

Job No: 2005/307

Friday, 24 August 2012

Pittwater Council  
PO Box 882  
Mona Vale NSW 1660

**RECEIVED**  
23 AUG 2012  
PITTWATER COUNCIL

Attention: General Manager

**RE: Occupation Certificate No. 05/307/05  
6-14 Macpherson Street, Warriewood**

Please find attached a copy of Occupation Certificate 05/307/05 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979.

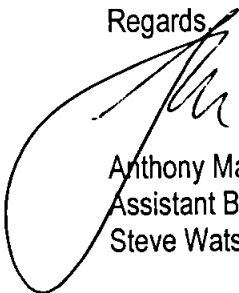
Please find attached a cheque in the amount of \$36 payable for the registration of the Occupation Certificate.

Can you please forward SWP a receipt for the acknowledgment of the lodgement cheque.


I wish to take this opportunity to thank you for allowing SWP to provide certification services for the subject development and look forward to hearing from you in the near future.

With regard to the attached certificate please do not hesitate to contact me should you have any queries or require any further information.

Regards



Anthony Marelic  
Assistant Building Regulations Consultant  
Steve Watson & Partners Pty Ltd

R-327432  
\$36 PRVC  
29/08/12  




**STEVE WATSON  
& PARTNERS**

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
FIRE SAFETY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL +61 2 9283 6555 IFAX +61 2 9283 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 48 102 366 576

**FINAL OCCUPATION  
CERTIFICATE**

Issued under the Environmental Planning and Assessment Act 1979 Section 109C(1)(c) and 109H

**Final Occupation Certificate No. 05/307/05**

Steve Watson and Partners certify that:

- They have been appointed as the Principal Certifying Authority under section 109E.
- A Development Consent/Complying Development Certificate is in force with respect to the building.
- A Construction Certificate 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 Final Fire Safety Certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

<b>Applicant</b>	Name: Anglican Retirement Villages Address: PO Box 284 Suburb: Baulkham Hills State: NSW Postcode: 1765
<b>Location of the Property</b>	Address: 6-14 Macpherson Street Suburb: Warriewood State: NSW Postcode: 2102 Real Property Description: Lot A & B DP 400488, Lot 22 DP 5464, Lot 5-8 DP 1115877 and Lot A & B DP 358765
<b>Building Description</b>	Construction of seniors living independent living units development including 25 independent living units, ground level car parking, community centre with multipurpose space, cafe, gym, indoor swimming pool, medical consulting rooms. External works including landscaping, driveway and car parking. (including cafe)
<b>Building Code of Australia Classification</b>	Class 2, 5, 6, 7a and 9b
<b>Date of Receipt</b>	Date Received: 6 <sup>th</sup> August 2012
<b>Determination</b>	Approved Date of Determination: 24 <sup>th</sup> August 2012
<b>Development Consent</b>	Development Consent Number: NO634/10 Council: Pittwater Council Date of Determination: 24 <sup>th</sup> March 2011
<b>Construction Certificate</b>	Construction Certificate Number: 05/307/07 & 05/307/07A Date of Determination: 17 <sup>th</sup> June 2011 & 23 <sup>rd</sup> February 2012

Steve Watson (BPB0432) on behalf of

**Steve Watson and Partners**

Accreditation Body: **BPB**

Accreditation no: **ABC 1**

Date of Endorsement: **Friday, 24 August 2012**

Documentation relied upon to issue Occupation Certificate 05/307/05 for 6-14 Macpherson Street, Warriewood

Item No	Description	Date
1	Mandatory inspection record (Final)	25.07.12
2	Application for Occupation Certificate	06.08.12
3	Final fire safety certificate	25.07.12
4	SWP DA Checklist	-
5	Trade Waste Agreement prepared by Sydney Water	14.08.12
6	Interim Occupation Certificate 05/307/04 prepared by Steve Watson and Partners	-



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## CI162B Site Inspection Record

Project Address	6-14 Macpherson Street, Warriewood	Inspection record #	12/307/F4
Accredited Certifier	Steve Watson (BPB0432) for Steve Watson and Partners	Body Corporate Accreditation #	ABC 1
DA ref	NO634/10	CC Ref	05/307/07 & 05/307/07A
Date of inspection	25.07.12	Type	COMPLETION

### Checklist

Consistency with approved plans?	YES	BCA compliance matters OK?	YES
Pre OC DA Conditions? (see checklist attached)	YES	Basix matters OK?	YES

