

Construction *yours locally* Certificate

CERTIFICATE NUMBER: 8003670

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

Issued under the Environmental Planning and Assessment Act 1979

SUBJECT LAND:

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

DEVELOPMENT CONSENT:

N0664/10

DATE OF CONSENT:

3 MARCH, 2011

DESCRIPTION OF WORK:

ADDITIONS AND ALTERATIONS TO SURF LIFE SAVING CLUB (CAFE)

LIMITATIONS &/OR EXCLUSIONS:

BUILDING CLASSIFICATION:

6

The application for this Construction Certificate has been determined as **APPROVED** in accordance with the procedures outlined in Clause 142 of the Environmental Planning and Assessment Regulation 2000. In making this determination, I certify that the work, if completed in accordance with the documentation accompanying the application for the Certificate (with such modifications verified by the certifying authority as may be shown on that documentation), will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning and Assessment Act, 1979, as amended.

DOCUMENTS ACCOMPANYING THE APPLICATION:

PLANS:

PLANS PREPARED BY ATELIER ONE PTY LTD, DWG No. 1004DA01 REV. D, 1004DA02 REV. D, 1004DA00 REV. B, 1004DA03 REV. A DATED OCT. 10

SPECIFICATIONS:

OTHER DOCUMENTS:

APPLICATION FORM
OWNERS CONSENT
SYDNEY WATER APPROVAL
SPEEDY VENTILATION PTY LTD PRE-CERTIFICATE COMPLIANCE,
REF. 0000-11 AND DWG No. 3056-01, SHEET 1 OF 1 DATED
8/4/11
BURGESS, ARNOTT & GRAVA PTY LTD NEW DECK & ROOF DETAIL
PLAN
WORMALD ASSESSMENT REPORT ESSENTIAL FIRE SAFETY
MEASURES DATED 6/6/11
SUBLEASE NEW SOUTH WALES REAL PROPERTY ACT 1900
DOCUMENT
BIO-BUILDING DESIGN PTY LTD ACCESS CERTIFICATION DATED
19/4/11
SN ENVIRONMENTAL HEALTH CONSULTANCY DESIGN
STATEMENT DATED 13/4/11

BRADSHAW TREE SERVICES PTY LTD TREE ASSESSMENT AND
ARBORIST REPORT

FIRE SAFETY SCHEDULE ATTACHED:

YES ☒

N/A ☐

Andrew Dean
BPB0087

16/6/2011

Date of Certificate

Doc ID: 4C5435D

RN! 303 502

Pittwater



LOCAL

Notice of Appointment as Principal Certifying Authority

Issued under the Environmental Planning and Assessment Act 1979 (as amended)
& the Environmental Planning and Assessment Regulation 2000 (as amended)

CONSTRUCTION CERTIFICATE NUMBER: 8003670

DATE OF CONSTRUCTION CERTIFICATE: 16 June, 2011

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

DESCRIPTION OF WORK: ADDITIONS AND ALTERATIONS TO SURF LIFE SAVING CLUB (CAFE)

DETAILS OF OWNER RESPONSIBLE FOR APPOINTING THE PRINCIPAL CERTIFYING AUTHORITY (PCA): Mr Jonathan Dibbs, Mr David Sinclair
BARRENJOEY ROAD
MONA VALE
NSW 2103

DEVELOPMENT CONSENT: N0664/10

DATE OF CONSENT: 3 March, 2011

In signing this document I hereby consent to my appointment as the Principal Certifying Authority for the project described above in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000, as amended.

As the Principal Certifying Authority, I am satisfied by virtue of the information provided by the Applicant that the appropriate licences, insurance and/or permits as required by the Home Building Act, 1989 are in place.

Council Copy



Andrew Dean
BPB0087

16.6.11.
Date of PCA Appointment

Australian Bureau of Statistics

THE AREAS

THE SITE (M²): 0

THE EXISTING BUILDING (M²): 0

THE PROPOSED BUILDING (M²): 0

NO. OF EXISTING DWELLINGS: 0

NO. OF PROPOSED DWELLINGS: 0

DUAL OCCUPANCY: FALSE

NO. OF STOREYS: 1

MATERIALS:

WALLS: BRICK FULL

FLOORS: TIMBER

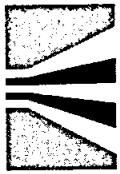
FRAME: STEEL

ROOF: OTHER

P.O. Box 7321 BAULKHAM HILLS NSW 2153

p: 02 9836 5711 f: 02 9836 5722 e: info@localgroup.com.au ABN: 30 735 366 565

Doc ID: 4C5435D



LOCAL

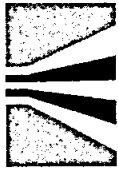
FIRE SAFETY SCHEDULE

Prepared in accordance with clause 168 of the Environmental Planning & Assessment Regulation 2000
to accompany the subject Construction Certificate/Complying Development Certificate

Identification of building	<i>Address:</i>	Café – 104 Surfview Rd, Mona Vale
	<i>Description of work:</i>	Café – shop fitout
	<i>Basis of FSS (existing):</i>	List of measures as provided by applicant (Wormald Report dated 6 th June 2011)
	<i>Basis of FSS (proposed):</i>	List of proposed measures as provided by applicant

Relevant Certificate	<i>Certificate:</i>	8003670 as issued by Local Certification Services Pty Ltd
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Fire Safety and Other Measures	Critical Measure	Existing Measure	Proposed Measure	Modify Measure	Minimum standards of performance	
					Existing Systems	Proposed Works
Automatic fire suppression system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA clause E1.5, Specification E1.5 & AS2118.1 – 1999 & AS2118.4 – 1995
Automatic fire detection and alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA Specification E2.2a AS1670.1-2004
Emergency lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AS1735.2 (as applicable)
Emergency lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AS/NZS 2293.1-2005
Emergency warning & intercommunication systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA clause E4.9 AS2220.1 & 2
Exit Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA clauses E4.5, E4.6 & E4.8 AS/NZS 2293.1-2005
Fire dampers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fire doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA Specification C3.4 AS/NZS 1905.1
Fire hydrant systems (street coverage)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BCA clause E1.3 AS2419.1 - 1994	No modification
Fire seals protecting openings in fire resisting components of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA clause and Specification C3.15



