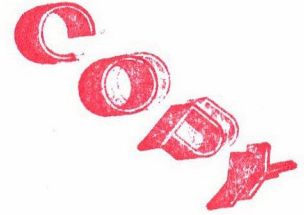




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ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979
NOTICE TO APPLICANT OF DETERMINATION
OF A COMPLYING DEVELOPMENT CERTIFICATE
HOUSING ALTERATIONS CODE

Applicant's Name and Address:

LUCINDA CASTAING
2/12 TURIMETTA STREET
MONA VALE NSW 2103

Being the applicant in respect of Complying Development Certificate No: **CDC0129/17**

Pursuant to section 85A of the Environmental Planning and Assessment Act 1979, notice is hereby given of the determination by Pittwater Council, as the consent authority, of this Complying Development Certificate application for:

AIR CONDITIONING UNIT

At:

LOT 2 SP 54800
2/12 TURIMETTA STREET, MONA VALE NSW 2103
BUILDING CLASSIFICATION: 10b
LANDUSE ZONE: R2

Decision:

A Complying Development Certificate has been granted subject to the conditions as detailed under the Environmental Planning and Assessment Regulation 2000 and the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Schedule 7.

The approved plans and documents listed hereunder form part of this Complying Development Certificate:

- **Site Plans, Sheets 1 & 2 prepared by CMPS Survey & Property Services, as overdrawn, Ref 2045-5106 received 23 August 2017.**
- **Eastern Elevation Plan, unreferenced, undated, received 23 August 2017.**
- **Air conditioner unit specification prepare by DAIKIN.**

Endorsement date of issue: 28 August 2017

This Certificate lapses: 28 August 2022
(5 years from endorsement date)

Andrew Caponas
DEVELOPMENT COMPLIANCE OFFICER
Accreditation No: BPB1575

1300 434 434
northernbeaches.nsw.gov.au

Manly Office:
1 Belgrave Street
Manly NSW 2095
f 02 9976 1400

Dee Why Office:
725 Pittwater Road
Dee Why NSW 2099
f 02 9971 4522

Mona Vale Office:
1 Park Street
Mona Vale NSW 2103
f 02 9970 1200

ABN 57 284 295 198



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CONDITIONS

COMPLYING DEVELOPMENT CONDITIONS

Part 7, DIV 2A, Clauses 136A – 136H

Environmental Planning and Assessment Regulation 2000

(In addition to the conditions prescribed under the Codes SEPP)

1.
 - (a) All works are to be carried out in accordance with the requirements of the Building Code of Australia.
 - (b) 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, such a contract of insurance being entered into and be in force before any building work authorised to be carried out by the certificate commences.
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 work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
3. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work related (not being the Council) has given the Council written notice of the following information:
 - (a) in the case of work for which a principal contractor is required to be appointed:
 - i. the name and licence number of the principal contractor, and
 - ii. the name of the insurer by which the work is insured under Part 6 of the Act.
 - (b) in the case of work to be done by an owner-builder:
 - i. the name of the owner-builder, and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
4. The commitments identified in the BASIX Certificate and on the plans or specifications are to be fulfilled and maintained for the life of the development.

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5.
 - (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,
 - (d) If the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

6. 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.

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SCHEDULE 7 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATES UNDER HOUSING ALTERATIONS CODE

(Clauses 4.7 and 4A.13)

Note 1. Complying development under the Housing Alterations Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.

Note 2. Division 2A of Part 7 of the Environmental Planning and Assessment Regulation 2000 specifies conditions to which certain complying development certificates are subject.

Note 3. In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

Note 5. Under section 86A of the Environmental Planning and Assessment Act 1979, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

PART 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE

1 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.

2 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.

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PART 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.

3 Hours for construction

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

4 Compliance with plans

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

5 Demolition

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

6 Maintenance of site

1. All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
2. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
3. At the completion of the works, the work site must be left clear of waste and debris.

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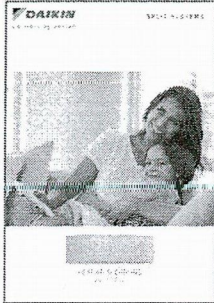
Mona Vale Office:
1 Park Street
Mona Vale NSW 2103
f 02 9970 1200

ABN 57 284 295 198

Item 1, Scope of Works - Lounge

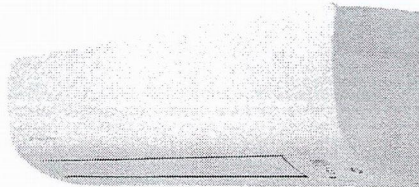
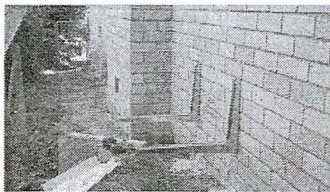
System

Supply and install 1 x Daikin FTXM71Q, rated at 7.1kW Cooling and 8.0kW Heating according to AS/NZS 3823.1.2, inverter reverse cycle split air conditioning system.