### Issues/Rectification works required

#	Issue	Comment/requirement	Action by
1.	Signage required to accessible toilets, change rooms and showers in accordance with AS1428.1-2009.	See attached photo	Builder
2.	Grab rails required to be installed to the ambulant toilets in accordance with AS1428.1-2009.	See attached photo	Builder
3.	Signage required to the fire doors in accordance with D2.23 of the BCA.	See attached photo	Builder
4.	Line markings required to the disabled car parking in accordance with AS2890.6 -2009	See attached photo	Builder
5.	Decals required to glazing in accordance with AS1428.1-2009.	See attached photo	Builder

### Was the Inspection

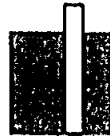
- Satisfactory  
 Satisfactory subject to resolution of the issues identified above  
 Unsatisfactory

Signed

Inspector

25.07.12

Date



# STEVE WATSON & PARTNERS

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sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 46 102 366 575

## APPLICATION FOR OCCUPATION CERTIFICATE

### PART 1 Application and Site Details

Type of Certificate Sought  
*Tick appropriate boxes*

- Interim certificate
- Final certificate
- Change of building use of an existing building
- Occupation/use of a new building

Applicant

*It is important that we are able to contact you if we need more information.*

*Please give us as much detail as possible.*

Mr  Mrs  Miss  Ms  Other

Surname (or Company): ARV

Given names (or ABN): 39 922 848 563

Address: PO BOX 284 CASTLE HILL

State: NSW Post Code: 1765

Phone: (02) 9421 5318 Fax: (02) 9421 2217

Mobile: 0409 653 881 E-mail: JAMES.CHONG@ARV.ORG.AU

Location of the Property

*We need this to correctly identify the land.*

Address: 6-14 MACPHERSON ST WARRIEWOOD

State: NSW Post Code: 2102

Real Property Description: LOTS A&B DP 400488, LOT 22 DP 6464

(eg. Lot/DP/Section, etc) LOTS 5-8 DP1115877 & LOTS A&B DP 358765

*The real property description is mandatory, these details are shown on your rate notices, property deeds etc*

### PART 2 Work Description

Development Consent or Complying Development Certificate

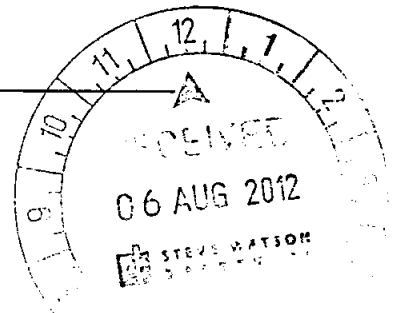
Development Consent/Complying Development No: NO 634/10

Date of Determination: 24 / 3 / 2011

Construction Certificate

Construction Certificate No: 05 / 307 / 07

Date of Determination: 17 / 6 / 2011



**Building Details**

*The building classification must be the same as that specified in the Complying Development Certificate or Construction Certificate*

If you are applying for an Occupation Certificate for part of the building, describe the part of the building:

WHOLE BUILDING & SITE WORKS (ENTIRE STAGE 3 WORKS)

Describe the proposed use of the building: SENIORS LIVING ILU'S & COMMUNITY CENTRE

What is the classification of the building under the BCA: 2, 5, 6, 7a & 9b

**Change in Classification**

What is the existing classification of the building under the BCA: N/A

What is the new classification of the building under the BCA: N/A

**Attachments**

The following information must accompany an application for an Occupation Certificate:

- A copy of Development Consent or Complying Development Certificate
- A copy of the Construction Certificate, where relevant
- A Final Fire Safety Certificate or Interim Fire Safety Certificate (not required for class 1a or 10 buildings).
- Other certificates or documentation relied on.

**PART 3 Declaration**

**Declaration**

*If the applicant is a company or strata title body corporate, a director or authorised delegate must sign this declaration.*

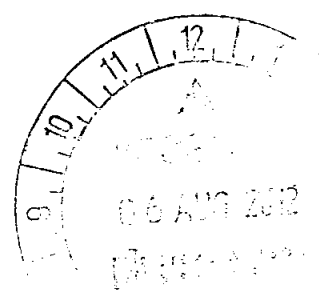
I declare that all the information in the application is, to the best of my knowledge, true and accurate.