LOCAL

FIRE SAFETY SCHEDULE

Prepared in accordance with clause 168 of the Environmental Planning & Assessment Regulation 2000
to accompany the subject Construction Certificate/Complying Development Certificate

Fire Safety and Other Measures	Critical Measure	Existing Measure	Proposed Measure	Modify Measure	Minimum standards of performance	
					Existing Systems	Proposed Works
Hose reel systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BCA clause E1.4 AS2441	No modification
Lightweight construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA clause and specification C1.8
Mechanical air handling system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA clause E2.2a AS1668.1
Portable fire extinguishers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BCA clause E1.6 AS2444	BCA clause E1.6 AS2444 (additional unit in café)
Required Exit Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		D2.19
Smoke detectors and heat detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA Specification E2.2a AS1670.1
Wall wetting sprinkler and drencher systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA clause C3.2 AS2118.2
Warning & operational signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BCA Clause D2.23 (signs on exit doors)



LOCAL

RECORD OF SITE INSPECTION

PO Box 7321
BAULKHAM HILLS BC NSW 2153
P: 9836 5711
F: 9836 5722
E: norwest@localgroup.com.au
ABN: 30 735 366 565

Development Consent Number: N0664/10
Our Reference: 8003670
Subject Land: LOT: 104
DP: 1066371
HNO:1
Surfview Road
MONA VALE NSW 2103
Date of Inspection: 6 April 2011

This document is to serve as a record of the inspection carried out in relation to the development above, as required by Clause 143C of the Environmental Planning and Assessment Regulation 2000.

INSPECTION DETAILS

Do the plans and specifications accompanying the Construction Certificate application adequately and accurately depict the conditions of any affected existing building?

☒ YES ☐ NO

Has any building or subdivision work authorised by the relevant Development Consent commenced on the site?

☐ YES ☒ NO

Details of Existing Fire Safety Measures Attached:

☐ YES ☒ N/A

This document will accompany any Construction Certificate issued in relation to this development in accordance with the requirements of Clause 142(2)(f) of the Environmental Planning and Assessment Regulation 2000. This document should not be misconstrued as a Compliance Certificate. Should additional information be required in relation to this matter, please contact the undersigned during office hours at your convenience.


Sam Pratt

Accredited Certifier
Building Professionals Board
BPB 0732

6 April 2011

Date



LOCAL

COUNCIL COPY

Received: 4/4/11

APPLICATION FORM

☒ Principal Certifying Authority☒ Construction Certificate
☒ Occupation Certificate☐ Compliance Certificate

8003670

THE APPLICATION

DATE OF APPLICATION: 4.4.11

LAND TO BE DEVELOPED

Lot No.: 1 Deposited Plan:
 House No.: 1 Street Name: Surfview Road
 Suburb: Mona Vale Post Code: 2103
 Area (m²): Section/Folio:

THE DEVELOPMENT

Proposed Building Work: Residential ☐ Commercial ☒ Industrial ☐
 Description of Development: CONSTRUCTION OF KIOSK / CAFE
 Value of Work: \$ 180 K
 Type of work: ALTERATION + ADDITION
 Building Classification:

CONSENTS

Consent Authority: PITTWATER COUNCIL
 Development Consent No.: NO 664/10 Date of Issue: 3.3.11

BUILDER / OWNER BUILDER

Name: PETER RICH
 Postal Address: 7 GOVERNMENT RD MONA VALE 2103
 Licence No.: 5662
 Contact No.: 0418 244 963 Fax / E-mail: peter.rich@gmail.com

THE APPLICANT/OWNERS

	Owner 1 / Applicant	Owner 2	Owner 3	Owner 4
First Name:	Jonathan	David		
Surname:	Dicks	Sindain		
Street:	Barrington Rd	3137 Seabeach Ave		
Suburb:	Mona Vale	Mona Vale		
Contact No.:	0417 170 777	0408 610 737		
E-mail:	Preick@5	beck.captain@monavalestc.org.au		

BILLING DETAILS monavalestc

☐ Applicant ☒ Builder ☐ Other (Please provide details)
 Company Name: Enrichment Enterprises
 Address: 7 Government Road Mona Vale
 Phone: 0418 244 963

Local South Coast
 48b Princes Highway
 Fairy Meadow NSW 2519
 P - 02 4284 4709
 F - 02 4284 4208

Local Norwest
 Suite 21, 5 Inglewood Place
 Bankham Hills NSW 2153
 P - 02 9836 5711
 F - 02 9836 5722

Local Central Coast
 Suite 2/162 The Entrance Road
 Erina NSW 2250
 P - 02 4365 6051
 F - 02 4365 4846

Local Macarthur
 PO Box 3190
 Narellan NSW 2567
 P - 02 4655 5811
 F - 02 4655 2411

E - info@localgroup.com.au
 Web - http://localgroup.com.au
 ABN - 30 735 366 565

Provision 4 (2007) and 2010

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) HEAD LEASE

AA502631

(B) TORRENS TITLE

Property leased: if appropriate, specify the part or premises

Part Folio Identifier 104/1066371

being cafe & adjacent deck at the northern end of the premises described in Head Lease AA502631

(C) LODGED BY

Document
Collection
Box

272N

Name, Address or DX, Telephone, and Customer Account Number if any

Acc. No. 123177 U E&A Lawyers
DX 9007 MONA VALE
Tel: (02) 9997 2111

Reference (optional): DS/100500

CODE

SL

(D) SUBLESSOR

MONA VALE SURF LIFE SAVING CLUB INC.

The sublessor leases to the sublessee the property referred to above.

