ADJOINING PROPERTY

- (1) A complying development certificate for development must be issued subject to a condition that 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:
- (a) protect and support the adjoining premises from possible damage from the excavation, and
  - (b) where necessary, underpin the adjoining premises to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the

### SUBDIVISION 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE

#### 5.13 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:

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

**Note.** See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences.

#### 5.14 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*.

#### 5.15 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

### SUBDIVISION 2 CONDITIONS APPLYING DURING THE WORKS

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

#### 5.16 Hours for construction or demolition

Construction or demolition that is audible in any dwelling on an adjoining lot may only be carried out between 7.00 am and 8.00 pm on Monday to Saturday.

#### 5.17 Compliance with plans

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

#### 5.18 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

### SUBDIVISION 3 CONSTRUCTION REQUIREMENTS

#### 5.19 Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.

#### 5.20 MECHANICAL VENTILATION SYSTEMS

If the complying development is a mechanical ventilation system that is a **regulated system** in **regulated premises** within the meaning of the *Public Health Act 1991*, the system must be notified as required by the *Public Health (Microbial Control) Regulation 2000*, before an occupation certificate (whether interim or final) for the complying development is issued.

#### 5.21 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 2004*, before an occupation certificate (whether interim or final) for the complying development is issued.

#### 5.22 Premises where skin penetration procedures are carried out

If the complying development involves premises at which a **skin penetration procedure** within the meaning of the *Public Health Act 1991* will be carried out, the premises must be notified as required under the *Public Health (Skin Penetration) Regulation 2000* before an occupation certificate (whether interim or final) for the complying development is issued.

## NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

### OWNER DETAILS

**Name of person having benefit of the development consent:** Enda Hughes and Ulrine Noerwing  
**Address:** 2/12 Clearview place Brookvale NSW 2093  
**Contact Details:** **Phone:** 0418459646

### COMPLYING DEVELOPMENT CONSENTS

**Consent Authority/Local Government Area:** Manly Council  
**Decision Made Under:** SEPP (Exempt and Complying Development) Codes 2008  
**CDC Number:** 100150 **Date issued:** 29/06/2010

### PROPOSAL

**Address of Development:** 1/29-37 Dobroyd Road Balgowlah Heights NSW 2093  
**Scope of building works covered by this Notice:** Fitout of Food Premises

### PRINCIPAL CERTIFYING AUTHORITY

**Certifying Authority:** Grant Harrington  
**Accreditation Body:** Building Professionals Board  
**Registration No.** ACC BPB0170

*The owner has appointed Grant Harrington as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with Private Certifiers Australia for the building works identified in this Notice.*

*I, Grant Harrington, Accredited Building Surveyor of Private Certifiers Australia located at Suite 1a / 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.*

**Dated:** 29/06/2010



Grant Harrington  
Principal Certifying Authority



## NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 86(a2)(i) (ii) (iii) b

### OWNER DETAILS

Name of person having benefit of the development consent: Enda Hughes and Ulrine Noerwing  
Address: 2/12 Clearview place Brookvale NSW 2093  
Contact Details: Phone: 0418459646

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Manly Council  
Decision Made Under: SEPP (Exempt and Complying Development) Codes 2008  
CDC Number: 100150 Date issued: 29/06/2010

### PROPOSAL

Address of Development: 1/29-37 Dobroyd Road Balgowlah Heights NSW 2093  
Scope of building works covered by this Notice: Fitout of Food Premises

### CERTIFICATION DETAILS

Principal Certifying Authority: Grant Harrington  
Accreditation Body: Building Professionals Board  
Registration No. ACC BPB0170

Please telephone 9907-6300 to book a critical stage inspection. A minimum period of 48 hours is to be provided.

*I, Grant Harrington, Private Certifiers Australia located at Suite 1a / 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 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)(ii) 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: 29/06/2010



Grant Harrington  
Principal Certifying Authority

**SCHEDULE 1:  
MANDATORY CRITICAL STAGE INSPECTIONS**

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1.	At commencement of building work	Certifying Authority
2.	Prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building. At least 1 units are to be inspected.	Certifying Authority
3.	Prior to covering any stormwater drainage connections	Certifying Authority
4.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

**SCHEDULE 2  
FIRE SAFETY SCHEDULE**

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Portable fire extinguishers		BCA E1.6 & AS2444-2001
Fire Blanket		AS 2444-2001

## NOTICE OF COMMENCEMENT OF BUILDING WORK

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b)(ii) & (b2)(i) & (ii) & (iii) & 86(1)(a)(ii) & (a2)(i) & (ii) & (iii) & (1)(b)

### OWNER DETAILS

Name of person having benefit of the development consent: Enda Hughes and Ulrine Noerwing  
Address: 2/12 Clearview place Brookvale NSW 2093  
Contact Details: Phone: 0418459646

