

John J Briggs Associates P/L
PO Box 807
Narrabeen NSW 2101
Phone (02) 9907 1018
johnjbriggs1@bigpond.com

Application for a complying development certificate

Information for the Applicant

- This form may be used to apply for a complying development certificate (a "CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- Once completed, this application form should be submitted to a "certifying authority" for determination. Certifying authorities are either a private accredited certifier (which may be either an individual or a company) or the Local Council. A list of private accredited certifiers can be obtained from the Building Professionals Board at <http://www.bpb.nsw.gov.au/page/for-consumers/find-a-certifier/>
- It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.
- A single application for a CDC maybe made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.
- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

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

SECTION A: Details of the Applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐

Other:

First name

Charles

Family name

Westgarth C/- Woolworths Limited

Company (if applicable)

ABN (if applicable)

Unit/Street no.

PO

Street name

BOX 8000

Suburb or town

Baulkham Hills

State

NSW

Postcode

2153

Daytime telephone

Fax

Mobile

Email

SECTION B: Location and title details of the land where the development is to be carried out

Flat/street no.

25-29

Street name

Park Street

Suburb or town

Mona Vale

Postcode

2101

Lot no.

1

Section

DP / SP no.

605804

Volume/folio

SECTION C. Describe the development proposed to be carried out

Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).

Modification to Dan Murphys shop front & minor internal counter changes

SECTION D. Estimated cost of the development

\$

100,000.00

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

SECTION E. Environmental planning instrument

Provide the name of the "environmental planning instrument" (*see - definition below) under which the development is complying development.

If the development is specified as complying development by a "development control plan" (*see - definition below) referred to in an environmental planning instrument, also provide the name of that development control plan.

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

☐ State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

OR

☐ Other environmental planning instrument (EPI)

Name of EPI

Name of Development

Control Plan (if applicable)

***Environmental planning instruments (EPI)** are State Environmental Planning Policies and Local Environmental Plans. Complying development is commonly, but not always, authorised under either the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or a Local Environmental Plan of the Council for the area where the development is to be carried out.

Development Control Plan. An EPI may refer to another instrument called a "Development Control Plan" (DCP) which contains more detailed provisions which support the EPI. A DCP may specify certain development as being complying development under the EPI.

SECTION F. Asbestos

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material? square metres

SECTION G. Attachments relating to the proposed development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). Applicants should confirm with the certifying authority how many copies of documents are required to be provided prior to lodging this application.

1. Attachments for fire link conversions

Does the Application relate **ONLY** to a fire link conversion? ☐ Yes ☐ No

If 'Yes' provide a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.

2. Attachments for developments other than fire link conversions.

☐ **A site plan of the land**

Provide a site plan indicating:

- (a) the location, boundary dimensions, site area and north point of the land,
- (b) existing vegetation and trees on the land,
- (c) the location and uses of existing buildings on the land,
- (d) existing levels of the land in relation to buildings and roads,
- (e) the location and uses of buildings on sites adjoining the land.

☐ **A sketch of the development**

Provide a sketch which indicates:

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

Does the development involve subdivision work? ☐ Yes ☐ No

If 'Yes' provide appropriate subdivision work plans and specifications, which are to include:

- (a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),
- (b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,
- (c) detailed engineering plans as to the following matters:
 - (i) earthworks,
 - (ii) roadworks,
 - (iii) road pavement,
 - (iv) road furnishings,
 - (v) stormwater drainage,
 - (vi) water supply works,
 - (vii) sewerage works,
 - (viii) landscaping works,
 - (ix) erosion control works,
- (d) copies of any compliance certificates to be relied on.

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure or work that relates only to fire link conversion)? ☐ Yes ☐ No

If 'Yes' provide:

- (a) a list of the Category 1 fire safety provisions that currently apply to the existing building,
- (b) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use.

Does the development involve building work (including work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)? ☐ Yes ☐ No

If 'Yes' provide:

(1) A detailed description of the development by completing SECTION P.

(2) Appropriate building work plans and specifications, which are to include:

- (a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 - (i) a plan of each floor section, and
 - (ii) a plan of each elevation of the building, and
 - (iii) the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and
 - (iv) the height, design, construction and provision for fire safety and fire resistance (if any),
- (b) specifications for the development:
 - (i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
 - (ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
- (c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- (d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979**,
- (e) copies of any compliance certificate to be relied on,
- (f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,

- (g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
- (h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

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

Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)? ☐ Yes ☐ No

If 'Yes' provide:

- (a) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- (b) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary? ☐ Yes ☐ No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.

Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary? ☐ Yes ☐ No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the development involve the erection of a temporary structure? ☐ Yes ☐ No

If 'Yes' provide:

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

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant? ☐ Yes ☐ No

If 'Yes' complete the relevant portion(s) of the following statement:

The maximum number of persons proposed to occupy, at any one time, that part of the building used as:

- an entertainment venue is persons.
- a function centre is persons.
- a pub is persons.
- a registered club is persons.
- a restaurant is persons.

Does the development involve building work (see - note below) in respect of which an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement is proposed?

☐ Yes ☐ No

If 'Yes' provide:

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

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

NOTE

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

- (a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more, and
- (b) any building (other than a class 9a building) that is proposed to have:
 - (i) a fire compartment with a total floor area of more than 2000 square meters, or
 - (ii) a total floor area of more than 6000 square meters,

that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA.

Does the proposed development comprise internal alternations to, or changes of use of, an existing building that is subject to an alternative solution relating to a fire safety requirement under the BCA?

☐ Yes ☐ No

If 'Yes' provide:

A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution.

Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained? ☐ Yes ☐ No

If 'Yes' provide:

- (a) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- (b) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

(See-BASIX NOTES at the end of this Section)

BASIX NOTES

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"-see below):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building,
- (b) development that involves a change of building use by which a building becomes a BASIX affected building,
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

BASIX excluded development is

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

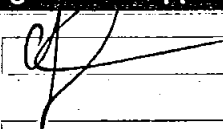
A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

BASIX optional development means any of the following development that is not BASIX excluded development:

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

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

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.

SECTION H. List of Documents	
Prepare and attach a list of all of the documents provided under SECTION G.	
SECTION I. Copyright	
<i>Information for the Applicant:</i> Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).	
SECTION J. Authority to enter and inspect land	
<i>Information for the Applicant:</i> A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development. By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.	
SECTION K. Long Service Payment Levy	
<i>Information for the Applicant:</i> Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid. The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.	
SECTION L. Signature of Applicant(s)	
Signature of Applicant(s) 	Name(s) Charles Weofgarth
Date	
SECTION M. Consent of owner(s)	
<i>Note:</i> If the Applicant is not the owner of the property, the owner(s) must sign the following statement. As the owner(s) of the above property, I/we consent to this application.	
Signature of owner(s)	Name(s)

21/11/2009

ABN: 95 675 704 234
167 Carlingford Street
Sefton NSW 2162
Ph. 9644 1747 Fax: 9644 3334

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Sanwick Pty Ltd

Woolworths Ltd
P O Box 8000
BAULKHAM HILLS NSW 2153

29th August 2013

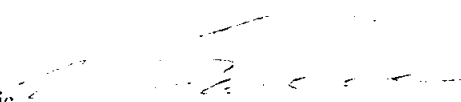
To Whom It May Concern:

Re: Dan Murphys – 25-29 Park St. MONA VALE

I refer to your application for the proposed works at the above mentioned address to the Dan Murphys Liquor Store.

I hereby, give consent to the works as requested.

Regards


Nick Saric

MANAGING DIRECTOR

.....

SECTION N. Delivery of the Application	
<i>Information for the Applicant.</i> Applications for complying development certificates must be delivered:	
<ul style="list-style-type: none">• by hand, or• sent by post, or• transmitted electronically	
to the principal office of the certifying authority.	
Applications MAY NOT be sent by facsimile transmission.	
SECTION O. Date of Receipt of Application	
To be completed by the certifying authority immediately after receiving this Application.	
This Application was received on	<div>27.9.13</div> (insert date).

NOTE: COMPLETE SECTION P ON FOLLOWING PAGE

SECTION P. Description of the development

1. For each proposed new building, indicate:

- The number of storeys (including underground storeys) in the building
- The gross floor area of the building (in square metres)
- The gross site area of the land on which the building is to be erected (in square metres)

2. For each proposed new residential building, indicate:

- The number of existing dwellings on the land on which the new building is to be erected
- The number of those existing dwellings that are to be demolished in connection with the erection of the new building
- The number of dwellings to be included in the new building
- Whether the new building is to be attached to any existing building
- Whether the new building is to be attached to any other new building
- Whether the land contains a dual occupancy
- The materials to be used in the construction of the new building by completing the table below

Place a cross in each appropriate box.