I also understand that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is misleading, any approval granted 'may be void'.

Signature: *[Signature]* Date: 6 / 8 / 12

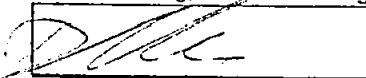
Name, if you are not the applicant: JAMES CHONG

In what capacity are you signing if you are not the applicant: SNR PROJECT MANAGER ARV



# FIRE SAFETY CERTIFICATE

The owner of a building, or the owner's agent, needs to provide a fire safety certificate to the certifying authority (a council or a private certifier) with an application for an occupation certificate. You can use this form to do so. A copy of the certificate also needs to be given to the Commissioner of New South Wales Fire Brigades, and displayed in the building in a prominent position.

<b>1. Details of the Building being Certified</b>			
Name of the owner of the building or part of the building			
Full name/company name	- ANGLICAN RETIREMENT VILLAGES		
Address of the building			
Flat/street no.	6-14	Street name	Macpherson Street
Suburb or town	Warriewood	Postcode	2102
Nearest cross street	Garden Street		
This certificate is for: whole building			
Description of the building or part of the building			
Stage 3 - Whole Building			
<b>2. Type of Certificate</b>			
This is the: final fire safety certificate			
Date of this certificate	25 JULY 2012		
<b>3. Certification</b>			
I	DARREN SANDER	of	HANSEN YOUNG
being the owner of the building described above, or the agent of the owner, certify that:			
<ul style="list-style-type: none"> <li>each of the essential fire safety measures listed in part 7 has been assessed by a properly qualified person, and was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;</li> <li>the information contained in this statement is true and accurate to the best of my knowledge and belief.</li> </ul>			
<b>4. Information Attached to this Certificate</b>			
<input checked="" type="checkbox"/> The current fire safety schedule for the building			
<b>5. Signature</b>			
The owner of the building, or the owner's agent, must complete and sign the certificate.			
Signature		Name	DARREN SANDER
Address		The capacity in which you are signing if you are not the owner of the building	PROXY MANAGER

**6. Privacy policy**

You need to provide the information in this certificate to the certifying authority if you are applying for an occupation certificate. You also need to give the information to the council and the Commissioner of New South Wales Fire Brigades if a fire safety order has been made for the building once you have satisfied that order. If you do not supply a fire safety certificate as required, you will be in breach of the *Environmental Planning and Assessment Act 1979* and you could be found guilty of an offence and/or required to take further action. Please contact the council if the information you have provided in this certificate is incorrect or changes.

**7. Assessment of Fire Safety Measures**

Measure	Standard of performance required by the fire safety schedule	Date of assessment
Access panels, doors and hoppers to fire resisting shafts	BCA2010 Clause C3.13 and tested prototypes (AS 1530.4 - 2005)	21.05.12
Automatic fail safe devices	Scheduled devices release upon trip of smoke detection, fire detection and sprinkler activation in accordance with BCA2010 D2.21	21.06.12 10.07.12
Automatic fire detection and alarm system ( <i>smoke detection system</i> )	BCA2010 Specification E2.2a and AS 1670.1 - 2004	21.06.12
Emergency lighting	BCA2010 Clause E4.2, E4.4 and AS 2293.1 - 2005	12.07.12
Exit signs	BCA2010 Clause E4.5, NSW E4.6, E4.7, E4.8 and AS 2293.1 - 2005	12.07.12
Fire dampers	BCA2010 Clause C3.15 and AS/NZS 1668.1 - 1998 (AS 1682.1-1990 and AS 1682.2-1990)	19.06.12
Fire doors	BCA2010 Specification C3.4 and AS 1905.1 - 2005	13.07.12 16.07.12
Fire hydrant system	BCA2010 Clause E1.3 and AS 2419.1 - 2005	18.06.12
Fire seals protecting openings in fire resisting components of the building	BCA2010 Clause C3.15 and AS 1530.4 and AS 4072.1 and installed in accordance with the tested prototype.	21.05.12 18.06.12 19.06.12 16.07.12
Hose reel systems	BCA2010 Clause E1.4 and AS 2441 - 2005	18.06.12
Lightweight construction	BCA2010 Specifications C1.8 and A2.3 and AS 1530.4	21.05.12
Mechanical air handling system ( <i>automatic shut down of air-handling system</i> )	BCA2010 Clause E2.2 and AS/NZ 1668.1-1998	19.06.12
Portable fire extinguishers	BCA2010 Clause E1.6 and AS 2444 - 2001	19.07.12
Warning and operational signs	BCA2010 Clauses D2.23, E1.4, E3.3	12.07.12 24.07.12
Fire Engineering Design Pty Ltd FRL of External Walls FRL of Supporting Walls FRL of Carparks and SOU's	Fire Safety Report, project No. 2011118, Version A, dated June 2011	06.07.12
Fire resisting construction	BCA2010 Part C2, AS 1170.1 - 1989, AS 1170.2 - 1989, AS 1170.4 - 1993, AS 3600 - 2001, AS 3700 - 2001, AS 4100 - 1998 and in accordance with a tested prototype to the scheduled Architects drawings.	06.07.12
Fire resisting construction (Masonry)	BCA2010 Part C2, AS 1170.1 - 1989, AS 1170.2 - 1989, AS 1170.4 - 1993, AS 3600 - 2001, AS 3700 - 2001, AS 4100 - 1998 and in accordance with a tested prototype to the Architects drawings.	04.07.12
Lifts & lift panels	BCA2010 Clause C3.10 and AS 1735.11	20.06.12