(E) Encumbrances (if applicable):

(F) SUBLESSEE

ENRICHMENT ENTERPRISES PTY LTD (ACN 142 100 276)

(G) **TENANCY:** Not applicable

(H) 1. TERM Five (5) years

2. **COMMENCING DATE** 11 May 2011

3. **TERMINATING DATE** 10 May 2016

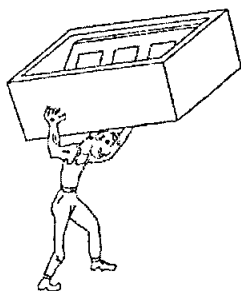
4. With an **OPTION TO RENEW** for a period of Five (5) years
set out in clause Item 12 of Annexure A

5. Together with and reserving the **RIGHTS** set out in clause NOT APPLICABLE of NOT APPLICABLE

6. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A & B hereto.

7. Incorporates the provisions set out in NOT APPLICABLE in the Department of
Lands, Land and Property Information Division as No(s). NOT APPLICABLE

8. The **RENT** is set out in item 13 of Annexure A



SPEEDY VENTILATION PTY LTD

ABN: 69 114 807 466

*SPEEDY For * Service
* Manufacture
* Installations*

Reference No: 0000-11

PRE - CERTIFICATION OF COMPLIANCE

I hereby certify that the commercial mechanical kitchen exhaust system, comprising of 1 x stainless steel kitchen range hood, 450mm x 450mm galvanised ductwork straight up through single story level discharge, flashed watertight, with inline axial flow Fan, motor and weather cowl, at Monavale Surfclub – 1 Surfview Rd Monavale will be designed, manufactured, installed and tested to satisfy Australian standards 1668 Part 1- 1998, Part 2 – 1991, Section “J” & BCA.

Canopy size = 2800mm wide x 1000mm deep x 700mm high.

Total airflow minimum requirement = 1400 l/s.

Please Note: Our certification will only comply if the above stated work is carried out by Speedy Ventilation Pty Ltd.

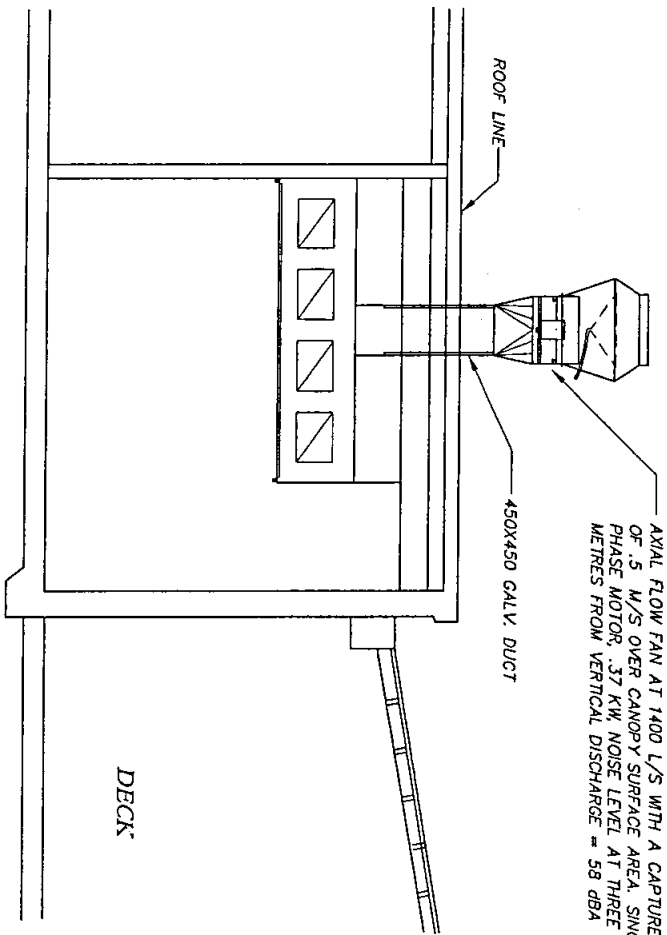
Dated this day 9th April 2011.

A handwritten signature in black ink, appearing to read 'Tracey' followed by a stylized surname.

Tracey Fellows

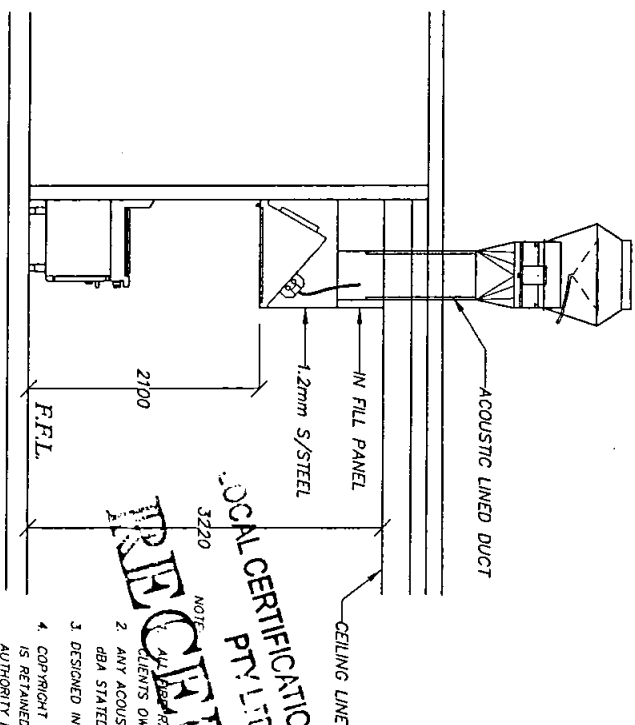
Mechanical Engineer for
Speedy Ventilation Pty Ltd.