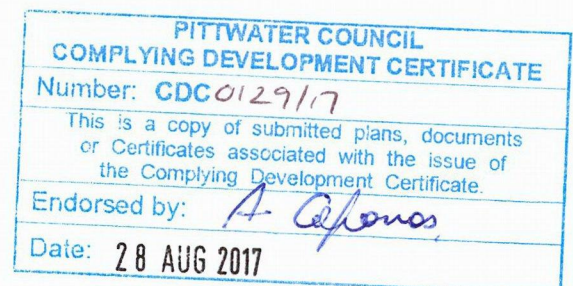
Locations

The indoor/fancoil unit (FTXM71QVMA) would be positioned high on the East wall opposite the Hallway. The outdoor unit (RXM71QVMA) would be positioned directly behind the indoor unit, upon stainless steel wall brackets with anti vibration mounts.



Controller(s)

1 x backlit wireless Daikin remote controller has been allowed for. This remote controller, with a backlit liquid crystal display and luminescent control buttons, also features a built-in weekly time clock that can be programmed on or off to suit your personal lifestyle with up to four actions per day of the week. This advanced controller not only allows you to program on/off time, but also the desired temperature. Furthermore, the copy function enables any daily program to be replicated on any other day or days as required.





Refrigerant Piping

Fully insulated refrigerant piping would be run between the fancoil and the outdoor unit. Any exposed refrigerant piping would be run in 'Surfmist' colorbond trunking. All refrigerant piping conforms to AS/NZS 1571; this specifies greater wall thickness than standard copper pipe as used by plumbers. This is necessary due to the high pressures that modern air conditioning and refrigeration systems run under.

Condensate Drains

A condensate drain will be run from the fancoil to the building waste or a suitable alternative. A drain will also be run from the outdoor unit to remove condensate when the system is running on the reverse cycle.

Electrics

A new 20amp electrical circuit would be run from the mains board to the outdoor unit, including a weatherproof isolator switch adjacent to the outdoor unit. The connection to the mains switch board will be completed by a qualified electrician.

Commissioning

Upon completion of installation we will demonstrate and explain the controller operation, maintenance required, and show you the location of all relevant parts of the system including the exit of the safety drain. We will also give you our unique hand over booklet that contains copies of your invoices for warranty purposes, our easy guide to using your controller, Daikin warranty cards and our commissioning sheet showing all items from the installation being checked off and signed by our lead installer. We will ensure we have thoroughly cleaned up and all related packaging and rubbish will be removed from site free of charge.

Council or Strata Approval

It is possible that approval from one or more authorities is required before installation of your air conditioning system. Whilst we will assist in any way we can, including drawing maps of system locations, we cannot complete any applications on your behalf.

Generally the location of the outdoor unit should be no less than 450mm from any boundary to qualify for exempt development, although exact details should be sought from your local council.

Noise & Location

Guidelines have been issued to local councils by the NSW Department of Planning concerning both noise levels and location of air conditioning condenser units. Generally unit sound power level should not exceed background sound by greater than 5dBA between the hours of 8am and 10pm, and by zero at any other time. Locations should be behind the front line of the house and lower than 1.8m if mounted on the wall. Please read [this post](#) for further information.

Additional Items

Power Circuit

This is shown as a separate option on your quote; we can either arrange this for you at the cost stated or you can arrange your own electrician.

A new 20 amp electrical circuit is required to be run from the mains board to the outdoor unit, including a weatherproof isolator switch adjacent to the outdoor unit. The connection to the mains switch board is required to be completed by a qualified electrician.

If you decide to arrange your own electrician we will run the power to an isolator switch provided by us; your electrician will then need to run power from the switchboard into the isolator switch.

Daikin BRP072A42 WiFi Controller (Optional)

Supply & install Daikin BRP072A42 WiFi controller(s) as required. This enables you to control your Daikin split system(s) from anywhere you have an internet connection. Free apps are available for iOS and Android smartphones and tablets.



Notes

- ☎ Client to check with Body Corporate if outdoor location is acceptable.

Payment Terms

A 10% deposit is due upon acceptance of this quote;

Progress payments as and when deemed appropriate;

Final balance is due on day of commissioning.

Payment can be made by the following methods:

Cheque, EFT, Visa/MasterCard (no surcharge)

Installations

Any installation dates offered are provisional indications and can only be confirmed upon receipt of signed acceptance with your deposit.

Peninsula Air Conditioning strongly recommends that the client whom was present during the quotation process is present during the first half an hour of installation to exactly confirm the locations of both indoor and outdoor units, trunking, etc. We have found that this is advantageous for both parties to avoid any misunderstandings.

Under Construction - If we are to carry out installation during building or renovation of your home / project, please be aware that we require 5-10 working days lead time before our attendance is required at each stage of the process; especially if we have to specifically order in your system or any custom made items. Your co-operation would be appreciated.

Warranty, etc

Warranty

At Peninsula Air Conditioning we warrant our work for a period of 2 years as stipulated in the Home Building Act of 1989.