Project DA Checklist

DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior OC	Independent approval required if so who?
34	Fixtures, fittings and equipmnet	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
35	Ceiling shall not be perforated	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
36	Hand Washbasins to be provided	Letter of confirmatio and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
37	Hand Washbasins compliance	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
38	Premises provided with cleaning equipment	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
39	Dishwashers and glass washers to comply	Letter of confirmatio and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
40	Grease Arrestors	Plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
41	Services pipes, conduits and electrical wiring	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
42	Protection of contamination in food preparation areas	Letter of confirmatio and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
43	Shelving, cupboards, doors to be impervious and easy to clean	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
44	Kitchen Exhaust	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP			To be inspected on site	
a)	Cooking apparatus	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP				
b)	Total maximum power input	Letter of confirmation and plans showing kitchen fitout to be submitted to SWP				
45	Provisions for storage of garbage and recycling containers in external area of the premises	Letter of confirmation to be submitted to SWP. To be shown on plans			To be inspected on site	
46	External Garabge areas must be provided with a hose tap connected to the water supply and made impervious	Letter of confirmation to be submitted to SWP			To be inspected on site	
47	Roomed garbage areas must have impervious floors	Letter of confirmation to be submitted to SWP			To be inspected on site	
48	No Odour Nusiance to public area shall be created	Letter of confirmation to be submitted to SWP				
49	Noise Nusiance shall not be caused through the operation of plant equipment	Letter of confirmatio to be submitted to SWP				
50	Saniatry facilities are to comply with the BCA	Saniatry facilities to be shown on plans				
51	Medical treatement rooms to comply with "Infection Control Guidelines for Oral Health Care Settings" published by NSW Health	Plans to be submitted to SWP				
52	Pool Fencing to be designed, located and mainatind in accordance with the Swimming Pool Act 1992				Inspection to be carried out by SWP	
53	Resuciation Chart to to be installed and maintained adjacent to Pool				Letter of confirmation to be submitted to SWP	
a)	Warning Sign to Contain appropriate lettering and wording				To be inspected on site	
b)	Simple flow sequenca to be displayed				To be inspected on site	
54	Multi purpose room is for sole use of ARV					
55	No works to be commence on adjoining sites					

Notes	Status early works CC	Status CC	Status NOC	Check MIR Commence?	Status during	Status OC	Check MIR OC?
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
		Plans received from NPR Architecture dated 02.06.11				Inspection Completed	
		Hyraulics Services report received from GDK dated 20.10.11				Inspection Completed	
		Certificate for Compliance (Statement for condition B 29) received from NRP Architecture dated 28.04.11				Inspection Completed	
		Certificate for Compliance (Statement for condition B 29) received from NRP Architecture dated 28.04.11				Inspection Completed	
		Plans received from NPR Architecture dated 02.06.11					
		Plans received from NPR Architecture dated 02.06.11					
		Certificate for Compliance received from NRP Architecture dated 28.04.11 Outstanding				Inspection Completed	
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
		Certificate for Compliance received from NRP Architecture dated 28.04.11				Inspection Completed	
Note							
Note							
		Plans received from NPR Architecture dated 02.06.11					
		Plans received from NPR Architecture dated 02.06.11					
Note						Inspection Completed	
						Inspection Completed	
						Inspection Completed	
						Inspection Completed	
Note							
Note							