Walls	Code	Roof	Code	Floor	Code	Frame	Code
<input type="checkbox"/> Brick (double)	11	<input type="checkbox"/> Tiles	10	<input type="checkbox"/> Concrete/slate	20	<input type="checkbox"/> Timber	40
<input type="checkbox"/> Brick (veneer)	12	<input type="checkbox"/> Concrete/slate	20	<input type="checkbox"/> Timber	40	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Concrete/stone	20	<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Other	80	<input type="checkbox"/> Aluminium	70
<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not specified	90	<input type="checkbox"/> Other	80
<input type="checkbox"/> Timber	40	<input type="checkbox"/> Aluminium	70			<input type="checkbox"/> Not specified	90
<input type="checkbox"/> Curtain glass	50	<input type="checkbox"/> Other	80				
<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not specified	90				
<input type="checkbox"/> Aluminium cladding	70						
<input type="checkbox"/> Timber/ weatherboard	40						
<input type="checkbox"/> Other	80						
<input type="checkbox"/> Not specified	90						

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Phone (02) 9907 1018
johnjbriggs1@bigpond.com

Complying development certificate

Certificate No.:2013CDC13

This certificate authorises the Applicant (or a person having the benefit of this certificate) to carry out the development in accordance with the conditions set out in the certificate and the plans and specifications that have been approved.

A. THE APPLICATION

1. The Applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

Mr

First name

Charles

Family name / Name of Company & ABN

Westgarth C/-Woolworths Ltd

Unit/street no.

PO

Street name

BOX 8000

Suburb or town

Baulkham Hills

State

NSW

Postcode

2153

Daytime telephone

Fax

Mobile

Email

2. The land

Street No. and Name

25-29 Park Street

Suburb/Town

Mona Vale

State

NSW

Postcode

2103

Lot No.

1

Section

DP/SP No.

605804

Volume/Folio

Land Use Zone

3. Description of the proposed development

Modification to Dan Murphys shop front & minor internal counter changes

John J Briggs Associates P/L
PO Box 807
Narrabeen NSW 2101
Phone (02) 9907 1018
johnjbriggs1@bigpond.com

Complying development certificate

Certificate No.:2013CDC13

4. Date of the application

27.9.13

5. Date application received by the certifying authority

27.9.13

B. CERTIFYING AUTHORITY

Name John J Briggs
Address PO Box 807
Narrabeen NSW 2101

Accreditation Number BPB 0049

C. CERTIFICATION

I certify that the proposed development is complying development, and if carried out as specified in this certificate will comply with all development standards applicable to the development and with the requirements prescribed by the *Environmental Planning & Assessment Regulation 2000* concerning the issue of this certificate.

The issue of this certificate has been endorsed on the documents listed below which were provided in connection with the application for this certificate.

Note: List all plans, specifications and other documents approved and endorsed by the issue of the certificate.

Drawing project N9.1263 sheet 20 rev E dated 3.10.13 & prepared by Woolworths Limited
See Attached Schedule A also.

D. CLASS OF BUILDING

Note: To be completed if the development involves the "erection of a building" (which includes the rebuilding, alteration, enlargement or extension of a building- see definition at s.4(2)(b) Environmental Planning & Assessment Act 1979 ("the Act"))

The proposed building will be a class* 6 building under the *Building Code of Australia*.

**Note: If parts of the building will have different classes, include all classes.*

E. CONDITIONS

This Certificate is subject to the conditions set out in the attached Schedule of Conditions.

Note: Conditions may only be those required to be imposed by legislation or an environmental planning instrument. the Env

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Complying development certificate

Certificate No.:2013CDC13

F. ZONING

Note: To be completed for complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the Policy").

The land use zone within which the land is situated is

ZONE No. 3(4)
GENERAL BUSINESS "A"

Note: Also to be completed if the land is not zoned under a "standard instrument" (ie. an environmental planning instrument made in a standard form, by order of the Governor under s.33A(2) of the EP&A Act). See-Clause 143(1A) EP&A Reg.

The equivalent land use zone applicable to the land under the Policy is

B5 BUSINESS
DEVELOPMENT

G. ATTACHMENTS

The following documents are attached (tick as appropriate):



Plans endorsed by the Certifying Authority (listed below)

Drawing project N9.1263 sheet 20 rev E dated 3.10.13 & prepared by Woolworths Limited



Fire Safety Schedule



Fire Link Conversion Schedule



Schedule of Conditions

H. DATES

Date of this Certificate

7.11.13

Date on which certificate lapses

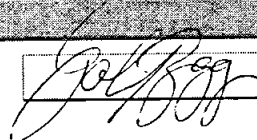
7.11.18

I. Signature of certifying authority

Name

John J Briggs

Signature



JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

Complying Development Certificate No.: 2013CDC13

Address: 25-29 Park Street, Mona Vale

Applicant: Mr C Westgarth

SCHEDULE A

The following is a list of details/plan references that should be read in conjunction with Complying Development Certificate No. : 2013CDC13

- Structural Engineering certification of existing structural adequacy to support shop front alterations
- Public Liability – Mecon Winsure
- Annual Fire Safety Statement
- Section 149 Part 2 & 5 Planning Certificate, EP & A Act 1979 No. 5/2013/0314 dated 6.9.13 issued by Pittwater Council
- Development appraisal report dated 28.10.13 prepared by Vaughan Milligan development Consulting P.L
- LSL levy on line receipt

PO Box 807 Narrabeen NSW 2101
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johnjbriggs1@bigpond.com.au

PROPOSED FIRE SAFETY MEASURES SCHEDULE - NIL

Premises: 25-29 Park Street, Mona Vale

	Essential Fire and Other Safety Measures	Standard of Performance
	Access Panels, Doors and Hoppers	BCA Clause C3, 13 & AS 1530.4 – 1997
	Automatic Fail Safe Devices	BCA Clause D2.21
	Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670 – 2004
	Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1, 4, 6 – 1995
	Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 Clause 8 and 8.7(a) or Clause 8.7(b) of AS 1670 - 1995
	Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 1997
	Emergency Lighting	BCA Clause E4.4 & AS/NZS 2293.1 – 2005
	EWIS	BCA Clause E4.9 & AS 2220.1 & 2 – 1989
	Emergency Evacuation Plan	AS 3745 – 1995
	Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 & AS/NZS 2293.1- 2005
	Exit signs (non-illuminated)	BCA Clause E4.7
	Fire Control Centres and Rooms	BCA Spec. E1.8
	Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001
	Fire Dampers	BCA Clause C3.15, AS 1668.1–1998 & AS 1682.1 & 2 - 1990
	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6 & C3.7 & AS 1905.1 – 1997 & 2005
	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
	Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005
	Fire Seals	BCA Clause C3.15 & AS 1530.4 – 2005
	Fire Shutters	BCA Spec. C3.4 & AS 1905.2 – 1989
	Fire Windows	BCA Spec. C3.4
	Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1989
	Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1–1998 & AS 1668.2-1991
	Perimeter Vehicular Access	BCA Clause C2.4
	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
	Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 1998
	Required Exit Doors (power operated)	BCA Clause D2.19(d)
	Residential Automatic Sprinkler System	AS 2118.4 – 1995
	Safety Curtains in Proscenium Openings	BCA NSW Clause H101.10 or H101.10.1 as applicable
	Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 – 1997
	Smoke and Heat Vents	BCA Spec. E2.2c & AS 2665 – 1983
	Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 1998
	Smoke and/or Heat Alarm Systems	BCA Spec. E2.2a & AS 3786 – 1993
	Smoke Dampers	AS/NZS 1668.1 – 1998
	Smoke Doors	BCA Spec. C3.4
	Solid Core Doors	BCA Clause C3.11
	Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5 and AS 3000-1991
	Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 1995
	Warning & Operational signs	Section 80GG of the EP & A Regulations 1994, AS 1905.1 – 1997, BCA Clause C3.6, D2.23, E3.3 & H101.8



ANNUAL FIRE SAFETY STATEMENT

Under Part 9 of the Environmental Planning and Assessment Regulation 2000

Name of Agent: Greg Davis of Australian Essential Services Compliance Pty. Ltd. of
Address: Level 5, 326 William St MELBOURNE. VIC. 3000

Certify:

- (a) That each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
- (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 and
- (c) the information contained in this certificate is, to the best of my knowledge and belief true and accurate.

Identification of building

Number and Street: Corner Park & Keenan Streets

Suburb: MONA VALE

State: NSW 2103

Location: Description of part (where applicable) Woolworths Mona Vale 1771

Owner's details

Name: Woolworths

Address: 1 Woolworths Way Bella Vista NSW 2153

Phone: 02 8885 9533

Fax: 02 8888 2899

Essential/Critical fire safety measures	Date Assessed	Standard of Performance
Automatic fail safe device – auto doors	04 Apr 2013	BCA D2.19, .21, AS4085 - 1992
Automatic Fire Detection & Alarm System	30 Jun 2013	AS 1670.1
Emergency Lighting	04 Apr 2013	AS 2293.1
Exit Signs	04 Apr 2013	AS 2293.1
Fire Doors and Signs		AS/NZS 1905.1
Fire Extinguishers - Portables	30 Jun 2013	AS 2444
Fire Hose Reels	30 Jun 2013	AS 2441
Fire Hydrants	30 Jun 2013	AS 2419 - 1995
Seals protecting openings in fire resisting components of the building	30 Jun 2013	BCA Specification C3.15, AS 1530.4, AS 4072.1
Automatic fire suppression (sprinklers)	Work in progress	AS 2118,
Date on which building or part of building was inspected: Dated this 30 th day of June 2013		
Date of statement: Dated this 30 th day of June 2013		

Authorisation Greg Davis
Print Name of Agent

Signature

FALSE OR MISLEADING STATEMENTS

A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with a consent authority or certifying authority for the purposes of the Act or this Regulation. Clause 283 of the Environmental Planning and Assessment Regulation 2000

NOTES:

- * A Copy of this statement (together with a copy of the current fire safety schedule) must be forwarded to the Council and Fire Rescue New South Wales, Fire Safety Division, Locked Bag 12. PO GREENACRE NSW 2190
- * A Copy of this statement (together with a copy of the current fire safety schedule) must be prominently displayed in the building.