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

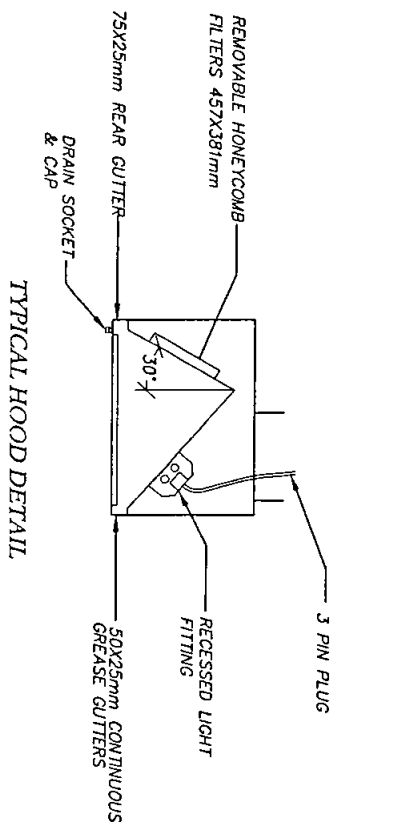


SECTION AA

DECK



SECTION BB



- NOTE: 3.220
- LOCAL CERTIFICATION PTY LTD
1. ANY ACoustic REQUIREMENTS AT CLIENTS OWN EXPENSE.
2. ANY ACoustic REQUIREMENTS BELOW DBA STATED AT CLIENTS OWN EXPENSE.
3. DESIGNED IN ACCORDANCE WITH AS1668-2 1991
4. COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY THIS OFFICE
- AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

General Notes	
1	FOR APPROVAL
2	REVISIONS
3	DATE
SPEEDY VENTILATION PTY LTD	
A.B.N. 69 114 807 468	
13 Moorlands Road	
Ingelburn NSW 2565	
Ph: (02) 9429 8680	
Fax: (02) 9429 8681	
Mobile: 0418 24212	
Email: speedy@speedyventilation.com.au	
1 SURFVIEW ROAD	
MONA VALE	
Drawn By	3056-01
08/04/11	1 OF 1



Application Lodgement Summary



Reference Number 3137343

Date Requested: Wed April 6 2011

Agent Reece Mona Vale, 10 Taronga Pl Mona Vale
Applicant purll, po box 1333 po box 1333 mona vale 2103
Property/Asset Lot 104 Surfview Rd, Mona Vale 2103 (Pittwater Council No.1) PNum: 5367376
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$26.45	\$0.00	\$26.45

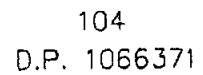
Property Special Conditions for Plumbers

Boundary Trap Required	Not available
Watercharged/Tidal area	Not available
Partial Drainage area	Not available
Aggressive Soil area	Not available
Cast Iron Pipe area	Not available
Sewer Surcharge area	Not available
Minimum Gully Height area	Not available
Sewer Available	Not available
Connection Type	Not available

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

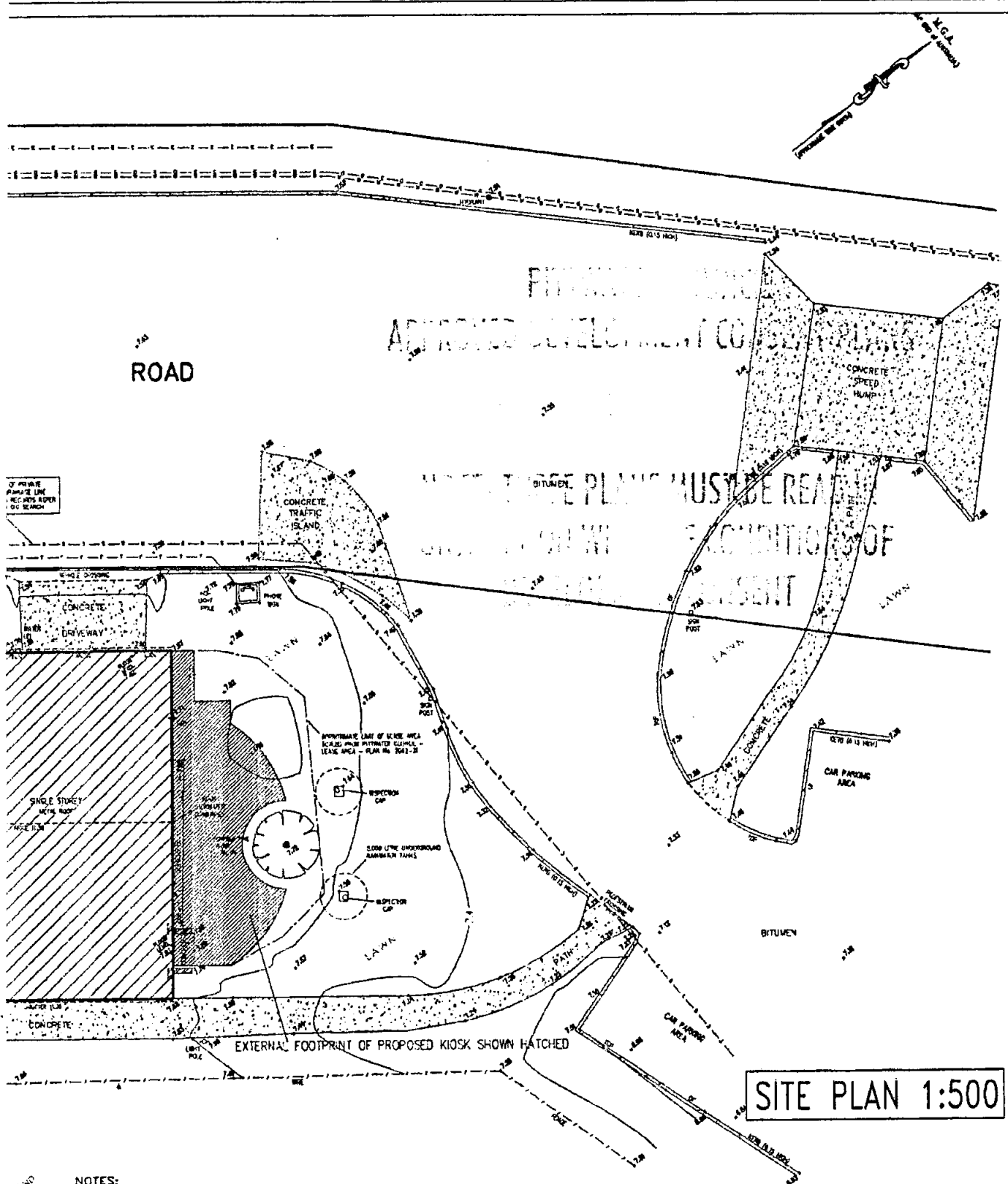
Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