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Manly Council  
Decision Made Under: SEPP (Exempt and Complying Development) Codes 2008  
CDC Number: 100150 Date issued: 29/06/2010

### PROPOSAL

Address of Development: 1/29-37 Dobroyd Road Balgowlah Heights NSW 2093  
Scope of building works covered by this Notice: Fitout of Food Premises

### DECLARATION OF OWNER

As the person having the benefit of the development consent for the building works identified in this Notice, I/we hereby certify:

1. That the residential building works shall be carried out by the applicant as an owner-builder, if that is the case OR by the appointment of a principal contractor (Complete 1a or 1b).
  - 1a. Owner-builder Permit No (Please attach a copy of the permit): \_\_\_\_\_
  - 1b. Name of principal contractor for residential work: \_\_\_\_\_  
Contractor License No: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact Details: \_\_\_\_\_
2. All development consent conditions that are required to be satisfied prior to the commencement of building work and as listed here below will be satisfied prior to the request for a commencement stage inspection (A commencement stage inspection shall be booked 48hrs prior to commencement of building works).  
Relevant development consent conditions to be complied with: \_\_\_\_\_
3. That building work is intended to commence on or about the date specified below.  
Date work is to commence (Allow 2 full days notice): \_\_\_\_\_
4. That the principal contractor has been notified of any critical stage inspections or other inspections that are to be carried out in respect of the building work.

### SIGNATURE OF OWNER

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

#### IMPORTANT MESSAGE:

1. Return this original completed notice to **Private Certifiers Australia** and allow 2 full days from the date of return, prior to your intended commencement date.
2. DO NOT commence building work prior to the initial (commencement) critical stage inspection.
3. Failure to request any critical stage inspection will prohibit the issue of an Occupation Certificate.

Building Regulations Consultant  
Principle Certifying Authority  
Construction Certification  
Fire Upgrade Surveys  
Planning



**COMPLYING DEVELOPMENT CERTIFICATE APPLICATION**  
Made under the *Environmental Planning and Assessment Act 1979*  
Sections 85, 85A

**IDENTIFICATION OF BUILDING**

Address UNIT 1 / 29 - 37 JOBBAGO RD  
Suburb BANGLORIAN HTS Post Code 2093  
Lot, DP/MPS etc LOT #1 PLAN 35989

**DESCRIPTION OF DEVELOPMENT**  
Detailed Description:

FITOUT OF FOOD  
PREMISES

**APPLICANT**

Name ERDA MUGUES  
Company 2/12 CLEARVIEW PLACE  
Address BROOKWALE  
Suburb NSW Post Code 2107  
Phone B/H 0418459646 Fax No 02 99386709  
Mobile \_\_\_\_\_  
Email erda@omgfood.net

As the owner, I/we hereby;

1. Submit this Complying Development Certificate Application under the *Environmental Planning & Assessment Act 1979*, with Private Certifiers Australia.
2. Appoint Grant Harrington of Private Certifiers Australia as the Principal Certifying Authority for the building work identified in this application.

**Signature of Applicant/Owner:**

Sign Erda Mugues

Date 21 / 6 / 2010

*Received  
24.6.10*

CONSENT TO ALL OWNER(S)

Name ~~Enda Hughes~~ Enda Hughes  $\$$   
ULRIKE NOERWING

Company \_\_\_\_\_  
Address 2/12 CLEARVIEW PLACE

Suburb BROADVALE Post Code 2100

Phone B/H \_\_\_\_\_ Fax No \_\_\_\_\_

Mobile 0411 551 497  $\$$  0418 459 646

Email \_\_\_\_\_

I/We as the owner of the above building/property, consent to the Appointed PCA (Principal Certifying Authority) or their representative to lodge the Notice of Commencement on our behalf.

Signature of Owner(s) Sign Ulrike Noerwing

Date 21 / 6 / 2010

VALUE OF WORK

Estimated Cost of work: \$ 10,000

GST: \$ 1,000

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

BUILDING CODE OF AUSTRALIA  
BUILDING CLASSIFICATION

Nominated on the Development Consent Class 6

COMMERCIAL BUILDING WORK

Principal Contractor:

Name JAI SINGH

Address \_\_\_\_\_

Telephone 0421 319 316 Fax \_\_\_\_\_

License No. 219090

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.

Schedule 1 information to be  
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m<sup>2</sup>) COMMERCIAL UNIT 53m<sup>2</sup>  
 Gross floor area of existing building (m<sup>2</sup>)  
 What are the current uses of all or parts of the building(s)/land? 53m<sup>2</sup>

(If vacant state vacant) \_\_\_\_\_

Location FOOD Use PREMISES

Does the site contain a dual occupancy? —  
 What is the gross floor area of the proposed addition or new building (m<sup>2</sup>) —  
 What are the proposed uses of all parts of the building(s)/land?