Victoria
5/326 William Street
Melbourne, VIC 3000

New South Wales
1/32 York St
Sydney, NSW 2000

Queensland
2/27 Black Street
Milton, QLD 4064



Phone : 1300 237 200

WEB : www.aesc.com.au

email : compliance@aesc.com.au



Whole title | Parent Act | Historical versions | Historical notes | Search title | Maps
PDF

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Current version for 5 July 2013 to date (accessed 7 November 2013 at 18:06)

[Part 5](#) > Division 2

<< page >>

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.

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

Construction 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) 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

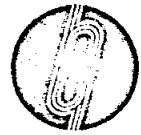
If the complying development involves premises at which a **skin penetration procedure** within the meaning of the Public Health Act 1991 will be carried out, the premises must be notified as required under the Public Health (Skin Penetration) Regulation 2000 before an occupation certificate (whether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

H&H Consulting Engineers Pty Ltd (trading as Henry & Hymas)
ABN 77 091 243 355 ACN 091 243 355

Address:
Level 5, 79 Victoria Avenue Chatswood New South Wales 2067

Telephone +61 2 9417 8400
Facsimile +61 2 9417 8337

Email email@hhconsult.com.au
Web www.henryandhymas.com.au



henry&hymas



19th August 2013
Our Ref: 13696-S01/sh

Woolworths Limited
Attention: Charlie Westgarth
Construction Project Manager
National Stores Design and Construction
Woolworths Woolworth Supermarkets

**RE: INSPECTION AND REVIEW OF PROPOSED SHOPFRONT ALTERATIONS AT
DAN MURPHY'S – CNR KEENAN ST AND WARATAH ST, MONA VALE, NSW**

We have inspected the location of the proposed shopfront alterations at the above address and can confirm that these alterations will not affect the existing structural steel framing.

Our site inspection carried out 16th August 2013 confirmed the existing structural steel framing was as documented on the existing structural drawings. Our review of the EJE Architecture drawings A03 Amendment 16, A08 Amendment 14 and A09 Amendment 9 confirmed the location of the removal of the shopfront glazing and the installation of the new roller shutter door would not impact the existing structural steel.

Please do not hesitate to contact the undersigned on 02 9417 8400 to discuss this or any other matters further.

Yours faithfully,

R.J. KUSTURIN
For, and on behalf of
H & H Consulting Engineers Pty Ltd

This Plan/Detail is to be read
in conjunction with COMPLYING
DEVELOPMENT CERTIFICATE

Approval No. 2013C0013

JJ BRIGGS
ASSOCIATES
PO BOX 807 NARRABEEN 2101

southern & brisbane



MECON Winsure Insurance Group
A.B.N 29 059 310 904
AFSL 253106

www.mecon.com.au / www.winsure.com.au

CERTIFICATE OF CURRENCY

11 February 2013

Policy Number: CWAP2000014

Dear Sir/Madam

This is to certify that the undermentioned policy is current to the due date shown below.

Type of Insurance: Annual Construction
Insured Name: Samways Building & Construction Pty Ltd; Samways Shopfitting & Joinery Pty Ltd; Samways Building & Construction (QLD) Pty Ltd
Territorial Limit: Within Australia
Current Period of Insurance: 28 February 2013 to 28 February 2014
Business Details: Commercial and residential builder, shop and office fitter, joinery and property owners

Section 1.1 Material Damage

1.02 Maximum Project Value	\$3,000,000 E.E.E.
1.03 Principal Supplied Materials	\$50,000 E.E.E.
1.04 Existing Structures - First Loss Limit	\$50,000 E.E.E.
1.05 Contractors Plant	
Hand Tools	\$20,000 E.E.E.
any one Tool - \$5,000 E.E.E.	
1.06 Variations and Escalation	\$610,000 E.E.E.
1.07 Removal of Debris	\$312,000 E.E.E.
1.08 Professional Fees	\$305,000 E.E.E.
1.09 Expediting Costs	\$155,000 E.E.E.
1.10 Mitigation Costs	\$155,000 E.E.E.

Section 2.2 Public Liability

6.01 Public Liability	\$20,000,000 E.E.O.
Sub Limits	
6.02 Products Liability	\$20,000,000 A.O.P.I.
6.03 Vibration Weakening or the Removal of Support	\$20,000,000 A.O.P.I.
6.04 Property in Care, Custody and Control	\$100,000 A.O.P.I.

INSURER:

PERCENT

Great Lakes Australia, ABN 18964580576, AFSL 318603

100.00%

Yours Faithfully

Howaida Nakhla

This Plan/Detail is to be read
in conjunction with COMPLYING
DEVELOPMENT CERTIFICATE

JJ BRIGGS
ASSOCIATES
PO BOX 807 NARRABEEN 2101

Approval No. 2013COC13

SYDNEY
Level 5, 50 Margaret Street
Sydney NSW 2000 Australia
PO Box R1789
Royal Exchange NSW 1225
Tel: (02) 9252 1040
Fax: (02) 9252 1050

MELBOURNE
271-273 Wellington Road
Mulgrave VIC 3170
PO Box 8226 Monash University LPO
Clayton VIC 3800
Tel: (03) 8562 9180
Fax: (03) 8562 9181

BRISBANE
Suite 21, Level 3, 50-56 Sanders Street
Upper Mt Gravatt QLD 4122
PO Box 6037
Upper Mt Gravatt QLD 4122
Tel: (07) 3146 0100
Fax: (07) 3114 0445

Transaction Ref: 68028

PITTWATER COUNCIL

Section 149 Pt 2 & 5 Planning Certificate

Environmental Planning & Assessment Act, 1979

Applicant: JOHN J BRIGGS ASSOCIATES PTY LTD
PO BOX 800
BROOKVALE NSW 2100

Cert. No: 5/2013/0314
Cert. Date: 06/09/2013
Fee: \$133.00
Property No: 51400

Your Reference:

Address of Property: 25-29 PARK STREET
MONA VALE NSW 2103

JJ BRIGGS
ASSOCIATES
PO BOX 807 NARRABEEN 2101

Description of Property: Lot 1 DP 605804

This Plan/Detail is to be read
in conjunction with COMPLYING
DEVELOPMENT CERTIFICATE

**Strata Unit Details (if
applicable):**

Approval No. _____

County: Cumberland

Parish: Narrabeen

PLEASE NOTE:

The zoning information in this certificate is based on the lot and plan number referred to in this Certificate. If the lot and plan number is not the current description of the land then this Certificate will be incorrect. Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to which this Certificate relates is identical to the land the subject of the enquiry.

A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 1993, is a reference to that instrument, as amended.

Pittwater Council ABN 61 340 837 871

All correspondence to be addressed to General Manager:
Village Park,
1 Park Street,
MONA VALE NSW
P O Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02) 9970 1111
Facsimile (02) 9970 1200
Internet: www.pittwater.nsw.gov.au
Email: pittwater_council@pittwater.nsw.gov.au

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The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate.

ZONING AND LAND USE

EP&A Regulations 2000
Schedule 4 Clause 2

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which PLEP 1993 applies.

ZONING MAP

ZONE NO. 3(a) (GENERAL BUSINESS "A")

1. Without development consent

Commercial premises involving the use of buildings where the gross floor area of each commercial premises does not exceed 2000 square metres and not involving the erection, alteration, extension or rebuilding of those buildings; shops involving the use of buildings where the gross floor area of each shop does not exceed 1500 square metres and not involving the erection, alteration, extension or rebuilding of those buildings.

2. Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

3. Prohibited

Bed and breakfast establishments; boarding-houses, dwelling-houses, group buildings or residential flat buildings (other than those attached to shops or commercial premises); caravan parks; gas holders; generating works; industries specified in Schedule 1; institutions; junk yards; liquid fuel depots; mines; recreation establishments; road transport terminals; stock and sale yards.

SCHEDULE 1

Abattoirs.
Agricultural machinery manufacture.
Asbestos cement products manufacture.
Boiler works.
Boiling down works.
Brick, tile and pipe manufacture.
Brass foundry.
Cement manufacture.
Electric machinery manufacture.
Engineering workshop (heavy).
Extractive industry.
Fellmongering.
Fireclay products manufacture.
Glass products manufacture.