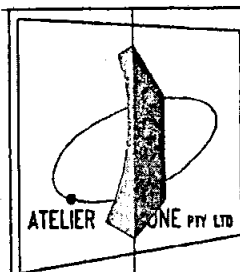
REV	DATE	DESCRIPTION
A	May 10	ISSUED FOR REVIEW
B	Oct. 10	ISSUED FOR DA

ISSUED FOR DA



NOTES:

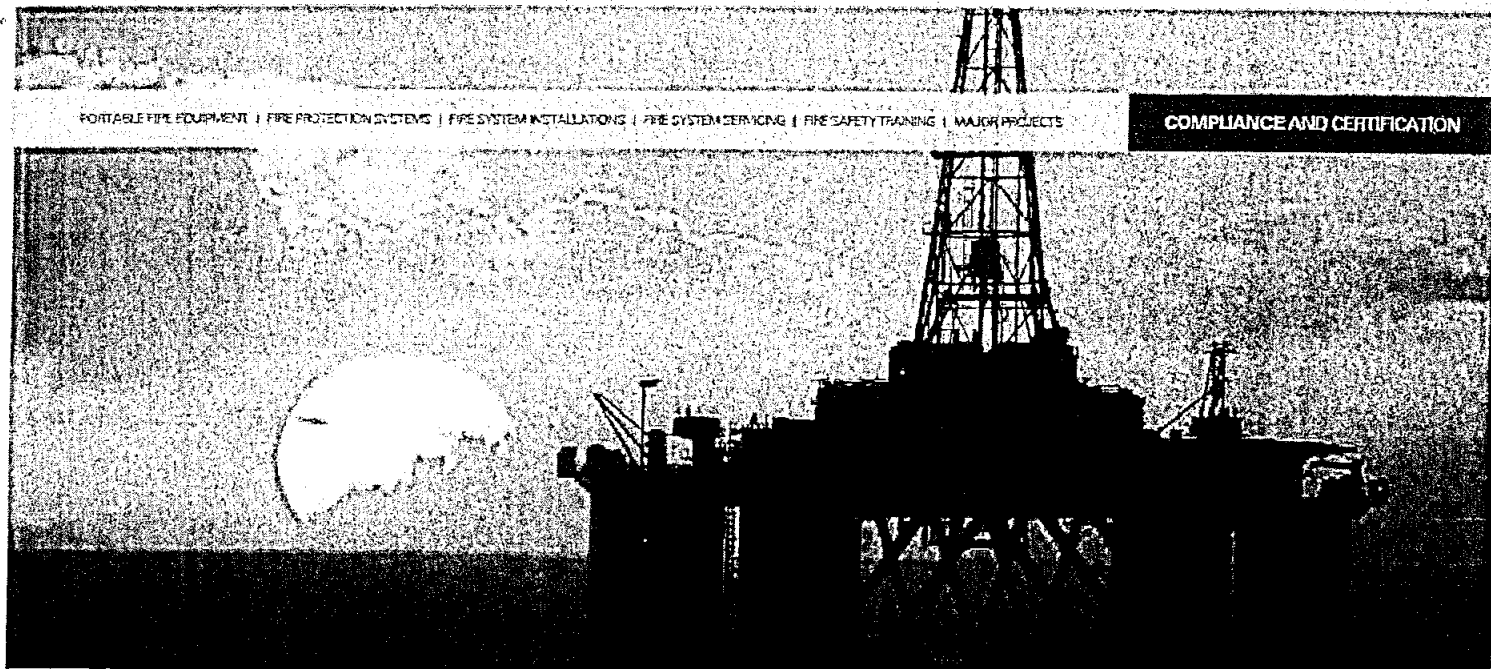
AND
COUNCIL



DO NOT SCALE DRAWING USE DIMENSIONS AS INDICATED
Contractors shall verify all critical dimensions on site and
notify this office of any discrepancies. Contractors to ensure
that drawing is current before commencing work.
Copyright remains with Atelier Zone. No unauthorised use allowed.

- 1 Meredith Place
FRENCHS FOREST
NSW 2086
Ph: (61-2) 9451 8415
Fax: (61-2) 9451 6758
- PO BOX 623 NORTHBRIDGE
NSW 1560
info@atelierzone.com.au
Mob: 0412 354938
www.atelierzone.com.au

Client: P. AND N. RICH
Project: 1 SURFVIEW ROAD MONA VALE
LOT 104 DP 1066371
PROPOSED CAFE FITOUT
Title: SITE PLAN
Date: May 10 Scale: NTS Dwg No.: 1004DA00 Rev: B



Assessment Report

Essential Fire Safety Measures

1 Surfview Road Mona Vale

Business Name: Bronze Kiosk
Business Contact: Mr. Peter Rich 0418 244 963
bronzekiosk@gmail.com
Representative: Malcolm Saunders (masaunders@tycoint.com 0412 026 690)
Date: 6th June 2011

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Executive Summary/Assessment Certificate

Wormald have undertaken an assessment of the essential fire safety measures within the building located at 1 Surfview Road Mona Vale. The reports purpose is to advise of the systems design standard and its ability to perform in the event of a fire. The main issues that were revealed are;

Measure	Status	Standard of Performance	Main Issues
Exit signs	Satisfactory	Clauses E4.5, 4.6, 4.8 BCA, AS2293.1 - 1987	-
Fire hydrant systems - Street point coverage.	Satisfactory	Clause E 1.3 BCA AS2419.1-1994	-
Hose reel systems	Works required	clause E 1.4 BCA, AS2441-1988	Clarification as to building size.
Paths of Travel	Satisfactory	Division 7 EP&A Regulations 2000 Part 59.7 Ordinance 70	-
Portable fire extinguishers & fire blankets	Works required	Clause E 1.6 BCA, AS2444-1995.	Units required in kiosk. Units obstructed in surf club.

Statement

I, Malcolm Saunders, of Wormald Certify on the 6th June 2011 that:-

The essential fire safety measures specified above have been assessed by a properly qualified person as per the Environmental Planning & Assessment Regulations (2000). The information contained in this certificate needs to be read in conjunction with this report and is to the best of my knowledge and belief, true and accurate.