Location \_\_\_\_\_ Use FOOD PREMISES

Number of pre-existing dwellings —

Number of dwellings to be demolished —

How many dwellings are proposed? —

How many storeys will the building consist of? 1

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/masonry	20	fibreglass	80
Concrete	20	Masonry/terracotta	10
Steel	60	a shingle tiles	10
Fibrous cement	30	Slate	20
Hardiplank	30	Steel	60
Timber/weatherboard	40	Terracotta tile	10
Cladding aluminium	70	Other	80
Curtain glass	50	Unknown	90
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

Schedule 2 – Existing Essential Fire Safety Measures  
Part 1 of 2

Item No.	Existing Measure	Is this measure Installed in the Building? Yes / No	If yes, enter the current standard of performance (eg: ORD 70 Clause 19.2 or BCA Clause E1.5 & AS 2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed ..... (Owner/ Agent) Name ..... Date .....



Schedule 3 – Proposed Essential Fire Safety Measures  
Part 2 of 2

Item No.	Proposed New Measure	Is this measure Installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs	X Yes	AS 2293.1
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers	Yes	AS 2441
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify Fire Blanket	Yes	AS 2441

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed ..... (Owner/ Agent) Name ..... Date .....



**Manly Council**

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**Complying Development**

**Application**

NEW CDA       Modification

Office Use:

CD Application #: \_\_\_\_\_

Date Received: \_\_\_\_\_

**Applicant**

Name

EMMA MUGNES

Address

21 12 CLEARVIEW PLACE, BROOKVALE NSW

Contact no (tele/fax)

Tel 0218459646 Fax 02 99386759

Email Address

emma@omgfood.net

Signature

Emma Mugnes

**Owner's Consent to lodge this application.**

Name

EMMA MUGNES

Address

AS ABOVE

Contact no (tele/fax)

Tel \_\_\_\_\_ Fax \_\_\_\_\_

Email Address

Signature of ALL owners

Emma Mugnes

Date

**Formal Land Details**

Address

Lot No. & DP and Zoning

Lot No 91 DP 35989 Zoning \_\_\_\_\_

**Proposed Complying Development**

- demolition
- subdivision land / building
- erection of a building
- other

Complying Development Application is made under

- Manly LEP 1988
- 2008 State Environmental Planning Policy (Exempt and Complying Development Codes).

Brief description of development \_\_\_\_\_

Is a swimming pool or spa

- Existing
- Proposed
- Not Applicable

Value of Work (full commercial value of labour and materials) \$ 10,000

**Principal Contractor**

Address

JAI SINGH

Licence # / Permit # or

219 090

Owner builder # (see note 1)

**Long Service Levy**

(see note 1)

If the value of work is \$25,000 or more, the Building & construction Industry long Service Levy must be paid before the complying Development Certificate is issued. Has the levy been paid?

- Yes       No       Not Applicable

**A list of all documents accompanying this application must be attached.**

**Schedule 1 – Australian Bureau of Statistics Information (for building work only)**

This is required to be completed for the purposes of providing information to the Australian Bureau of Statistics.

**All Building Work**

What is the total floor area of the new building work only? \_\_\_\_\_ m<sup>2</sup>

What is the number of storeys (including underground storeys)? \_\_\_\_\_

**Residential Building Only**

Number of dwellings proposed to be built? \_\_\_\_\_

Number of existing dwellings? \_\_\_\_\_

Number of dwellings to be demolished \_\_\_\_\_

**Materials to be Used**

Place a tick in the box which best describes the materials the new work will be constructed of.

<p><b>Walls</b></p> <p><input type="checkbox"/> brick veneer      <b>Code</b> BV</p> <p><input type="checkbox"/> full brick      <b>Code</b> FB</p> <p><input type="checkbox"/> single brick      <b>Code</b> SB</p> <p><input type="checkbox"/> concrete block      <b>Code</b> CB</p> <p><input type="checkbox"/> concrete      <b>Code</b> CO</p> <p><input type="checkbox"/> steel      <b>Code</b> ST</p> <p><input type="checkbox"/> fibrous cement      <b>Code</b> FC</p> <p><input type="checkbox"/> hardiplank      <b>Code</b> HP</p> <p><input type="checkbox"/> timber/weatherboard      <b>Code</b> TM</p> <p><input type="checkbox"/> cladding-aluminium      <b>Code</b> AL</p> <p><input type="checkbox"/> curtain glass      <b>Code</b> GL</p> <p><input type="checkbox"/> other      <b>Code</b> OT</p> <p><input type="checkbox"/> unknown      <b>Code</b> UN</p>	<p><b>Roof</b></p> <p><input type="checkbox"/> aluminium      <b>Code</b> AL</p> <p><input type="checkbox"/> concrete      <b>Code</b> CO</p> <p><input type="checkbox"/> concrete tile      <b>Code</b> CT</p> <p><input type="checkbox"/> fibrous cement      <b>Code</b> FC</p> <p><input type="checkbox"/> fibreglass      <b>Code</b> FG</p> <p><input type="checkbox"/> slate      <b>Code</b> SL</p> <p><input type="checkbox"/> steel      <b>Code</b> ST</p> <p><input type="checkbox"/> terracotta tile      <b>Code</b> TT</p> <p><input type="checkbox"/> other      <b>Code</b> OT</p> <p><input type="checkbox"/> unknown      <b>Code</b> UN</p>
<p><b>Floor</b></p> <p><input type="checkbox"/> concrete      <b>Code</b> CO</p> <p><input type="checkbox"/> timber      <b>Code</b> TM</p> <p><input type="checkbox"/> other      <b>Code</b> OT</p> <p><input type="checkbox"/> unknown      <b>Code</b> UN</p>	<p><b>Frame</b></p> <p><input type="checkbox"/> timber      <b>Code</b> TM</p> <p><input type="checkbox"/> steel      <b>Code</b> ST</p> <p><input type="checkbox"/> other      <b>Code</b> OT</p> <p><input type="checkbox"/> unknown      <b>Code</b> UN</p>