Grain milling.
Hardboard manufacture.
Iron foundry.
Machinery manufacture (heavy).
Motor body building.
Motor vehicle manufacturing and assembly.
Offensive or hazardous industry.
Ready-mix cement works.
Sawmill.
Steel products manufacture (heavy).
Stone cutting and crushing works.
Wire manufacture.
Wool scouring.

Note: In addition to the controls contained in Pittwater Local Environmental Plan, 1993, clause 29 of the Environmental Planning & Assessment (Savings and Transitional) Regulation 1998 sets out further circumstances where development consent will be required for particular development. These circumstances may include development that does not require consent under Pittwater Local Environmental Plan 1993. A copy of clause 29 is attached and marked with the letter "A".

DUAL OCCUPANCY MAP

MULTI-UNIT HOUSING MAP

WITHIN A SHOP-TOP HOUSING AREA

Identified by the symbol "STH" on the Multi-Unit Housing Map - (see clauses 21L, 21M, 21O)

FLAT MAP

SECONDARY DWELLINGS MAP

HERITAGE CONSERVATION MAP – SCHEDULE 9

Note: Information is only listed where applicable under the headings "DUAL OCCUPANCY MAP; MULTI-UNIT HOUSING MAP; FLAT MAP; SECONDARY DWELLINGS MAP; HERITAGE CONSERVATION MAP – SCHEDULE 9".

ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 10

Additional purposes for which development is permissible with development consent pursuant to Clause 44 and Schedule 10 of Pittwater Local Environmental Plan 1993;-

Note: Where no additional purposes have been listed under the heading "ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 44 of Pittwater Local Environmental Plan 1993 is inapplicable to the land the subject of this certificate.

FURTHER PLANNING CONTROLS

EP&A Regulations 2000
Schedule 4 Clause 2 (e) (f) (g) (h)

Development standard fixing minimum land dimensions required for the erection of a dwelling house

The erection of a dwelling house on the land is not prohibited because of development standard relating to the minimum area on which a dwelling house may be erected. In relation to development standards prescribing minimum areas for other types of development, please refer to Pittwater Local Environmental Plan 1993.

Note: Where no information has been provided under the heading "FURTHER PLANNING CONTROLS", then such information is inapplicable to the land the subject of this certificate.

Note: Any reference to Draft Local Environmental Plans affecting this land is made in the following section under the heading "PROPOSED LOCAL ENVIRONMENTAL PLANS".

CLAUSES FROM PITTWATER LOCAL ENVIRONMENTAL PLAN 1993

The following clauses, extracted from Pittwater Local Environmental Plan 1993, relate to the subject land. A number of these clauses identify the purposes for which development may be carried out with and without development consent and purposes for which the carrying out of development is prohibited. Council advises any person wishing to rely upon the contents of this document, to rely only upon the text of the Pittwater Local Environmental Plan 1993 and the Environmental Planning and Assessment Model Provisions 1980 as published in the New South Wales Government Gazette.

6. Model Provisions

(1) The Environmental Planning and Assessment Model Provisions 1980 (in this clause referred to as the "Model Provisions"), except -

- (a) the definitions of "advertising structure", "advertisement", "car repair station", "dwelling", "educational establishment", "general store", "home occupation", "light industry", "major road frontage", "mineral sand mine", "parking space", "professional consulting rooms", "public utility undertaking", "recreation facility", "roadside stall", "rural worker's dwelling", "site area", "tavern", "tourist facilities" and "units for aged persons" in clause 4(1); and
- (b) clauses 5(5), 8, 12, 15, 16, 17, 18, 23, 24, 26, 27, 28, 30, 31, 32, 33 and 34 and items 1 and 10 of Schedule 1,

are adopted for the purposes of this plan.

(2) For the purposes of this plan, the Model Provisions shall be deemed to be amended -

- (a) by inserting in clause 5(1) after the word "within" the words "a foreshore scenic protection area or within";
- (a1) DELETED
- (b) DELETED
- (c) by omitting from clause 35(c) the words "carried on in dwelling-houses";
- (d) by inserting in Item 2 of Schedule 1 after the word "drainage" the words "telecommunication services"; and

- (e) by inserting in Item 2 (d) of Schedule 1 after the word "electricity" the words "or to provide telecommunication services".

10. Restrictions on certain development

A person shall not, without the consent of the council, carry out any of the following development:

- (a) subdivision of land, including subdivision for the purpose of a strata scheme under the Strata Schemes (Freehold Development) Act 1973 or a leasehold strata scheme under the Strata Schemes (Leasehold Development) Act 1986.
- (b) earthworks, including landfill, whether or not ancillary to or preparatory for a purpose for which development may be carried out without development consent pursuant to the Table to clause 9, except in respect of development the subject of consent already granted under the Act or works required pursuant to the implementation of an approval under the Local Government Act 1993;
- (c) development in respect of:
 - (i) land below high water mark;
 - (ii) the bed of a creek, lagoon, river, bay or other natural watercourse; or
 - (iii) any reclaimed or accreted landother than development on land to which Pittwater Local Environmental Plan 1993 (Amendment No. 1) applies.
- (d) development for the purpose of an aircraft landing field, helipad, heliport or any other facility for the landing or taking off of aircraft or helicopters.

DIVISION 3A - Dual occupancy development

21G. Attached dwellings prohibited in business zones

Dual occupancy development is prohibited on land within Zone No. 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e).

21O. Multi-unit housing in Zone No. 3(a), 3(b2) or 3(c)

- (1) Except as provided by this clause, the erection of multi-unit housing on land within Zone No. 3(a), 3(b2) or 3(c) is prohibited.
- (2) Despite any other provision of this plan, shop-top housing in Zone No. 3(a), 3(b2) or 3(c) may be erected with the consent of the Council on land within those

zones only in the area shown edged heavy black and identified by the symbols "STH" on the multi-unit housing map.

DIVISION 8 - Conservation

33. Preservation of trees or vegetation.

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

(2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.

Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.

(3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:

(a) development consent, or

(b) a permit granted by the Council.

(4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.

(5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna (within the meaning of the standard instrument prescribed by the Standard Instrument (Local Environmental Plans) Order 2006).

(6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.

(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:

(a) that is or forms part of a heritage item or that is within a heritage conservation area, or

(b) that is or forms part of an Aboriginal object or that is within a place of Aboriginal heritage significance, unless the Council is satisfied that the proposed activity:

(c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, place of Aboriginal heritage significance or heritage conservation area, and

(d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, place of Aboriginal heritage significance or heritage conservation area.

Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 32 will be applicable

to any such consent.

(8) This clause does not apply to or in respect of:

- (a) the clearing of native vegetation (within the meaning of the Native Vegetation Act 2003):
 - (i) that is authorised by a development consent or property vegetation plan under the Native Vegetation Act 2003, or
 - (ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or
- (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or
- (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or
- (d) action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993 or the Surveying and Spatial Information Act 2002, or
- (e) plants declared to be noxious weeds under the Noxious Weeds Act 1993.

DIVISION 9 - Other land uses and miscellaneous

39. Suspension of covenants, etc.

- (1) For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, any covenant, agreement or similar instrument imposing a restriction on the carrying out of the development does not, to the extent necessary to serve that purpose, apply to the development.
- (2) Nothing in this clause affects the rights or interests of the Council under any covenant, agreement or similar instrument.
- (3) Pursuant to section 28 of the Act, before the making of this clause the Governor approved of this clause.

46. Provision of adequate water and sewerage services

The council shall not grant consent to the carrying out of development in accordance with this plan unless it is satisfied that adequate provision has been made for the supply of water.

48. Outdoor advertising

- (1) The aim of this clause is to ensure that outdoor advertising:
 - (a) conveys advertisers' messages and images while complementing and conforming to both the building on which it is displayed and the character of the surrounding locality; and

- (b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way; and
 - (c) does not lead to visual clutter through the proliferation of signs.
- (2) Notwithstanding any other provision of this plan, the following advertisements may be erected, without consent:
- (a) an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area);
 - (b) a business identification sign on land:
 - (i) within Zone No. 2(a), 2(b) or 2(e) but only if:
 - the sign is not erected on a heritage item and;
 - the sign does not exceed 0.75 square metres in area; or
 - (ii) within Zone No. 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e), but only if it is not erected on a heritage item and it meets any of the following descriptions:
 - a sign located on a shop at a point below the level of the awning and which covers no more than 33% of the area of the shopfront; or
 - if it is located on a shop with no awning, a sign located at a point 3 metres or below the level of the bottom of the first floor, and which covers no more than 33% of the area of the shopfront; or
 - an awning fascia sign; or
 - a suspended under-awning sign, but not more than one for every 3 metres of shopfront length, being a sign not exceeding 2.5 metres in length and 0.5 metre in height and at no point less than 2.6 metres from ground level; or
 - (iii) within Zone No. 4(b) or 4(b1), but only if it does not exceed 10 square metres in area and covers no more than 20% of the area of the façade of the building;
 - (c) a real estate sign on any land;
 - (d) a temporary sign on any land;
 - (e) a public notice displayed by a public authority/utility giving information or directions about the services provided by it;

- (f) a different advertisement replacing an advertisement for which consent was granted;
- (g) a sign behind, painted or letters stuck onto the glass line of a shop window;
- (h) an advertisement on a motor vehicle used principally for the conveyance of goods or passengers.