Malcolm Saunders.
Fire Systems Consultant
Wormald Assessment & Engineering

Section 1 Purpose, Process, Scope & Disclaimer

1.1 Report Purpose

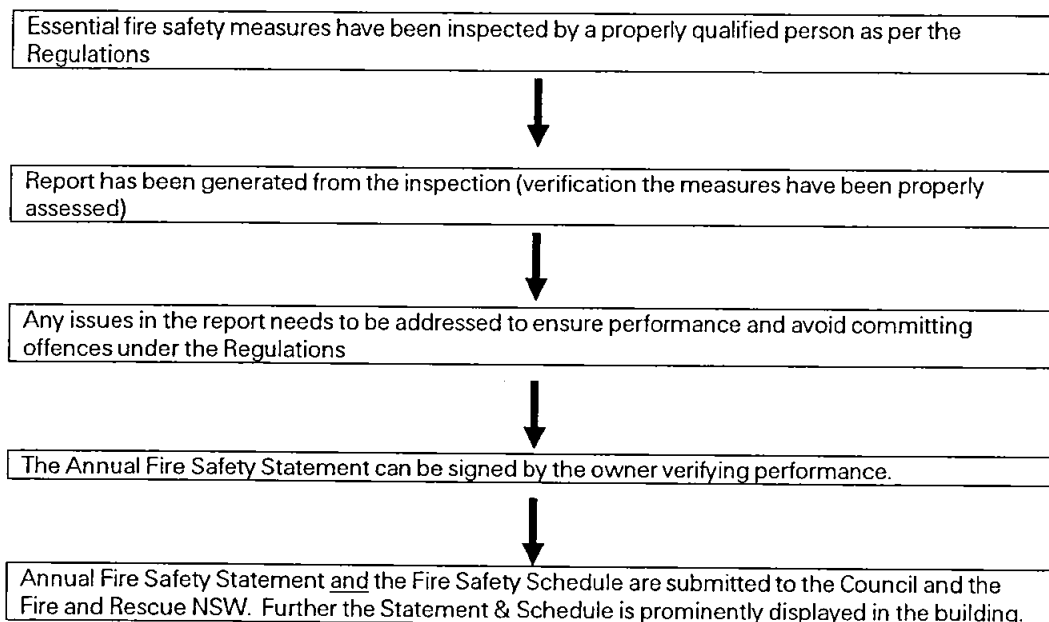
New South Wales legislation recognises the performance of fire safety measures in a building is paramount to life safety and property protection. For a system to function, a degree of maintenance is required, however, to determine if a system is capable of performing to its design standard (as required by the Regulations), an assessment of its design, installation and maintenance/testing regime is needed. Further, the building needs to be assessed to determine if it impacts on the systems performance and any changes to the building has not reduced its effectiveness. Changes to the building/system can range from replacement of a part to building additions/alterations.

Occupants within a building have an expectation that all installed fire safety measures will perform (E.g. occupants expect smoke alarm will advise them of a fire) and the egress system in a building is adequate. Failure or reduced effectiveness of a measure and/or inadequate egress can result in significant building damage and/or occupant harm. Due to the reliance placed on a measure and egress by the building's occupants, NSW legislation the Regulations holds the owner responsible for their performance. Accordingly owners/owners representative MUST certify that all essential fire safety measures have been assessed by a "properly qualified person" and will perform to the installed design standard. Further, the properly qualified person has inspected the buildings egress system and did not find grounds for prosecution under Division 7 of the Regulations. The Regulations require the assessment and certification occur every 12 months. Such certification occurs using an Annual Fire Safety Statement.

This report provides comfort to the building's owner and occupants that the essential fire safety measures have been assessed and once any matters raised have been addressed, the system will perform to its design standard.

1.2 Certification Process

Status



1.3 Assessment Scope

The assessment is based on a level two (2) audit outlined in AS 4655—2005 (Fire safety audits) and is supplied in good faith. The assessment is limited to the visual condition of the quoted essential fire safety measures and to the best of the inspector's knowledge on the day of inspection thus a definitive list of issues cannot be guaranteed. Unless specifically noted, this assessment does not include systems or part thereof that was not in plain view at the time of inspection (e.g. unexposed, concealed and/or inaccessible areas are not included). All reasonable efforts have been made to access common occupied and concealed spaces throughout the building/site to assess the services contained. Further, the fire resistance level (FRL) of building elements is beyond the scope unless specifically stipulated. System testing / maintenance reports need to be read in conjunction with this report. Any works carried out from this assessment need to comply with today's standard of performance (Australian Standard and/or BCA) unless specifically stipulated.

1.4 Disclaimer and Reservation of Rights

This document has been prepared by Tyco for the purpose originally agreed between Tyco and its client, and may only be relied upon by the client for whom it was prepared and for the original purpose. Tyco accepts no liability for any loss or damage howsoever incurred by any third party as a result or arising out of reliance upon this document by any party other than Tyco's client for any purpose. Prior to the use of any information contained in this document it is the user's responsibility to verify the exact locations, quantities and dimensions of all items depicted or contained in this document.

The client acknowledges that all information and intellectual property relating to this document (including but not limited to patents, designs, drawings, instruction booklets, specifications, circuit drawings, componentry, trade secrets, trademarks and copyright in such information and intellectual property (Proprietary Information) and all right, title and interest therein) are the sole property of or licensed by Tyco and the client shall gain no right, title or interest in the Proprietary Information whatsoever. The client specifically acknowledges Tyco's exclusive rights to ownership of any modification, translation or adaptation of the Proprietary Information and any other improvement or development based thereon, whether developed, supplied, installed or paid for by or on behalf of the client or otherwise. The client must not and must not permit any person reasonably within its control nor procure any person to modify, copy, clone or reverse engineer the design, or copy, modify or decompile any of Tyco's other documentation relating to this document. This note is an integral part of this document.

The following report should not be mistaken as a design specification where repairs are complex. Clarification with the report's author may be needed and is recommended to ensure the intent of the defects is clarified and the right corrective action is taken. Further calculations and/or design alterations may be required to ensure compliance is maintained to the appropriate standard.