Project DA Checklist

DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior OC	Independent approval required if so who?
56	Existing dish drain in Brands Lane to be removed and replaced with gutter to Councils requirements				Inspection to be carried out by SWP	
57	BASIX Certified to be fulfilled and maintained for the life of the building	BASIX certificate to be submitted to SWP			Inspection to be carried out by SWP	
C	Matters to be satisfied prior to the issue of the Construction Certificate					
1	Engineering Details showing Water Reuse Scheme	Engineering details of Water Reuse Scheme to be submitted to SWP				
2	Construction Plans and Specifications	Approved DA stamped plans to be submitted to SWP				
3	Quick Check Plans	Stamped Sydney Water Quick Check plans to be submitted to SWP				Sydney Water
4	Details of Kitchen, Cafe & Kiosk	Approved details and plans to be submitted to SWP				
5	Driveway Access Plans and Details					
6	Updated Waste Management Report	Updated Waste Management Report to be submitted to SWP. Design Certificate to be submitted to SWP				
7	Flood Management System to meet the requirements of the Warriewood Valley Integrated Water Management Strategy and Warriewood Valley Water Management Specification. With the inclusion of a Stormwater Management System	Approved Flood Management System and Stormwater Management System to be submitted to SWP. Design certificate to be submitted to SWP			Confirmation certificate to be submitted to SWP	
8	Updated Water Management Report	Updated Water Management Report to be submitted to SWP. Design Certificate to be submitted to SWP.				
9	Construction Plans and Specifications	Approved DA stamped plans to be submitted to SWP				
10	Erosion and Sediment Management Plan	Erosion and Sediment Management Plan to be submitted to SWP. Design certificate to be submitted to SWP.				
11	Waste Management Plan as per Appendix 4 of the Warriewood Valley Urban Land Release Context and Criteria	Waste Management Report to be submitted to SWP. Design Certificate to be submitted to SWP.				
12	Detailed landscape plans	Detailed landscape plans to be submitted to SWP. Design certificate to be submitted to SWP				
	Landscape Report				Report prepared by Qualified Landscape to be submitted to SWP. Design certificate to be submitted to SWP.	
13	Notice of Requirements - Sydney Water Section 73 Certificate	Notice of Requirements to be submitted to SWP				Sydney Water
14	Structural Engineer Schedule of Works	Schedule of works prepared by a qualified structural engineer to be submitted to SWP. Design certificate to be submitted to SWP.				
15	Accessibility Control	Certificate prepared by the Accredited Access Adviser to be submitted to SWP.				
16	Plans & details in accordance with the BASIX Certificate	Plans and details fulfilling the BASIX certificate requirements to be submitted to SWP.				
17	Design Details in accordance with the Access Report	Design Details & technical specifications in accordance with the Access Report to be submitted to SWP				
D	Matters to be satisfied prior to the commencement of works and maintained during the works					
1	No works to be undertaken without the written approval of Council.					
2	Road opening permit	Approved Road opening permit to be submitted to SWP.				
3	Temporary sedimentation and erosion controls to be constructed prior to works commencing					
4	Removal of clay from vehicles					
5	Waste materials to be minimised					
6	Excavation to construction waste to be retained onsite					
7	Recycling and Waste Management to be in accordance with Waste Management Plan				Compliance certificate to be submitted to SWP	
8	Site to be fully secured by a fence to all perimeters					
12	Site Management Sign to be erected and maintained					