DIVISION 10 - Exempt and complying development

55. Exempt and complying development

- (1) Development of minimal environmental impact listed as exempt development in Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999 is exempt development, despite any other provision of this plan.
- (2) Development listed as complying development in Pittwater Development Control Plan No. 22: Exempt and Complying Development as adopted by Council on 22 November 1999 is complying development if:
 - (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
 - (b) it is not an existing use, as defined in section 106 of the Act.
- (3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by Pittwater Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999.
- (4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in Pittwater Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999, as in force when the certificate was issued.

Note: There are other provisions and development standards within the Pittwater LEP 1993 (including model provisions) which affect the carrying out of development. If you propose to carry out development on the land, you should consider these clauses. You are also advised to consider obtaining professional advice regarding the full effect of the Pittwater LEP and other environmental planning instruments, which may affect the land.

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

EP&A Regulations 2000
Schedule 4 Clause 1 (1)

Pittwater Local Environmental Plan 1993

PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000

Schedule 4 Clause 1 (2)

Draft Pittwater Local Environmental Plan 2013

The purpose of this plan is to replace Pittwater Local Environmental Plan 1993 (as amended).

PROPOSED PITTWATER LOCAL ENVIRONMENTAL PLAN 2013 ZONING AND LAND USE

EP&A Regulations 2000

Schedule 4 Clause 2

The following information identifies the proposed purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all proposed zones affecting the land as identified on the maps to which Draft Pittwater Local Environmental Plan 2013 applies.

PROPOSED PITTWATER LOCAL ENVIRONMENTAL PLAN 2013 LAND ZONING MAP

EP&A Regulations 2000

Schedule 4 Clause 2 (a) (b) (c) (d)

Zone B4 Mixed Use

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental protection works; Function centres; Health services facilities; Home-based child care; Home industries; Horticulture; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Sex services premises; Shop top housing; Signage; Tourist & visitor accommodation; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

PROPOSED PITTWATER LOCAL ENVIRONMENTAL PLAN 2013 HERITAGE MAP

EP&A Regulations 2000

Schedule 4 Clause 2 (g) (h)

Note: Where no information has been provided under the heading "PROPOSED LOCAL ENVIRONMENTAL PLANS", Council is unaware of any Proposed Local Environmental Planning Instrument that is or has been the subject of community consultation or on public exhibition under the Act, applying to the land.

DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000

Schedule 4 Clause 1 (3)

Pittwater 21 Development Control Plan

The purpose of this plan is to provide best practice standards for development.

DCP No. 22 - Exempt and Complying Development

This Plan was adopted to:

To clearly define types of development that do not require consent and can be carried out without any formal application to Council - this is known as "exempt" development.

To clearly define development that may be carried out with consent, that is not an "existing use" as defined in the Environmental Planning and Assessment Act, and that requires a complying development certificate to be issued by Council or an accredited private certifier before starting construction. This is known as "complying" development.

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

EP&A Regulations 2000
Schedule 4 Clause 1 (1)

Deemed SEPP - Hawkesbury-Nepean River (No. 2 - 1977)

- SEPP NO. 1 - Development Standards (gazetted 17.10.80)**
- SEPP NO. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (gazetted 4.12.81)**
- SEPP NO. 6 - Number of Storeys in a Building (gazetted 10.12.82)**
- SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)**
- SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)**
- SEPP NO. 22 - Shops and Commercial Premises (gazetted 9.1.87)**
- SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)**
- SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)**
- SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)**
- SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)**
- SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)**
- SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)**
- SEPP NO. 62 - Sustainable Aquaculture**
- SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)**
- SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)**
- Amendment 2 (gazetted 4/07/2008)**
- SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)**
- SEPP - (Major Development) 2005 (gazetted 25.05.2005)**
- SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)**
- SEPP - (Temporary Structures) 2007 (gazetted 28.09.2007)**
- SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)**
- Draft SEPP NO. 66 - Integration of Land Use and Transport**
- Draft SEPP (Application of Development Standards) 2004**
- SEPP - (Affordable Rental Housing) 2009**
- SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended**

Note: Clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 affects the provisions of certain State Environmental Planning Policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed.

ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

EP&A Regulations 2000
Schedule 4 Clause 2A

Note: Where no information has been provided under the heading "ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006", then such information is inapplicable to the land the subject of this certificate.

COMPLYING DEVELOPMENT

EP&A Regulations 2000
Schedule 4 Clause 3

GENERAL HOUSING CODE

Complying development under the General Housing Code may be carried out on the land.

RURAL HOUSING CODE

Complying development under the Rural Housing Code may be carried out on the land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code may be carried out on the land.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code may be carried out on the land.

GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development under the Commercial & Industrial Code may be carried out on the land.

SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on the land.

DEMOLITION CODE

Complying development under the Demolition Code may be carried out on the land.

Note: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan, 1993. In particular, clause 1.18 of the SEPP sets out a number of general requirements that the development must satisfy in order for it to constitute complying development. This includes, at clause 1.18(b), that the development "must be permissible, with consent, in the land use zone in which it is carried out".

COASTAL PROTECTION

EP&A Regulations 2000
Schedule 4 Clause 4

The Council has not been notified by the Department of Services, Technology and Administration that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

EP&A Regulations 2000
Schedule 4 Clause 4A

- 1) Council is not aware of any order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works to the land the subject of this certificate, or on public land adjacent to that land.
- 2) Council has not been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works have been placed on the land subject of this certificate, or on public land adjacent to that land.

ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

EP&A Regulations 2000
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the *Local Government Act 1993* for coastal protection services levied upon land the subject of this certificate.

MINE SUBSIDENCE

EP&A Regulations 2000
Schedule 4 Clause 5

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act, 1961*.

ROAD WIDENING AND ROAD REALIGNMENT

EP&A Regulations 2000
Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by any road widening or road realignment under *Pittwater Local Environmental Plan 1993*.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

Further to clause (b) above, the land is not affected by any road widening or road realignment under *Draft Pittwater Local Environmental Plan 2013*.

Note: The Roads and Traffic Authority may have proposals that are not referred to in this item. For advice about affectation by RTA proposals, contact the Roads and Traffic Authority.

COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

EP&A Regulations 2000
Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development.

The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below.

The property is affected by the following policies adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property from the following acid sulphate soils:

Acid Sulfate Soil Manual

Council also has regard to the Acid Sulphate Soil Manual prepared jointly by the Department of Land and Water Conservation and the Department of Urban Affairs and Planning. For further information please contact Council's Natural Resources Unit.

The property is not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding):

Note 1: The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above.

Note 2: The Geotechnical Risk Management Policy for Pittwater also applies to certain forms of development as outlined in clause 3.2 (b) (iii) and (iv) of that policy. For your information, see extract below:

3.2 (b) (iii)

Development Applications that include:

- excavations greater than 1 metre deep, the edge of which is closer to the site boundary or a structure to be retained on the site, than the overall depth of the excavation and/or
- any excavation greater than 3 metres deep below the existing surface and/or
- any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
- any fill greater than 1.0 metres and/or
- any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to construction on sites with low bearing capacity soils.

3.2 (b) (iv)

Utility Companies and Public Authorities including Pittwater Council

- The Geotechnical Risk Management Policy-2007 is to apply to all works by Council or any Authority on public land where identified on the Geotechnical Risk Management Map (P21DCP – BCMDCP083) and subject to Part 4 of the Environmental Planning and Assessment Act requiring the lodgement of a Development Application.
- In relation to other works on public lands and on road reserves subject to Part 5 of the Environmental Planning & Assessment Act, is to be in accordance with Pittwater Council's Geotechnical Risk Management strategy for Council Assets.

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 7A

The land in question is not subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

Also, the land in question is not subject to flood related development controls for any other purpose.

LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000
Schedule 4 Clause 8

This land is not affected by any provisions within Pittwater Local Environmental Plan 1993 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

This land is not affected by any provisions within Draft Pittwater Local Environmental Plan 2013 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

CONTRIBUTIONS PLANS

EP&A Regulations 2000
Schedule 4 Clause 9

S.94 Plan No. 1 - Bungan Lane Car Park

This Plan was approved by Council to levy monetary contributions from any development that will or is likely to generate a need for additional public services, facilities and infrastructure. The contribution required will provide for a multi-level car parking facility as new retail, commercial and other permissible developments take place in the Mona Vale Town Centre.

S.94 Plan No. 2 - Open Space Bushland and Recreation

This Plan was approved by Council to levy monetary contributions to ensure that an adequate level of open space, bushland and recreation opportunities are provided as new development occurs.

S.94 Plan No. 3 - Public Library Services

This Plan was approved by Council to levy monetary contributions to meet the recreational and informational needs of the potential incoming population as a result of residential subdivision of land; dual occupancy development; and medium density residential development. This will be achieved by increasing available library resources and equipment and improving the capacity of library infrastructure

S.94 Plan No. 10 - Material Public Benefits and Dedication of Land

This Plan was approved by Council to enable Council to accept a material public benefit (other than the dedication of land or payment of money), and to enable Council to accept a dedication of land where there is a need for public services or public amenities as a result of new development.