Each manufacturer also warrants their product against any defects due to manufacturing; usually for a period of 5 years but can sometimes be shorter for products to be used in a commercial environment.

On our website you can view all our warranty information.

Maintenance

Your air conditioning system is a substantial investment and regular maintenance is required.

- *Manufacturer's state in their warranty card certain requirements that are the owners responsibility. (Please check your manufacturer's warranty card for specific requirements). These requirements will be included in our maintenance program.*
- *Our maintenance also covers items that we believe can be troublesome if not maintained; such as condensate drains, that can be blocked with dust picked up from the system, which when mixed with water can form a 'cloggy' mass in the drain.*
- *There is also the health aspects to consider of potential bacteria and mould build up within your air conditioner.*

Click to see what's included in our maintenance.

We have included a maintenance option in your quote; under normal circumstances an annual visit is sufficient. This agreement would be for 5 years (you can cancel at any time) to bring you inline with the manufacturers warranty. Payment is due annually; we collect the first payment with the installation payment and subsequent payments on the day of service. Please note these preferential rates are only available to clients that include the maintenance option at time of installation.

Upon acceptance of the maintenance option we will forward you an agreement for your records.

Licences & Insurances

Peninsula Air Conditioning are fully licensed and insured. We carry \$20 million public liability insurance, and are licensed Air Conditioning, Refrigeration and Electrical

contractors. We are also members of the Housing Industry Association (HIA) and are licensed for Refrigerant handling.

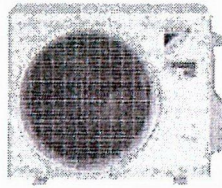
Please see our website for [relevant details](#).

Terms & Conditions

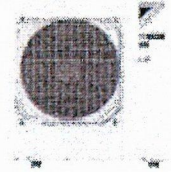
Please see our website for our [Terms & Conditions](#).



INDOOR UNIT



OUTDOOR UNIT

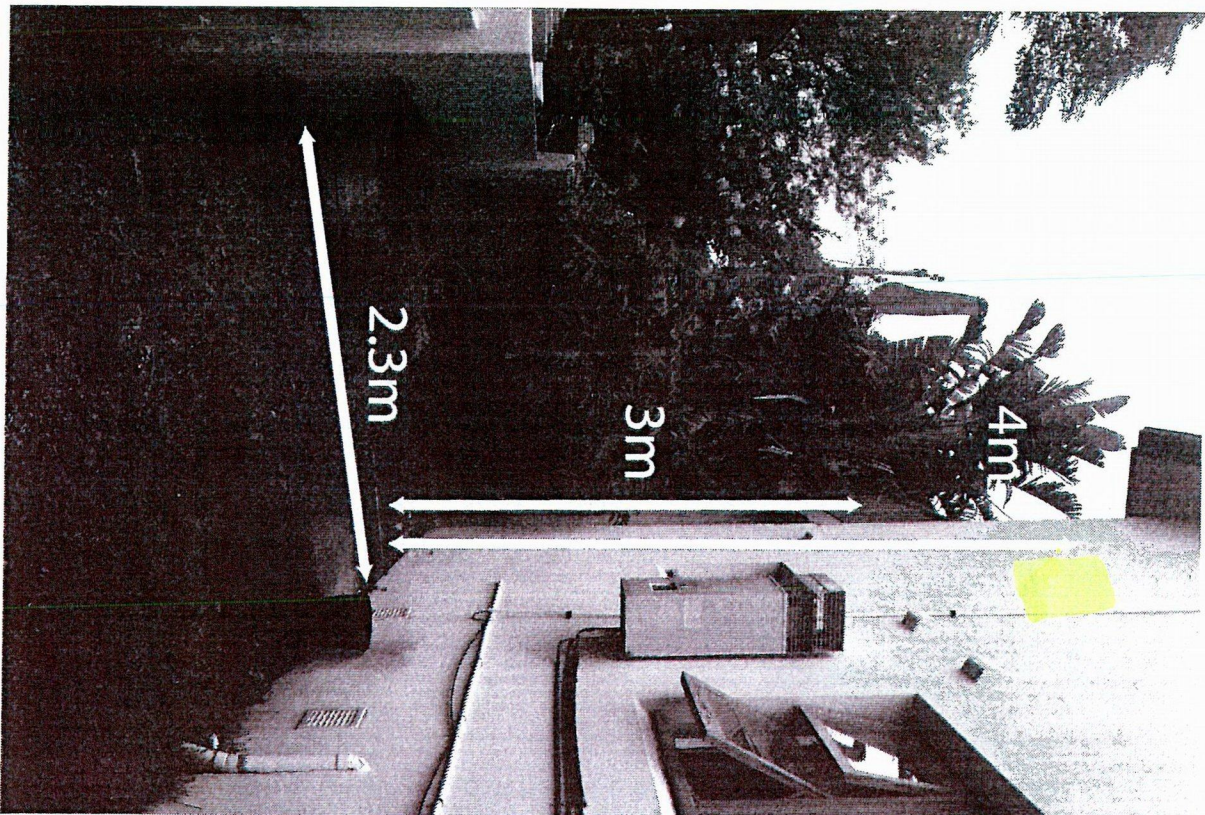


CORA (Reverse Cycle)