Notes	Status early works CC	Status CC	Status NOC	Check MIR Commence?	Status during	Status OC	Check MIR OC?
						Inspection Completed	
		BASIX plans received from ABSA dated 08.10.10				Inspection Completed	
		Page 37-38 of Hydraulic Services Specifications from GDK dated 20.10.10					
		Plans received from NPR Architecture dated 02.06.11					
		Stamped Sydney Water Quick Check plan dated 12.04.11					
		Statement for condition B29 addresses this					
Not Applicable							
		Waste Management Plan received from Hansen Yuncken dated on the 27.04.11					
		Report to Water Management Report Version 4 from GHD dated June 2011				Stage 3 Water Management Certificate prepared by GHD submitted to SWP	
		Report to Water Management Report Version 4 from GHD dated June 2011					
		Plans received from NPR Architecture dated 02.06.11					
		Sediment and Erosion Control Plan received from GHD dated 08.10.10					
		Waste Management Plan received from Hansen Yuncken dated on the 27.04.11					
		Landscape plans received from Taylor Brammer dated 19.10.10					Certificate of Design Compliance prepared by Taylor Brammer submitted to SWP
		Notice of Requirements received from Sydney Water dated 10.05.11					
		Structural Certificate received from Mott MacDonald Hughes Trueman dated 28.04.11					
		Access Design Certificate received from Midson Group Pty Ltd dated 27.04.11					
		Plans received from NPR Architecture dated 02.06.11					
		Plans received from NPR Architecture dated 02.06.11					
Note							
Note							
Note							
Note							
Note							
						Civil Design and Inspection Certificate prepared by Mott MacDonald submitted to SWP	
Note							
Note							

Project DA Checklist

DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior OC	Independent approval required if so who?
13	Construction Traffic Management Plan (CTMP)	CTMP to be submitted to SWP.				
14	Approved plans to be kept on site at all times					
15	Toilet facilities to be provided					
16	Owner must be given 7 days notice of excavations done to their properties					
17	3 photographs of the road, reserve and footpath		3 photographs of the road, reserve and footpath area adjoining the site, on front-on and one from each side of the property to be submitted to SWP.			
18	Weather vehicle access must be maintained to Foley Nursery and Brands Lane					
E	Matters to be satisfied prior to the issue of the Occupation Certificate					
	Where damage has occurred to Council assets (road, kerb, gutter and drainage facilities) as a result from construction works, it must be repaired to Council's written Satisfaction					
1	Section 73 Compliance Certificate				Section 73 Compliance Certificate to be submitted to SWP.	Sydney Water
2	Appropriate infrastructure is to be provided to service the development (roads, access ways, etc.)					
4	Access to driveways in the public road reserve to be constructed in accordance with the approved plans				Qualified Engineer or Architect confirmation to be submitted to SWP	
5	Damaged public infrastructure to be repaired				Council's written approval that restoration has been satisfied to be submitted to SWP.	
6	All parking areas and driveways to be sealed and maintained				To be inspected by SWP	
7	Easements				Approved full details of easements to be submitted to SWP	
8	Documents and payment receipts					
(f)	Section 73 Compliance certificate and payment				Section 73 Compliance certificate and receipt to be submitted to SWP	
(ii)	Compliance Certificate				Compliance Certificate to be prepared by SWP	
(iii)	Work-as-executed plans for all structures and facilities to be in paper and electronic format					
(iv)	Security deposit of 5% to be made to council ensuring rectifications of any defects during the maintenance period				Security Deposit receipt from council to be submitted to SWP	
9	Civil Engineer Certificate confirming works are in accordance with the approved engineering plans				Certificate of compliance to be submitted to SWP	
10	Engineer/Architect Certificate confirming driveways have been constructed in accordance with the approved plans				Certificate of compliance to be submitted to SWP	
11	Qualified Professional Certificate conforming that the waste management system has been built in accordance with the waste management report				Certificate of compliance to be submitted to SWP	
12	Waste Management System works are to be completed prior to the issue of the Occupation Certificate					
13	Updated Waste Management Report				Updated Waste Management Report to be submitted to SWP	
14	Notification to be made to Council under section 149(2) for either flood category 1 or 2				Section 149(2) certificate to be submitted to SWP	
15	Occupation Certificate				Occupation Certificate to be prepared by SWP	
16	Street numbers to be fixed to the building				To be inspected by SWP	
17	Food premises occupation certificate				Completed food premises form to be submitted to SWP	
18	Council's Environmental Health Officer inspection				Evidence of council inspection to be submitted to SWP	
19	Council to send written advice of any issues associated with the inspection				Confirmation letter from council to be submitted to SWP	
20	Sydney Water trade waste agreement				Sydney Water trade waste agreement to be submitted to SWP	
21	Mechanical and ventilation systems				Mechanical Engineer compliance certificate to be submitted to SWP	
22	Food Authority to be notified				Evidence showing the food authority has been notified to be submitted to SWP	
23	Compliance with BASIX Certificate				Certificate to confirm compliance with BASIX to be submitted to SWP	
24	Section 94 Contribution				Evidence of Section 94 Contribution to be submitted to SWP	