S.94 Plan No. 18 - Community Service Facilities

This Plan was approved by Council to levy monetary contributions for the provision of an adequate level of community service facilities to meet the demand as new residential development occurs.

S.94 Plan No. 19 - Village Streetscapes

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of village streetscapes in Pittwater's main commercial areas which will be required as a consequence of development in the Pittwater Local Government Area.

BIODIVERSITY CERTIFIED LAND

EP&A Regulations 2000
Schedule 4 Clause 9A

Note: Where no information has been provided under the heading "BIODIVERSITY CERTIFIED LAND", then such information is inapplicable to the land the subject of this certificate.

BIOBANKING AGREEMENTS

Certificate No: 5/2013/0314

Date:06/09/2013

EP&A Regulations 2000
Schedule 4 Clause 10

Note: Where no information has been provided under the heading "BIOBANKING AGREEMENTS", then Council is unaware of any such agreement applying to the land the subject of this certificate.

BUSH FIRE PRONE LAND

EP&A Regulations 2000
Schedule 4 Clause 11

This land the subject of this certificate is not identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67.

PROPERTY VEGETATION PLANS

EP&A Regulations 2000
Schedule 4 Clause 12

Note: Where no information has been provided under the heading "PROPERTY VEGETATION PLANS", then such information is inapplicable to the land the subject of this certificate.

ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

EP&A Regulations 2000
Schedule 4 Clause 13

Note: Where no information has been provided under the heading "ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006", then such information is inapplicable to the land the subject of this certificate.

DIRECTIONS UNDER PART 3A

EP&A Regulations 2000
Schedule 4 Clause 14

Note: Where no information has been provided under the heading "DIRECTIONS UNDER PART 3A", then such information is inapplicable to the land the subject of this certificate.

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

EP&A Regulations 2000
Schedule 4 Clause 15

Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.

SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

EP&A Regulations 2000
Schedule 4 Clause 16

Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

EP&A Regulations 2000
Schedule 4 Clause 17

Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997
Section 59 (2)

Note: Where no information has been provided under the heading "MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997", then such information is inapplicable to the land the subject of this certificate.

OTHER RELEVANT MATTERS PROVIDED UNDER SECTION 149 (5)

The following advice is provided in good faith under Section 149 (5) of the Environmental Planning and Assessment Act, 1979 and the Council shall not incur any liability in respect of any such advice.

COMPANY TITLE SUBDIVISION

Clause 10 of the Pittwater Local Environmental Plan 1993 provides that land may not be subdivided except with the consent of the Council. **This includes subdivision by way of company title schemes.** Persons considering purchasing property in the Pittwater local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

TREE PRESERVATION AND MANAGEMENT ORDER

The land is affected by a Tree Preservation and Management Order.

COUNCIL RESOLUTION TO AMEND ENVIRONMENTAL PLANNING INSTRUMENT

The following instrument or resolution of Council, if any, proposes to vary the provisions of an Environmental Planning Instrument (other than as referred to in the Certificate under Section 149 (2)).

ADDITIONAL INFORMATION

Additional information, if any, relating to the land the subject of this certificate:

Persons relying on this certificate should read the environmental planning instruments referred to in this certificate.

The Environmental Planning and Assessment Amending Act 1997 commenced operation on the 1st July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998, Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Amendment Regulation 2000.

MARK FERGUSON
General Manager



ANNEXURE "A"*Extract clause 29 Environmental Planning and Assessment
(Savings and Transitional) Regulation 1998***29 Certain activities require development consent under amended EP&A Act 1979**

- (1) This clause applies to development consisting of:
 - (a) a prescribed activity proposed to be carried out within the area of a council, or
 - (b) the subdivision of land within the area of a council, including development proposed to be carried out in connection with an existing use, but not including development referred to in subclause (2).
- (2) This clause does not apply to development of the kind referred to in subclause (1) that consists of:
 - (a) any activity that, immediately before the appointed day, was specified in item 6 of Part A of the Table to section 68 of the unamended LG Act 1993 (relating to the use and occupation of uncompleted buildings), or
 - (b) any prescribed activity (other than an activity referred to in paragraph (a)) that, immediately before the appointed day, was exempted, excluded or suspended from the requirement for approval under the unamended LG Act 1993:
 - (i) by the *Local Government (Approvals) Regulation 1993*, as in force immediately before the appointed day, or
 - (ii) by a local approvals policy in force under the unamended LG Act 1993 (being a local approvals policy that is still in force at the time the development application for development consent is made), or
 - (iii) by or under the provisions of any Act, including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979, or
 - (c) any subdivision of land that, immediately before the appointed day, was exempted from the requirements for approval under the repealed LG Act 1919 by or under the provisions of that or any other Act, including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979, or
 - (d) any development:
 - (i) carried out by the Crown, or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work, being development that, immediately before the appointed day, constituted an activity within the meaning of Part 5 of the unamended EP&A Act 1979,
 - (d1) any development consisting of the demolition of a building or work:
 - (i) carried out by the Crown, or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
 - (d2) any development consisting of subdivision:
 - (i) carried out by the Crown, or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
 - (d3) any non-structural alterations to a building:
 - (i) carried out by the Crown, or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
 - (e) any prohibited development, or
 - (f) (Repealed)
 - (g) any activity within the meaning of Part 5 of the Act:
 - (i) in respect of which an application for approval to a determining authority within the meaning of that Part has been made, but not finally determined, immediately before the appointed day, or
 - (ii) which was approved by a determining authority within the meaning of that Part before the appointed day and that commences pursuant to that approval not later than 3 years after the appointed day.
- (3) Development to which this clause applies may not be carried out except with development consent.
- (4) Development consent may not be granted in relation to development for a prescribed activity that involves the erection of a building unless the requirements of Division 4 of Part 1 of Chapter 7 of the unamended LG Act 1993 have been complied with.
- (5) The requirements relating to the notification of proposed development under the amended EP&A Act 1979 (including any requirements applied by clause 32 (1)) do not apply to a development application for development for which the requirements referred to in subclause (4) are required to be complied with.
- (6) Subclauses (4) and (5) apply only if a local approvals policy (being a local approvals policy with respect to the notification of applications for approvals) is in force under the unamended LG Act 1993 at the time the development application for development consent is made.
- (7) This clause has effect:
 - (a) despite the existing provisions of an existing EPI, and
 - (b) despite any rezoning of land (whether effected by existing or new provisions of an existing EPI or otherwise), but is otherwise subject to the provisions of any new EPI and to any new provisions of an existing EPI.
- (7A) Nothing in this clause requires development consent to be obtained for any development for which development consent is required to be obtained otherwise than by operation of this clause.
- (8) The consent authority for the purposes of development to which this clause applies is the council unless, by or under the Act, some other person is the consent authority for the purposes of that development.
- (9) Despite Part 9 of the amended EP&A Regulation 1994, the fee for an application to carry out development of the kind to which this clause applies, being the erection of a building within the meaning of the unamended LG Act 1993, is the fee determined in accordance with an order under clause 33.
- (10) (Repealed)
- (11) This clause ceases to have effect on 1 July 2001.

DEVELOPMENT APPRAISAL

PREMISES 25-29 PARK STREET, MONA VALE

28 OCTOBER 2013

This Development Appraisal has been prepared on behalf of Woolworths Limited at the request of John J Briggs & Associates for a proposed internal modification to shop entry and lay-out at **25-29 Park Street, Mona Vale**. The works are as detailed on the plans prepared by Woolworths Ltd, Project No. N9.1263, Drawing No 20, dated 3/10/2013.

We have been requested to assess whether the proposed development is appropriate for consideration as Complying Development.

The relevant environmental planning instrument is State Environmental Planning Policy (Exempt and Complying Development Codes (2008).

Our conclusion is that the development currently meets the Complying Development controls of the SEPP, subject to the Conclusion of this assessment, the provision of a BCA Assessment and payment of any statutory fees.

Property Description

It is understood that the site is known as:

Legal Description:	Lot 1 in DP 605804, No. 25-29 Park Street, Mona Vale.
Land Use Zone	Zone No. 3(a) (General Business "A") Pittwater Local Environmental Plan 1993
Heritage Conditions:	None
Bushfire Conditions:	None

JJ BRIGGS
ASSOCIATES
PO BOX 807 NARRABEEN 2101

This Plan/Detail is to be read
in conjunction with COMPLYING
DEVELOPMENT CERTIFICATE

Approval No. 20130013

....1/17

This Appraisal considers the proposed development and its permissibility and the relevant planning controls and policies relating to the site.

In preparation of this document, consideration has been given to the following:

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Act Regulations 2000*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (The Codes SEPP)*
- *Pittwater Local Environmental Plan 1993*

It is understood that the works seek to provide for a new internal fit out of the existing commercial premises. The plans considered in this assessment are as prepared by Woolworths Limited, Project No. N9.1263, Drawing No 20 Amendment E dated 3 October 2013.