Does the site contain a dual occupancy?       Yes       No

If the development is a dual occupancy are the dwellings detached?       Yes       No  
(ND dual occupancy = two dwellings on the same

## **Guide for information to be submitted with your application**

The following information must also accompany a complying development certificate application for building or subdivision work:

### **Building Work**

In the case of an application for a complying development certificate for **building work**:

- A.** Four (4) copies of detailed plans and specifications in accordance with Schedule 1, Part 2 Clause 4(1) (d) and Clause 4 (A) of the EP&A Regulations.

The plan for the building must be drawn to a suitable scale and consist of a general plan and a site plan. The general plan of the building must indicate (where relevant):

1. the location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development.
2. floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building.
3. elevations and sections showing proposed external finishes and heights.
4. proposed finished levels of the land in relation to buildings and roads.
5. building perspective's, where necessary to illustrate the proposed building.
6. proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate) and a driveway profile showing grades, levels and transitions.
7. proposed landscaping and treatment of the land (indicating plant types and their height and maturity).
8. proposed method of draining the land. Note: Compliance must be demonstrated with Councils Specification for On-site Stormwater Management – Main Document (available on Council's website – Planning & Development – LEP, DCP & Policies).

The site plan must be drawn to scale and must indicate the:

- i. location, boundary dimensions, site area and north point of the land.
- ii. existing vegetation and trees on the land.
- iii. location and uses of existing buildings on the land including wall to boundary setbacks.
- iv. existing levels of the land in relation to buildings and roads.
- v. location and uses of buildings on sites adjoining the land.
- vi. location of the proposed work.

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply.
- state whether the materials proposed to be used are new or second hand and give particulars of any second-hand materials to be used.

- B. The required application fee. The fee can be confirmed by calling our Customer Service staff on 9976 1500 option 4 during business hours.
- C. If relevant, evidence of any accredited component, process or design sought to be relied upon.
- D. Except in the case of a class 1a or class 10 building:
- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and .
  - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

- E. for new dwellings, additions and alterations to dwellings (where the value of the work is \$50,000 or more) and new swimming pools having a volume of 40000 litres or greater, a BASIX certificate must accompany the application.

### **Subdivisions**

The plan must include all existing and proposed lot boundaries, dimensions of the new boundaries and the areas of the proposed lots. The application must also be accompanied by the required application fee. The fee can be confirmed by calling Council's Customer Service on 9976 1500 option 4 during council business hours.

### **Note 1 Home Building Act Requirements**

If a licensed builder is not engaged and the value of any residential work exceeds \$5,000, a copy of an Owner Builders Permit may be attached to this form.

If a licensed builder is engaged and the value of residential work exceeds \$12,000, a copy of the Builder's Home Building Act Insurance for the building work can be attached to this form.

If these documents are not available when lodging your application they must be submitted with your Notice of Commencement form one (1) week before you commence work.

### **Note 2 Long Service Levy**

A complying development certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by installments of the levy) has been paid. The levy is payable when the estimated value of work is \$25,000 or greater. Manly Council is authorised to accept payments under an agency agreement with the NSW Government.

### **Note 3 Trust Fund Deposit**

Under Section 97 of the Local Government Act 1993 Council requires payment of a security deposit for compliance with Conditions of Consent and as security against damage to Council property during works on the site. The deposit will be refunded following the issue of a Final Occupation Certificate for the approved works and subject to an infrastructure inspection of Council's property. Payment must be made prior to commencement of any excavation, demolition or building works. The amount of the deposit is to be in accordance with Council's presented fees and charges which are reviewed annually.