Notes	Status early works CC	Status CC	Status NOC	Check MIR Commence?	Status during	Status OC	Check MIR OC?
		Traffic Management Plan received from McLaren Traffic Engineering dated on the 12.05.11					
Note							
Note							
Note							
			Carried out				
Note							
Note						Section 73 Compliance Certificate received, dated 17.05.11	
Note							
						Email correspondence prepared by Hansen Yuncken submitted to SWP	
						Email correspondence prepared by Pittwater Council submitted to SWP	
						Inspection Completed	
						Email correspondence prepared by Hansen Yuncken submitted to SWP	
						Section 73 Compliance Certificate received, dated 17.05.11	
						Civil Design and Inspection Certificate prepared by Mott MacDonald submitted to SWP	
Note							
						Email correspondence prepared by Hansen Yuncken submitted to SWP	
						Civil Design and Inspection Certificate prepared by Mott MacDonald submitted to SWP	
						Civil Design and Inspection Certificate prepared by Mott MacDonald submitted to SWP	
						Civil Design and Inspection Certificate prepared by Mott MacDonald submitted to SWP	
Note							
						Email correspondence prepared by Hansen Yuncken submitted to SWP	
						Flood category notation certificate submitted to SWP	
						Prepared by SWP	
						Inspection Completed	
						Food Premises Fit-Out Form submitted to SWP	
						Email correspondence prepared by Pittwater Council submitted to SWP	
						Email correspondence prepared by Pittwater Council submitted to SWP	
						Permit to discharge trade wastewater prepared by Sydney Water submitted to SWP	
						Installation Certificate submitted to SWP	
						NSW Food Authority Notification Confirmation submitted to SWP	
						Submitted to SWP	
						Section 94 Receipt submitted to SWP	

Satisfaction of DA Conditions

Prior to CC

Prior to OC

Checked by \_\_\_\_\_ sign and dated \_\_\_\_\_  
 Verified by \_\_\_\_\_ sign and dated \_\_\_\_\_

14 AUGUST 2012

ANGLICAN RETIREMENT VILLAGES DIOCESE OF SYDNEY  
PO BOX 284  
CASTLE HILL NSW 1765  
Dear Customer

**PERMIT TO DISCHARGE TRADE WASTEWATER**  
Property address: 6 MACHERSON ST, WARRIEWOOD NSW 2102  
Property number: 3433005  
Permit number: 34225

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 78% 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 Service Representative  
Business Customer Services - Delivery

34225

DOCUMENT NAME: BRJ20120817000000203  
PERMIT No: 34225

PROPERTY No: 3433005  
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: ANGLICAN RETIREMENT VILLAGES DIOCESE OF SYDNEY

Postal Address of Customer: PO BOX 284, CASTLE HILL NSW 1765

Tel: (02) 9421 5222 Fax: (02) 9421 5333

Name of the business at the premises: ANGLICAN RETIREMENT VILLAGE

Address of Business (where discharge occurs): 6 MACPHERSON ST WARRIEWOOD NSW 2102

Tel: (02) 9421 5222 Fax: (02) 9421 5333

Name of the contact(s) at the premises: ROD WARD

Tel: (02) 9634 0572 Fax: (02) 9634 0576

Commencement date of this Permit: 18/12/09

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

A handwritten signature in black ink, appearing to be "R. Ward", written over a horizontal line.

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: BRJ20120817000000203  
PERMIT No: 34225

PROPERTY No: 3433005  
CONNECTION No: 1



**ITEM 2**

**Business Activities:** (generating trade waste) undertaken at the Premises  
(AA37) - ANGLICAN RETIREMENT VILLAGE 480 KL/YR  
(AA35) - WARRIEWOOD BROOK CAFE 250 KL/YR

**ITEM 3**

**Pre-Treatment:** (equipment that is required at the premises to treat trade wastewater)  
PIT 1 - 2,000 LITRE BOAT TYPE GREASE TRAP - NEW RETIREMENT VILLAGE  
PIT 2 - 1,000 LITRE COOLING PIT COOLING PIT  
PIT 3 - 1,500 LITRE HALGAN MODULAR GREASE TRAP WARRIEWOOD BROOK CAFE

**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:**  
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 Degree 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