Relevant Legislation

Section 76A (5) of the *Environmental Planning & Assessment Act 1979* notes that an environmental planning instrument may provide for development that meets specified pre-determined standards can be carried out as “Complying Development”.

The controls of **Section 76A(6)** prescribe further criteria to be satisfied in the consideration of Complying Development.

The relevant criteria to the proposal are:

<i>(b) if the development is designated development, or</i>	Not designated development
<i>(c) if the development is development for which development consent cannot be granted except with the concurrence of a person other than: (i) the consent authority, or (ii) the Director-General of National Parks and Wildlife as referred to in section 79B (3),</i>	No concurrence required
<i>(d) so as to apply to land that is critical habitat, or</i>	Not identified as critical habitat
<i>(e) so as to apply to land that is, or is part of, a wilderness area (within the</i>	Not identified as a wilderness area

<i>meaning of the <u>Wilderness Act 1987</u>, or</i>	
<i>(f) so as to apply to land that comprises, or on which there is, an item of the environmental heritage:</i>	Not identified as a heritage item
<i>(g) so as to apply to land that is identified as an environmentally sensitive area in the environmental planning instrument that makes provision for the complying development.</i>	Not identified as environmentally sensitive under an environmental planning instrument.

Section 85A(3) provides:

The council or accredited certifier must consider the application and determine:

- (a) whether or not the proposed development is complying development, and*
- (b) whether or not the proposed development complies with the relevant development standards, and*
- (c) if the proposed development is complying development because of the provisions of a local environmental plan, or a local environmental plan in relation to which the council has made a development control plan, that specifies standards and conditions for the complying development, whether or not the proposed development complies with those standards and conditions.*

It is considered that the development complies with the prescribed controls of Section 76(5) of the EP & A Act 1979 and can be appropriately considered as Complying Development within the terms Section 85A(3) of the Act.

A Section 149 Certificate (5/2013/034) has been obtained from Pittwater Council. Page 14 of the S149 Certificate confirms the availability of SEPP (Exempt and Complying Development Codes) 2008.

SEPP (Exempt and Complying) 2008 is an environmental planning instrument and an assessment of the proposed fit out of the existing commercial premises under the provisions of this SEPP is provided below:

Clause 1.6 Interpretation – references to land use zones

The subject site is zoned 3 (a) General Business “A” under the provisions of the *Pittwater LEP 1993* which promotes commercial uses in the Mona Vale locality.

Commercial premises are permissible without consent in the 3(a) General Business “A” zone, (subject to floor area limitations) or with consent as an in nominate use under part 3 of the relevant zoning table.

The proposed Pittwater Local Environmental Plan 2013 seeks to zone the land as B4 Mixed Use.

The B4 Mixed Use will permit commercial premises with consent.

Clause 1.18 General Requirements for Complying Development

- (1) *To be complying development, the development must:*
- (a) *be permissible, with consent, in the land use zone in which it is carried out, and*

Comment: Yes, the proposed fitout to an existing commercial premises is permissible in the 3(a) General Business “A” zone under the provisions of the Pittwater Local Environmental Plan 1993.

- (b) *meet the relevant provisions of the Building Code of Australia, and*

Comment: Yes the development can meet the provisions of the BCA subject to assessment by a building surveyor.

- (c) *have a prior approval, if required by the Local Government Act 1993, for:*
 - (i) *an on-site effluent disposal system if the development is undertaken on unsewered land, and*
 - (ii) *an on-site stormwater drainage system, and*
- (d) *have, if required by the Roads Act 1993:*
 - (i) *prior consent from the relevant roads authority for each opening of a public road required by the development, and*
 - (ii) *prior written permission from the relevant roads authority to operate or store machinery, materials or waste required by the development on a road or footpath reserve, and*

Comment: Not applicable.

- (e) *not involve the removal or pruning of a tree or other vegetation that would otherwise require a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.*

Comment: The works are internal and do not require the removal of any vegetation.

- (2) *To be complying development, the development must not:*
 - (a) *be designated development, or*

Comment: The proposal is not designated development.

- (b) *be exempt development under this Policy, or*

Comment: The proposal is not identified as exempt development under the provisions of PLEP 1993

- (c) *(repealed)*
- (d) *be development that requires concurrence (except a concurrence of the Director-General of the Department of Environment and Climate Change in respect of development that is likely to significantly affect a threatened species, population, or ecological community, or its habitat (identified under the Threatened Species Conservation Act 1995)).*

Comment: The proposal does not require concurrence.

- (3) *A complying development certificate for complying development under this Policy is subject to the conditions specified in this Policy in respect of that development.*

Comment: An assessment of the conditions is detailed later.

Clause 1.19 Land Based Requirements for Exempt and Complying Development

- (1) *To be exempt development or complying development, the development must not be carried out on land that is an environmentally sensitive area.*

Comment: The site is not identified as an environmentally sensitive area.

- (3) *To be complying development, the development must not be carried out on:*

- (a) land that comprises, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977 or that is subject to an interim heritage order under the Heritage Act 1977, or
 - (b) land that comprises, or on which there is, a heritage item or a draft heritage item, or
 - (c) and within a wilderness area (identified under the Wilderness Act 1987).
- (4) If only a part of a lot is land to which this clause applies, complying development must not be carried out on any part of that lot.

Comment: The subject site:

- Is not listed on the State Heritage Register,
- Is not identified as a local heritage item under the Pittwater LEP 1993
- Is not subject of an interim heritage order.
- Is not located within a heritage conservation area or draft heritage conservation area.

Part 5 The General Commercial and Industrial Code

An assessment of Part 5 of SEPP (Exempt and Complying) 2008 is provided below:

Clause	Proposal	Compliance
Subdivision 1 Building Alterations (Internal)		
5.1 Specified Complying Development An internal alteration to a building that is used as bulky goods premises, commercial premises, premises for light industry or a warehouse or distribution centre is development specified for this code.	The building is used for a commercial use.	Yes
5.2 Development Standards - general The standards specified for that development are that: <ul style="list-style-type: none"> (a) the current use of the premises must be a lawful use, and (b) the current use of the premises must not be an existing use within the meaning of section 106 	The current use is a lawful use as demonstrated by Consent DA No: N0029/04 The current use is not an existing use.	Yes Yes

of the Act, and		
(c) the alteration must not result in an increase in the gross floor area of any building within which it is carried out, and	The works do not increase gross floor area.	Yes
(d) the alteration must not involve the conversion of any area that is excluded from the measurement of gross floor area of the building (such as a basement, plant room, car parking space, loading space or void), and	The works do not involve conversion of any excluded area.	Yes
(e) if the alteration involves a loading dock, the alteration must not:	The proposal does not incorporate a loading dock or alteration of an existing loading dock.	N/A
(i) reduce the number or capacity of the trucks accommodated, or		
(ii) reduce the area for goods handling, or		
(iii) reduce the area for waste handling (including any recycling area), or		
(iv) reduce the manoeuvring area of the loading dock or access driveway, and		
(f) the alteration must not relate to the cooking of food at the premises by barbecue or charcoal methods, and	The proposal does not relate to cooking of food by barbecue or charcoal methods.	N/A
(g) if the alteration involves food and drink premises, the alteration must be carried out in accordance with AS 4674—2004,	The proposal must be constructed in accordance with AS 4674—2004, <i>Design, construction and fit out of food premises</i> . Architect to	Yes

Design, construction and fit out of food premises, and	ensure plans annotate plans to ensure compliance with Australian Standard.	
(h) any demolition necessary must be carried out in accordance with AS 2601—2001, The demolition of structures.	Any demolition will comply with AS 3601-2001.	Yes

<p>5.3 Development Standards – BCA matters</p> <p>The following standards are also specified for that development:</p> <p>(a) if the building that is being altered is subject to an alternative solution relating to a fire safety requirement, the alteration must be consistent with that alternative solution,</p> <p>(b) if the alteration involves an area of more than 500m² of bulky goods premises or commercial premises, or an area of more than 1000m² of premises used for light industry or a warehouse or distribution centre, that area must:</p> <p>(i) comply with the requirements set out in DP2–DP5 of Volume 1 of the Building Code of Australia, and</p> <p>(ii) comply with the number of sanitary and other facilities set out in FP2.1, FP2.5 and FP2.6 of Volume 1 of the Building Code of Australia, and</p> <p>(iii) comply with the light and ventilation requirements set out in FP4.1–FP4.5 of Volume 1 of the Building Code of Australia,</p> <p>(c) if the building is a mixed use development that also contains a class 2, 3 or 4 portion, the altered area must be separated from the class 2, 3 or 4 portion by building elements that comply with the fire resistance performance</p>	<p>Proposal is not subject to an alternative solution.</p> <p>Proposal involves more than 500m² of commercial floor space and therefore must comply with the relevant controls in the BCA.</p> <p>The proposal does not comprise a Class 2, 3 or 4 portion.</p>	<p>N/A</p> <p>Yes</p> <p>N/A</p>
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Subdivision 2 Change of Use		
<p>5.4 Specified Complying Development</p> <p>A change from a current use to a new use that is a change from:</p> <ul style="list-style-type: none"> (a) a bulky goods premises to another bulky goods premises, or (b) a type of commercial premises to another type of commercial premises, or (c) a light industry to another light industry, or (d) a warehouse or distribution centre to another warehouse or distribution centre, or (e) a light industry to a warehouse or distribution centre, or (f) a warehouse or distribution centre to a light industry, or (g) a light industry to an ancillary office, or (h) a warehouse or distribution centre to an ancillary office, is development that is specified for this code. 	Not Applicable	Not Applicable
<p>5.5 Development Standards General</p> <ul style="list-style-type: none"> (a) the current use must be a lawful use, and (b) the current use must not be an existing use within the meaning of section 106 of the Act, and (c) the new use must not be carried out at premises that are a manufactured home, moveable dwelling or associated structure, temporary 	Not Applicable	Not Applicable