1.5 Adequacy of Obsolete Performance Standards

Some performance standards could be inadequate even though the item may be compliant to the obsolete legislation or Australian Standard. These documents have been amended to address shortfalls or further improve the systems. The building owner may be able to satisfy their legal obligations under the Environmental Planning and Assessment Act 1993 and its 2000 Regulation but should also consider their position in relation to other legislation.

1.6 Access

Whilst a reasonable attempt was made to gain full access the following locations were not accessible during the audit, accordingly compliance was assumed unless otherwise stated;

- Upper level caretakers flat.

1.7 Terminology:

The BCA: The Building Code of Australia is a code for the design and construction of buildings throughout Australia.

Ordinance 70 The code for design and construction of buildings throughout New South Wales which preceded The Building Code of Australia

The Regulations: The Environmental Planning & Assessment Regulations (2000) is state legislation which governs various aspects of buildings throughout NSW.

The Statement: The Annual Fire Safety Statement is a statement required by the Environmental Planning & Assessment Regulations (2000). It is issued annually by the owner & confirms that the essential fire safety measures have been assessed by a properly qualified person and was found to be capable of performing to a standard no less than that to which the measure was originally designed and implemented. Further the building was found to be in a condition that did not disclose any grounds for a prosecution under Division 7.

FRL: Fire-Resistance Level means the ability of an element to resist the effects measured in minutes for the following criteria—structural adequacy/ integrity/ insulation. A dash means that there is no requirement for that criterion. E.g., 90/-/- means there is no requirement for an FRL for integrity and insulation.

Alternative Solution means a Building Solution which complies with the Performance Requirements other than by reason of satisfying the deemed-to-satisfy provisions.

Section 2 Building Description

The era the building was constructed is estimated to be in the late 1960's.

The building can be described as follows as per the Building Code of Australia (the BCA);

Rise in storeys	Two.
Number of levels contained	Two.
Building classification/s	Class 6 (shop/resturant/club) Class 9b (assembly building)
Effective height.	Less than 12 metres
Floor area	Under 500 m2
Type of fire resisting construction (required by the BCA)	Type C

2.1 Display of the Annual Fire Safety Statement;

Clause 177 of the Environmental Planning & Assessment Regulations (2000) requires the owner of the building to have a "copy of the statement (together with a copy of the current fire safety schedule) to be prominently displayed in the building." Council and the Fire and Rescue NSW typically check for the statement when visiting a building. At the time of inspection the statement & schedule wasnot found and needs to be displayed.

Section 3 – Essential Fire Safety Measure Assessment

3.1 Prioritising Issues:

If needed, the issues raised in Section 3 can be prioritised into 3 categories; Actions required are considered the priority 1, the Recommendations are priority 2 followed by the Observations priority 3. The weighting given to the raised issues are generally based fulfilling the requirements of the Regulations then AS/NZS 4360:1990 (Risk Management) is applied. Refer to section 5 for further details.

If Action Required issues are further prioritised, all such issues must be completed prior to the signing and submitting the Statement otherwise the Council &/or Fire and Rescue NSW may find the signatory guilty of an offence under the Regulations and may possibly take action.

3.2 Essential Fire Safety Measure Assessment:

REQUIRED ACTIONS	
The following issues have compromised a measure's ability to perform to its relevant design/install standard. This may compromise life or building safety and requires (possibly urgent) rectification.	
Action required items require rectification (prior to signing the statement) to avoid causing an offence under the Regulations.	

Item	Performance Issues / Required Actions	Rectification	Columns for client use
1.	Emergency Lighting Emergency lighting has not been provided throughout the main surf club building and the building appears to have been upgraded in the early to mid 1990's under the requirements of the Ordinance 70 building code, which did not require emergency lighting as no fire isolated stairs are within.		
1.1.	It is understood that emergency lighting is proposed to be installed in the kiosk main area, with numbers in excess of minimum BCA requirements.	No performance issues raised.	
2.	Exit Signs Illuminated exit signs have been provided throughout the main building and the required performance standard appears to be in accordance with Clauses E4.5, 4.6, 4.8 BCA, AS2293, 1 - 1987. The measure is designed to identify the required exits within the building. The system appears to be on shared circuits with the non essential lighting.		
2.1.	It is understood that illuminated exit signage is proposed to be installed in the kiosk main area as per BCA requirements above the exit doors.	No performance issues raised.	
3.	Fire Hydrant Systems The building achieves complying full coverage from street water supply points located on the nature strip opposite kiosk on opposite side of Surfview Road from the surf club. No flow information is available to confirm that the street mains supply is adequate in regards to pressure and flow and is assumed to be adequate.		
3.1.	No defects were found that would prevent system function to its performance standard.		
4.	Hose Reel Systems A hose reel system has been installed adjacent the main entrance to the surf club section in the building in positions which indicate the required performance standard to be in accordance with clause E.1.4 BCA, AS244 1-1988. The manufacture date of the units is 1995 which can indicate the approximate installation date. The system has been tested on a regular basis.		