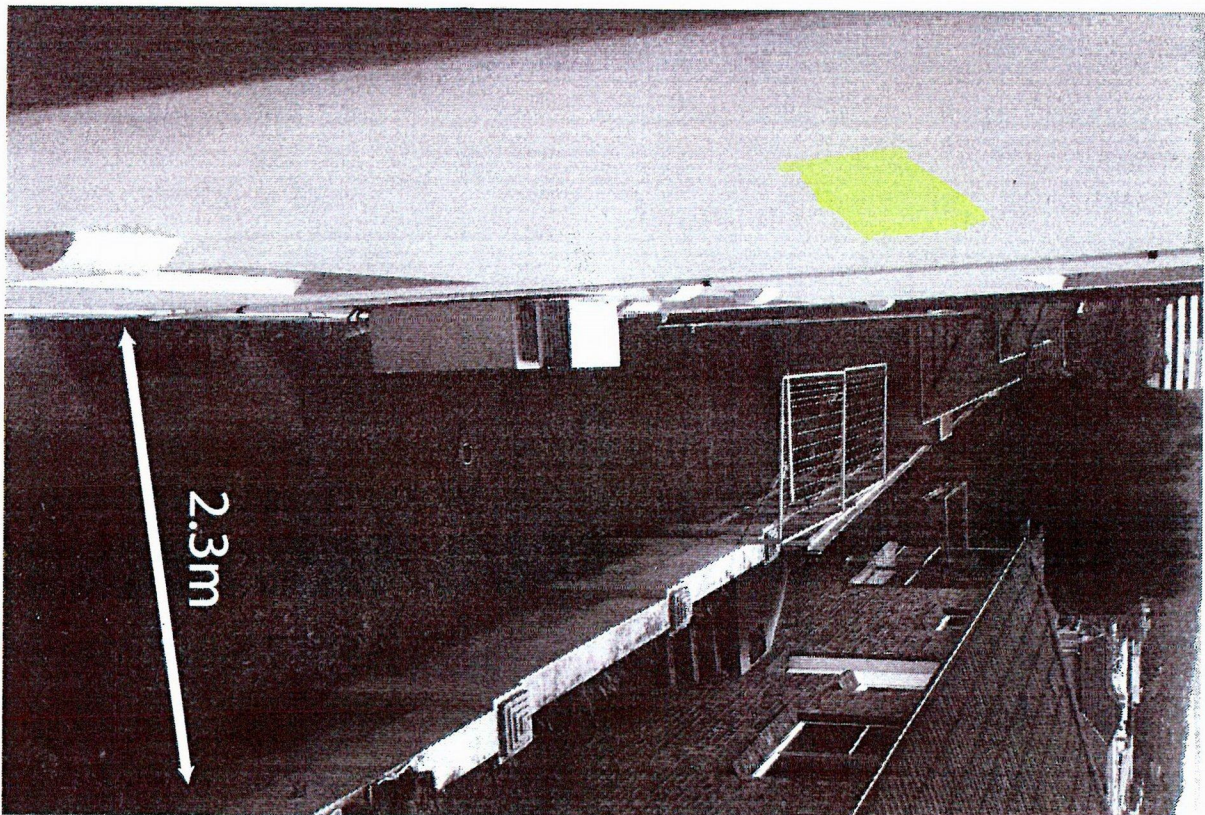
PRODUCT SPECIFICATION

INDOOR UNIT		FTXM20QVMA	FTXM25QVMA	FTXM35QVMA	FTXM46QVMA	FTXM50QVMA	FTXM60QVMA	FTXM71QVMA	FTXM85PVMA	FTXM95PVMA
OUTDOOR UNIT		RXM20QVMA	RXM25QVMA	RXM35QVMA	RXM46QVMA	RXM50QVMA	RXM60QVMA	RXM71QVMA	RXM85PVMA	RXM95PVMA
Rated Capacity	Cool (kW)	2.0	2.5	3.5	4.6	5.0	6.0	7.1	8.5	9.4
	Heat (kW)	2.7	3.2	3.7	4.7	6.0	7.2	8.0	9.0	10.3
Capacity Range	Cool (kW)	0.9-2.8	0.9-3.7	0.9-4.2	0.9-5.5	1.1-6.7	1.1-7.5	2.0-8.9	2.0-10.5	2.0-11.2
	Heat (kW)	0.9-4.3	0.9-5.3	0.9-5.3	1.0-6.7	1.0-8.0	1.0-8.6	2.0-10.6	1.9-11.6	1.9-12.0
Indoor Airflow Rate (H1)	Cool (l/s)	152	167	175	203	267	310	310	358	372
	Heat (l/s)	157	168	183	202	287	333	328	422	413
Indoor Fan Speeds		5 steps, quiet and automatic								
Energy Label/Star Ratings	Cool	5	5	3.5	3	4	3	2.5	2	2
	Heat	5	5	5	3.5	4	3.5	3	2.5	2
Front Panel Colour		White								
Power Supply		1 phase, 220-240, 50Hz								
Power Input (Rated)	Cool (kW)	0.40	0.49	0.61	1.20	1.14	1.52	1.93	2.49	2.79
	Heat (kW)	0.55	0.65	0.77	1.13	1.33	1.74	2.02	2.42	3.07
E.E.R.T.O.P	Cool/Heat	5.00/4.91	5.10/4.92	4.32/4.81	3.83/4.16	4.39/4.51	3.95/4.14	3.68/3.96	3.41/3.72	3.37/3.36
A.E.E.R.A.C.O.P	Cool/Heat	4.82/4.78	4.95/4.92	4.20/4.59	3.75/4.05	4.33/4.43	3.91/4.10	3.57/3.81	3.31/3.62	3.27/3.28
Dimensions (HxWxD)	Indoor (mm)	285x770x223	285x770x223	285x770x223	285x770x223	295x990x263	295x990x263	295x990x263	340x1200x259	340x1200x259
	Outdoor (mm)	550x675x284	550x675x284	550x675x284	695x930x350	695x930x350	695x930x350	695x930x350	990x940x320	990x940x320
Weight	Indoor (kg)	9	9	9	9	13	13	13	17	18
	Outdoor (kg)	28	30	30	51	54	54	60	60	62
Compressor Type		Hermetically Sealed Swing Type								
Refrigerant Type		R32								
Max Pipe Length	(m)	20	20	20	30	30	30	30	30	30
Max Level Difference	(m)	15	15	15	20	20	20	20	20	20
Pipe Sizes	Liquid (mm)	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4
	Gas (mm)	9.5	9.5	9.5	12.7	12.7	12.7	15.9	15.9	15.9
Outdoor Operating Range (outdoor temp)	Cool (°CDB)	-10 to 46								
	Heat (°CWB)	-15 to 18								
Indoor Sound Level (H/SL)	Cool (dBA)	36/19	40/19	42/19	44/26	45/28	48/29	49/30	51/37	53/38
	Heat (dBA)	39/20	40/20	42/20	43/26	45/28	48/29	49/30	51/35	52/35
Outdoor Sound Level (H/SL)	Cool (dBA)	46/43	47/43	49/44	47/44	47/44	49/45	53/49	54/51	54/51
	Heat (dBA)	47/44	48/44	49/45	48/45	48/45	52/45	54/49	56/51	55/51
Outdoor EPA Sound Power Level (H)	Cool (dBA)	58	59	61	59	59	61	65	66	66