<p>structure, tent, swimming pool, ship or vessel, and</p> <p>(d) the new use must not be any of the following:</p> <ul style="list-style-type: none">(i) a funeral chapel,(ii) a funeral home,(iii) retail premises where firearms within the meaning of the Firearms Act 1996 are sold,(iv) landscape and garden supplies,(v) a market,(vi) a pub,(vii) restricted premises,(viii) a roadside stall,(ix) sex services premises,(x) timber and building supplies,(xi) vehicle sales or hire premises, and <p>(e) the new use must not result in a change of building use under the Building Code of Australia that is any of the following:</p> <ul style="list-style-type: none">(i) from a class 5 or 6 building to a class 2, 3, 4, 7a, 7b, 8, 9a, 9b or 9c building,(ii) from a class 7b or 8 building to a class 2, 3, 4, 6, 7a, 9a, 9b or 9c building, and <p>(f) a new use that is an ancillary office within premises that are a warehouse or distribution centre or are used for light industry must not occupy more than:</p> <ul style="list-style-type: none">(i) the maximum amount of gross floor area permitted for such an		
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<p>office in such a building under an environmental planning instrument applying to the land, or</p> <p>(ii) 20% of the gross floor area of the building in any other case, and</p> <p>(g) the new use must not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to hours of operation, car parking and landscaping, and</p> <p>(h) if there is no existing condition relating to hours of operation, the premises must not be operated outside the following hours:</p> <p>(i) if the new use is as bulky goods premises or commercial premises— 7.00 am to 10.00 pm Monday to Saturday and 7.00 am to 8.00 pm on a Sunday or a public holiday,</p> <p>(ii) in any other case—7.00 am to 7.00 pm Monday to Saturday and the new use is not to be carried out at any time on a Sunday or a public holiday, and</p> <p>(i) if there is no existing condition relating to car parking, the new use must comply with any relevant requirements contained in an</p>		
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environmental planning instrument or a development control plan applying to the land relating to car parking.		
5.6 Development Standards – Building Code of Australia Matters The following standards are also specified for that development: (a) if the change of use involves an area of more than 500m ² of bulky goods premises or commercial premises, or an area of more than 1000m ² of premises used for light industry or a warehouse or distribution centre, that area must: (i) comply with the requirements set out in DP2–DP5 of Volume 1 of the Building Code of Australia, and (ii) comply with the number of sanitary and other facilities set out in FP2.1, FP2.5 and FP2.6 of Volume 1 of the Building Code of Australia, and (iii) comply with the light and ventilation requirements set out in FP4.1–FP4.5 of Volume 1 of the Building Code of Australia, (b) if the building is a mixed use development that also contains a class 2, 3	Not Applicable	Not Applicable

<p>or 4 portion, the area involved in the change of use must be separated from the class 2, 3 or 4 portion by building elements that comply with the fire resistance performance requirements set out in CP2 and CP8 of Volume 1 of the Building Code of Australia.</p>		
Subdivision 3 Mechanical Ventilation Systems		
<p>5.7 Specified Complying Development</p> <p>The construction, installation or alteration of a mechanical ventilation system on a building that is used as bulky goods premises, commercial premises, premises for light industry or a warehouse or distribution centre is development specified for this code if it is not carried out on, or in relation to, a heritage item or a draft heritage item, or in a heritage conservation area or a draft heritage conservation area or at premises located on bush fire prone land.</p>	<p>Applicable where the existing mechanical ventilation system is to be altered.</p>	<p>Yes</p>
<p>5.8 Development Standards</p> <p>(a) the development must be located at least 3.5m behind the building line from any lot boundary, and</p> <p>(b) the development must be designed so as not to emit noise exceeding an LAeq of 5 dB(A) above background noise when measured at any lot boundary, and</p>	<p>Architect to confirm that the mechanical ventilation is to comply with control (a) – (d)</p>	<p>Yes – subject to architects confirmation</p>

<p>(c) the development must be located not more than 1m above the ridge of a pitched roof or 3m above a flat roof, and</p> <p>(d) the development must not relate to the cooking of food at the premises by barbecue or charcoal methods, and</p> <p>(e) (repealed)</p>		
Subdivision 4 Shop Front and Awning Alterations		
<p>5.9 Specified Complying Development</p> <p>An external alteration to, or the repair or replacement of, an existing shop front or awning on a building that is used as bulky goods premises or commercial premises is development specified for this code if it is not carried out in a heritage conservation area or a draft heritage conservation area.</p>	Not Applicable	Not Applicable
<p>5.10 Development Standards</p> <p>(a) the development must not result in an increase in the gross floor area of the building, and</p> <p>(b) the development must not reduce the area of the window or other clear glass of the shop front, and</p> <p>(c) the development must not reduce the level of transparency of the shop front, such as by using obscure glazing, and</p> <p>(d) the development must not reduce the existing level of access to the building for people with a</p>	Not Applicable	Not Applicable

<p>(e) disability, and any demolition necessary must be carried out in accordance with AS 2601—2001, The demolition of structures.</p>		
Subdivision 5 Skylights and Roof Windows		
<p>5.11 Specified Complying Development: The construction or installation of a skylight or roof window on a building that is used as bulky goods premises, commercial premises, premises for light industry or a warehouse or distribution centre is development specified for this code, other than at premises located on bush fire prone land.</p>	Not Applicable	Not Applicable
<p>5.12 Development Standards: (a) the development be constructed or installed so that any opening created is adequately weather proofed, and (b) any demolition necessary must be carried out in accordance with AS 2601—2001, The demolition of structures.</p>	Not Applicable	Not Applicable

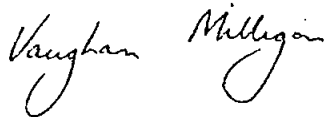
Conclusion

It is our view that the works can be properly considered as 'complying development' under the provisions of State Environmental Planning Policy (Exempt & Complying) 2008 subject to the following:.

- Confirmation by a suitably qualified Building Code of Australia Consultant that the works will comply with the provisions of the Building Code of Australia and in particular **Clause 5.3**.
- Confirmation by the architect by notation on the final drawings that the mechanical ventilation to be provided complies with the following standards (as outlined in **Clause 5.8**):
 - (a) *the development must be located at least 3.5m behind the building line from any lot boundary, and*
 - (b) *the development must be designed so as not to emit noise exceeding an LAeq of 5 dB(A) above background noise when measured at any lot boundary, and*
 - (c) *the development must be located not more than 1m above the ridge of a pitched roof or 3m above a flat roof, and*
 - (d) *the development must not relate to the cooking of food at the premises by barbecue or charcoal methods.*
- Payment of all statutory fees.

Builder,
Charlie
Westgarth
Confirmed
no change
required to
existing A/C
system.

Subject to compliance with these additional requirements, it is our view that the proposal can be considered as complying development and no formal consent is required to carry out the work.



VAUGHAN MILLIGAN
Development Consultant

DISCLAIMER:

This advice has been provided in good faith, however it is a professional opinion only made on the basis of information currently available from Council and as supplied by the project architect.

The referenced s149 Certificate as supplied by the proponent is understood to be current, with land use zones and affectations not changed since the issue of the Certificate.



Levy Online Payment Receipt

Building and Construction

SAMWAYS BUILDING & CONSTRUCTION PTY LTD
2/1 DURSLEY ROAD
YENNORA NSW 2161

Long Service Corporation
Level 1
19-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@longservice.nsw.gov.au
www.longservice.nsw.gov.au
ABN 93 646 090 808

Application Details:

Applicant Name:	SAMWAYS BUILDING & CONSTRUCTION PTY LTD
Levy Number:	5054385
Application Type:	CDC
Application Number:	2013CDC13
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	DAN MURPHYS 25-29 PARK STREET MONA VALE NSW 2013
Value of work:	\$100,000
Levy Due:	\$350.00

Payment Details:

LSC Receipt Number:	151124
Payment Date:	7/11/2013 11:56:22 AM
Bank Payment Reference:	725641009
Levy Paid:	\$350.00
Credit card surcharge:	\$1.40
Total Payment Received:	\$351.40

JJ BRIGGS
ASSOCIATES
PO BOX 807 NARRABEEN 2101

Receipt is to be read
in conjunction with COMPLYING
PAYMENT CERTIFICATE

Levy No. 2013CDC13