DOCUMENT NAME: BRJ20120817000000203

PROPERTY No: 3433005

PERMIT No: 34225

CONNECTION No: 1

**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 BOAT TYPE GREASE TRAP - NEW - 2,000 LITRES.	YOU NEED TO HAVE YOUR GREASE TRAP PUMPED OUT AND CLEANED EVERY 8 WEEKS COMMENCING ON 03/05/10
PIT 3 HALGAN MODULAR GREASE TRAP - 1,500 LITRES	TO BE INSPECTED BY CUSTOMER SERVICE REP.
PIT 2 COOLING PIT - 1,000 LITRES	AS REQUIRED

**ITEM 11**

Extra Requirements:

N/A

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	\$178.12	
Trade Wastewater Quality Charge	See attached schedule 1	18/12/09
# PIT 1- RETIREMENT VILLAGE : GREASY WASTE PROCESSING CHARGE (THAT IS, THE PROCESSING OF 2,000 LITRES AT 14.10 CENTS PER LITRE EVERY 8 WEEKS)	\$1,833.00	03/05/10
# PIT 3 A 1,500 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.



DOCUMENT NAME: BRJ2012081700000203  
PERMIT No: 34225

PROPERTY No: 3433005  
CONNECTION No: 1

Sydney  
**WATER**

**ITEM 13**

**Contact:**

**BUSINESS CUSTOMER SERVICES**

**PHONE: 9616 2485**

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

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

SUMMARY OF INFORMATION (2012/2013)

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 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	\$33.15 per quarter
Each additional process	\$11.38 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.



**STEVE WATSON  
& PARTNERS**

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
FIRE SAFETY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL +61 2 9283 6555 IFAX +61 2 9283 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 48 102 366 576

**INTERIM OCCUPATION  
CERTIFICATE**

Issued under the Environmental Planning and Assessment Act 1979 Section 109C(1)(c) and 109H

**Final Occupation Certificate No. 05/307/04**

Steve Watson and Partners certify that:

- They have been appointed as the Principal Certifying Authority under section 109E.
- A Development Consent/Complying Development Certificate is in force with respect to the building.
- A Construction Certificate 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 Final Fire Safety Certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

<b>Applicant</b>	Name: Anglican Retirement Villages Address: PO Box 284 Suburb: Baulkham Hills      State: NSW      Postcode: 1765
<b>Location of the Property</b>	Address: 6-14 Macpherson Street Suburb: Warriewood      State: NSW      Postcode: 2102 Real Property Description: Lot A & B DP 400488, Lot 22 DP 5464, Lot 5-8 DP 1115877 and Lot A & B DP 358765
<b>Building Description</b>	Construction of seniors living independent living units development including 25 independent living units, ground level car parking, community centre with multipurpose space, cafe, gym, indoor swimming pool, medical consulting rooms. External works including landscaping, driveway and car parking. (excluding cafe)
<b>Building Code of Australia Classification</b>	Class 2, 5, 6, 7a and 9b
<b>Date of Receipt</b>	Date Received: 27 <sup>th</sup> July 2012
<b>Determination</b>	Approved Date of Determination: 3 <sup>rd</sup> August 2012
<b>Development Consent</b>	Development Consent Number: NO634/10      Council: Pittwater Council Date of Determination: 24 <sup>th</sup> March 2011
<b>Construction Certificate</b>	Construction Certificate Number: 05/307/07 & 05/307/07A Date of Determination: 17 <sup>th</sup> June 2011 & 23 <sup>rd</sup> February 2012

Steve Watson (BPB0432) on behalf of

**Steve Watson and Partners**

Accreditation Body: BPB

Accreditation no: ABC 1

Date of Endorsement: Friday, 3 August 2012

Documentation relied upon to issue Occupation Certificate 05/307/04 for 6-14 Macpherson Street, Warriewood

Item No	Description	Date
1	Mandatory inspection record (Final)	25.07.12
2	Application for Occupation Certificate	27.07.12
3	Final fire safety certificate	25.07.12
4	Certificates contained within SWP Certification Package	-
5	SWP DA Checklist and associated documentation	-
6	Fire Safety Engineering Assessment Statement of Compliance prepared by Fire Engineering Design Pty Ltd	26.07.12
7	Compliance Certificate prepared by Access Associates Sydney	30.07.12
8	Wall Noise Transmission Loss Testing Report prepared by Acoustic Logic	11.07.12
9	Identification Survey prepared by Laqrence Grouo Surveyors	29.06.12