	Heat (dBA)	59	60	61	60	60	64	66	68	67

Please refer to notes on page 27



GROUND



ABOVE

COUNCIL'S CERTIFICATE

PITWATER. (Name of Council) having satisfied itself that the requirements of the Strata Titles Act, 1973 (other than the requirements for the registration of plans) have been complied with, approves of the proposed strata plan.

Illustrated herein. Plans of this nature are not subject to the assessment of the building beyond the alignment of

This approval is given on the conditions that in/for

is/are subject to the restriction on your certificate to in section 20 of the Strata Titles Act 1973.

Date: 12th MAY 1997

Subdivision No. 970006

General Manager/Authorised Person

Complete, or delete if inapplicable.

SURVEYOR'S CERTIFICATE

ROBERT BRUCE RODGER CMPS SURVEY & PROPERTY SERVICES of 67 Albert Avenue, Chatswood NSW 2067

(1) any wall, the floor surface or any part of which corresponds substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;

(2) any floor or ceiling, the upper or under surface of any part of which forms a boundary of a proposed lot, shown in the accompanying floor plan, exists;

(3) any wall, floor, ceiling or structural void space, by reference to which any boundary of a proposed lot shown in the accompanying floor plan is defined, exists;

(4) any building, including proposed lots created on the land shown on the accompanying location plan and each proposed lot shown on the accompanying floor plan are wholly within the perimeter of the parcel bounded in the extent that

(a) the building conforms as a public place; (b) the building conforms as land other than a public place, in respect of which assessment as appropriate easement has been created by registered

(5) the survey information recorded in the accompanying location plan is accurate.

Signature: R. B. Rodger Date: 3/4/97

Delete if inapplicable. State whether dealing or plan, and quote registered number.

This is sheet 1 of my plan in 2 sheets.

PLAN OF LOT 119 IN DP 868491

LGA: PITTWATER

Locality: MONA VALE

Parish: NARRABEEN

County: CUMBERLAND

Reduction Ratio 1:300

Lengths are in metres.

STRATA PLAN 54800

Registered: 19.5.1997

C.A: NO 970006 OF 12-5-1997

Title System: TORRENS

Purpose: STRATA PLAN

Ref. Map: U2767-41 #

Last Plan: DP868491

Name of, and address for service of notices on, the body corporate Address required on original strata plan only.

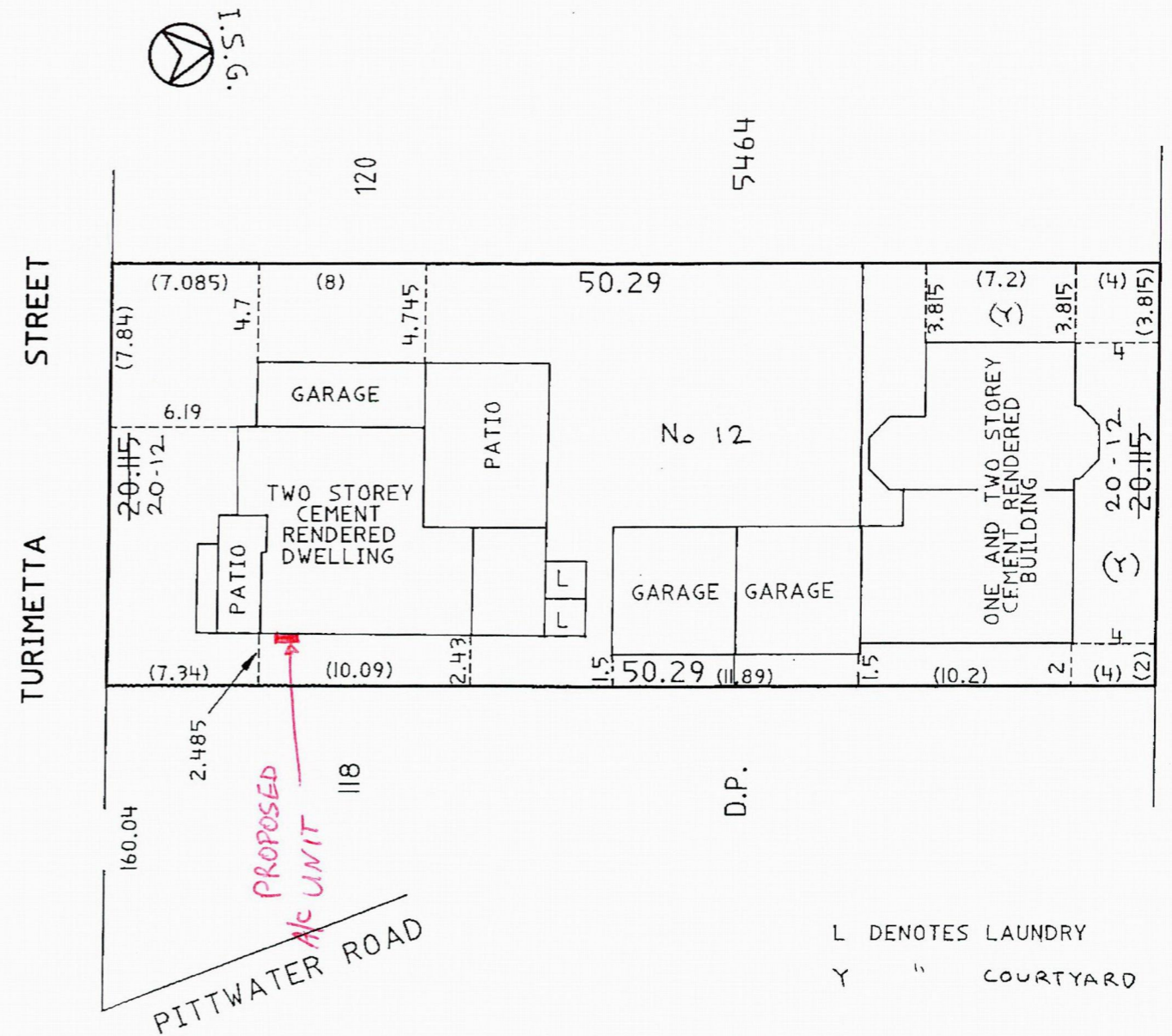
THE REGISTERED PROPRIETORS OF STRATA PLAN NO 54800 12 TURIMETTA STREET MONA VALE NSW 2103

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

Stojan Brusic - STOJAN BRUSIC

Soka Brusic - SOKA BRUSIC

PITWATER COUNCIL COMPLYING DEVELOPMENT CERTIFICATE Number: CDC0129/17 This is a copy of submitted plans, diagrams or Certificates associated with the term of the Complying Development Certificate. Endorsed by: A. Capones Date: 28 AUG 2017



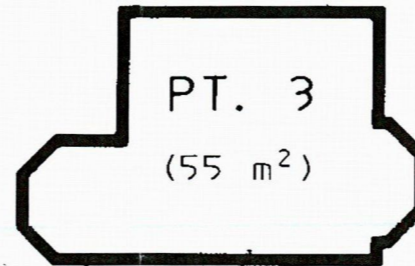
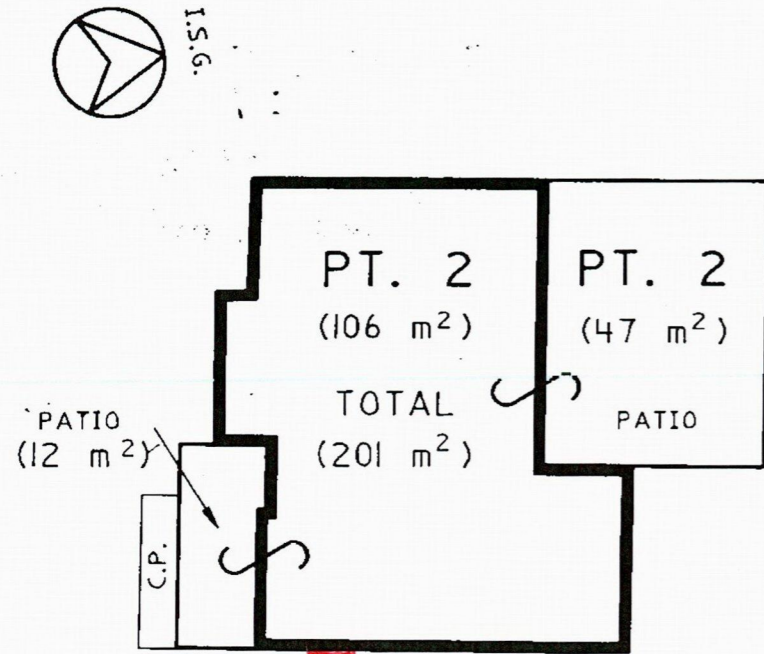
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Reg: R439556 / Doc: SP 0054800 P / Rev: 20-May-1997 / Sts: OK.OK / Pgs: ALL / Prt: 29-Mar-2017 09:40 / Seq: 2 of 2
 Ref: / Src: U

OFFICE USE ONLY

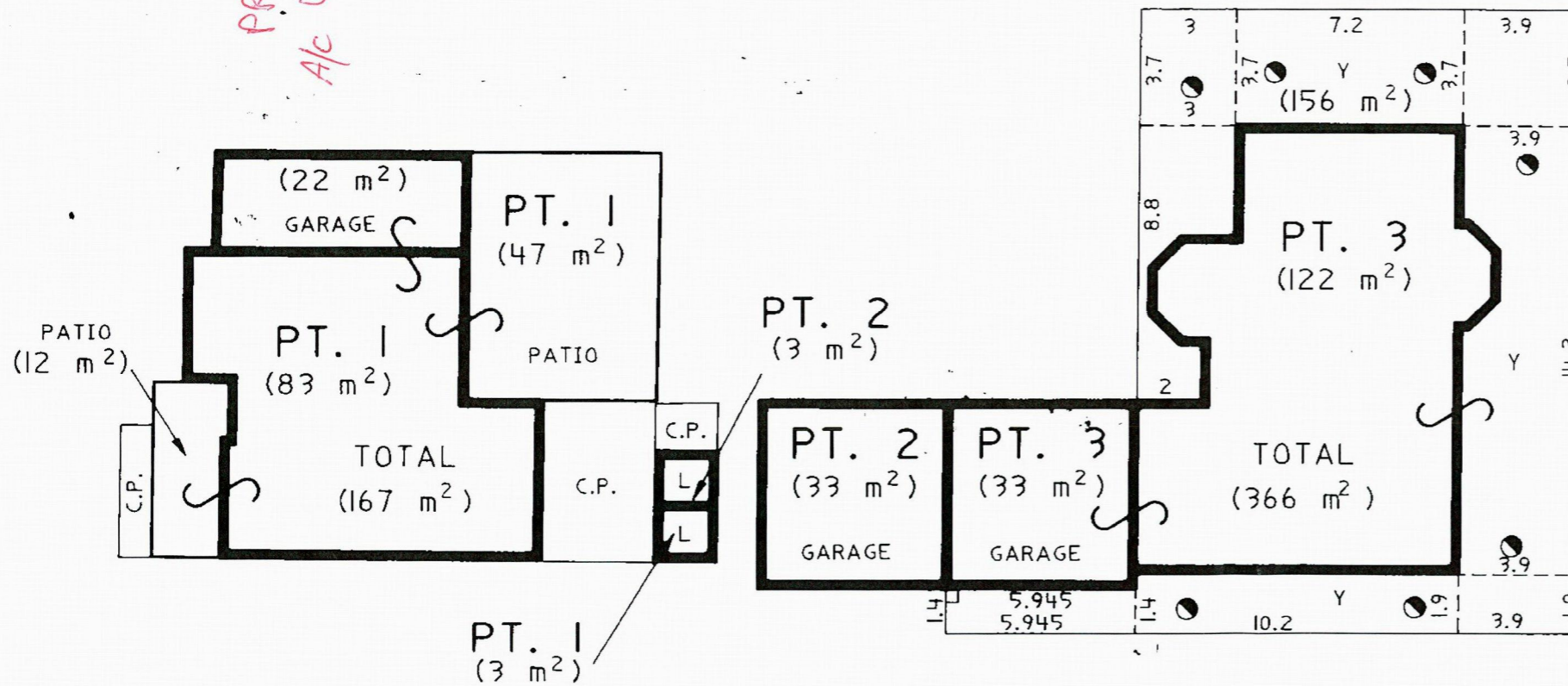


SCHEDULE OF UNIT ENTITLEMENT

LOT	ENTITLEMENT
1	23
2	28
3	49
AGGREGATE	100

PITWATER COUNCIL
COMPLYING DEVELOPMENT CERTIFICATE
 Number: CDC0129/17
 This is a copy of submitted plans, documents or Certificates associated with the issue of the Complying Development Certificate.
 Endorsed by: *A. Capones*
 Date: 28 AUG 2017

FIRST FLOOR LEVEL



GROUND FLOOR LEVEL

NOTES:

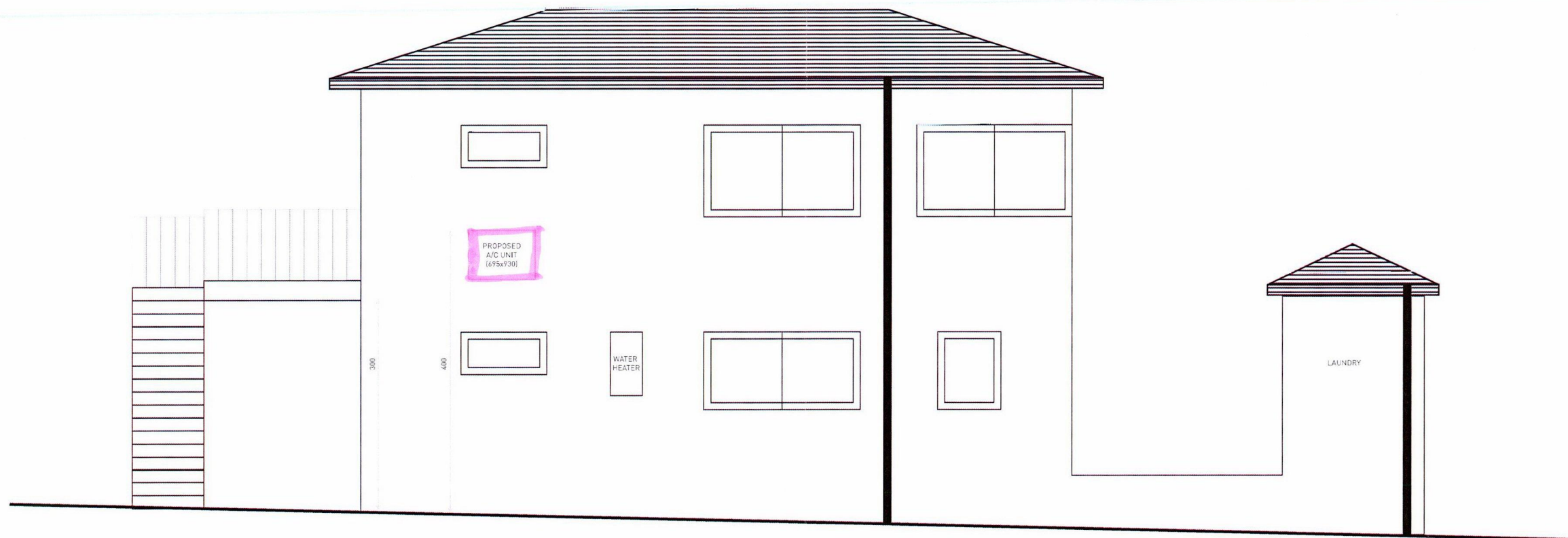
- ALL AREAS ARE APPROXIMATE.
- PATIOS WHERE COVERED ARE LIMITED IN HEIGHT TO THE UNDERSIDE OF THE PATIOS ABOVE. WHERE PATIOS ARE NOT COVERED, THEY ARE LIMITED IN HEIGHT TO THE HORIZONTAL PROLONGATION OF THE HORIZONTAL EAVE PARTLY COVERING THE PATIO.
- COURTYARD IS LIMITED IN HEIGHT AND DEPTH TO 5 METRES ABOVE AND 2 METRES BELOW THE UPPER SURFACE OF THE FLOOR OF THE RESPECTIVE ADJOINING BUILDING EXCEPT WHERE COVERED.
- DENOTES PROLONGATION OF WALL
- C.P. DENOTES COMMON PROPERTY
- L DENOTES LAUNDRY
- Y DENOTES COURTYARD
- DENOTES 90°

Reduction Ratio 1:200

Lengths are in metres.

R. B. Bridges 3/4/97
 Registered Surveyor

[Signature]
 Council Clerk



EAST ELEVATION

PITTWATER COUNCIL	
COMPLYING DEVELOPMENT CERTIFICATE	
Number: CDC0129/17	
This is a copy of submitted plans, documents or Certificates associated with the issue of the Complying Development Certificate.	
Endorsed by:	<i>A. Capones</i>
Date:	28 AUG 2017

UNIT 1 & UNIT 2, 12 TURIMETTA STREET, MONA VALE NSW 2103