Item	Performance Issues / Required Actions	Rectification	Columns for client use
4.1.	<p>The construction of wall to create kiosk has isolated coverage of the kiosk from the single hose reel in surf club. The building itself was given a basic measure and appears to be near or possibly under 500 m2 (confirmation is suggested) and if indeed under 500m2, the existing hose reel coverage may have been installed in excess of BCA requirements.</p> <p>The wall separating the 2 areas is not a fire rated wall and under table 5 for type C construction in Specification C 1.1 is not required to achieve an FRL and therefore in clause A 1.1 for the definition of a fire compartment to the <i>Deemed to Satisfy</i> in this building, the separating wall between the 2 areas achieves required compliance that the kiosk may be considered as a separate fire compartment.</p>	Principle Certifying Authority to confirm.	
5.	<p><u>Portable Fire Extinguishers</u></p> <p>Extinguishers have generally been installed throughout the surf club section of the building and provide coverage to most areas in accordance with Clause E1.6 BCA, AS2444-1995.</p> <p>The extinguishers have been routinely inspected and tested on a six-monthly basis.</p>		
5.1.	The kiosk area is not yet completed fit-out and as yet has not yet installed coverage of area. At time of assessment positions were discussed and confirmed as being adequate to the internal wall area between kitchen and proposed service desk area.	1 x fire blanket & minimum 1 x 2.1 kg ABE powder extinguisher required. This will achieve compliance to Clause E 1.6 BCA & AS 2444 - 2001 to the kiosk area.	
6.	<p><u>Division 7 Assessment, Fire Exits, Doors Relating To Fire Exits & Paths of Travel to Exits</u></p> <p>The Regulation requires a properly qualified person to be engaged to ensure there was no issue/s found that would "disclose any grounds for a prosecution under Division 7. Division 7 requires that any path of travel leading to a building's fire exit, is kept clear of anything that may impede the free passage of persons, and must ensure any door in the fire exit is not impeded, obstructed or interfered with.</p> <p>At the time of assessment, paths of travel were found to be clear and free from obstruction.</p>		
6.1.	No defects were found that would prevent system function to its performance standard.		

RECOMMENDED ACTIONS

The following recommendations may improve serviceability / life cycle of a measure or corrects a retrospective shortfall in the design/install standard. Recommendations do not currently affect the certification of a system or the signing of the Annual Fire Safety Statement but consideration should be given to addressing such issues.

Item	Recommended Actions	Columns for client use
Evacuation Procedures	<p>a. An evacuation procedure (as per AS3745-2005 and OH&S requirements) should be developed for the site and have detailed emergency procedures in place. This should include a site specific procedures manual and evacuation signage. Wardens should be trained at 6 monthly intervals and conduct a minimum of one trial evacuation per year.</p>	
Portable fire extinguishers	<p>b. The units within the equipment storage for the surf club were observed to be obstructed and should be relocated to adjacent doorway entrance to area so as to be accessible at all times.</p> <p>c. The upper level kitchen of the surf club has been provided with a fire blanket only and no direct access to a fire extinguisher and it is recommended that a 0.9 kg ABE powder unit be provided.</p>	

Section 4 Conclusion

This report has assessed the essential fire safety measures capability of performing (in the event of a fire) to their design & install standards and deficiencies have been noted. Once these shortfalls have been rectified, the Annual Fire Safety Statement can lawfully be signed and submitted to the relevant authorities.



Malcolm Saunders.
Fire Systems Consultant
Wormald Assessment & Engineering

Section 5 Appendices

Environmental Planning & Assessment Regulation 2000 Extracts

Division 5, Fire Safety Statements

175 What is an annual fire safety statement? (clause 80GA of EP&A Regulation 1994)

An annual fire safety statement is a statement issued by or on behalf of the owner of a building to the effect that:

- (a) Each essential fire safety measure specified in the 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.

176 Issue of annual fire safety statements

- (1) The assessment and inspection of an essential fire safety measure or building must have been carried out within the period of 3 months prior to the date on which the annual fire safety statement is issued.
- (2) The choice of person to carry out an assessment or inspection is up to the owner of the building.
- (3) The person who carries out an assessment must inspect and verify the performance of each fire safety measure being assessed.

177 Annual fire safety statement to be given to council and Fire Commissioner and prominently displayed in building (clause 80GB of EP&A Regulation 1994)

- (1) Each year, the owner of a building to which an essential fire safety measure is applicable must cause the council to be given an annual fire safety statement for the building.
- (2) An annual fire safety statement for a building:
 - (a) must deal with each essential fire safety measure in the building premises, and
 - (b) must be given:
 - (i) within 12 months after the date on which an annual fire safety statement was previously given, or
 - (ii) if a fire safety certificate has been issued within the previous 12 months, within 12 months after the fire safety certificate was issued, whichever is the later.
- (3) As soon as practicable after an annual fire safety statement is issued, the owner of the building to which it relates:
 - (a) Must cause a copy of the statement (together with a copy of the current fire safety schedule) to be given to the Fire Commissioner, and
 - (b) Must cause a further copy of the statement (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (4) Subclause (3) (b) ceases to apply to an annual fire safety statement only when every essential fire safety measure with which it deals has become the subject of a later fire safety certificate or fire safety statement.

Division 7 Miscellaneous Fire Safety Offences

184 Fire safety notices

(1) If:

- (a) a building's fire exit includes any fire-isolated stairway, passageway or ramp, and
- (b) a notice in the form at the end of this clause is not at all times displayed in a conspicuous position adjacent to a doorway providing access to, but not within, that stairway, passageway or ramp, the occupier of the part of the premises adjacent to the stairway, passageway or ramp is guilty of an offence.

Maximum penalty: 100 penalty units. (\$ 11 000)

(2) The words "OFFENCE RELATING TO FIRE EXITS" in the notice referred to in subclause (1) (b) must be in letters at least 8 millimetres high, and the remaining words must be in letters at least 2.5 millimetres high.

(3) A notice in the form prescribed under the *Local Government Act 1919* or the *Local Government Act 1993* for the purposes of a provision corresponding to this clause is taken to comply with the requirements of this clause.

OFFENCE RELATING TO FIRE EXITS

It is an offence under the *Environmental Planning and Assessment Act 1979*:

- (a) to place anything in or near this fire exit that may obstruct persons moving to and from the exit, or
- (b) to interfere with or obstruct the operation of any fire doors, or
- (c) to remove, damage or otherwise interfere with this notice.

184 Fire exits

A person must not:

- (a) place anything that may impede the free passage of persons:
 - (i) in a stairway, passageway or ramp serving as or forming part of a building's fire exit, or
 - (ii) in a path of travel leading to a building's fire exit, or
- (b) interfere with, or cause obstruction or impediment to, the operation of any fire doors providing access to a stairway, passageway or ramp serving as or forming part of a building's fire exit, or
- (c) remove, damage or otherwise interfere with a notice referred to in clause 183.

Maximum penalty: 100 penalty units. (\$ 11 00)

185 Doors relating to fire exits

A person must not:

- (a) without lawful excuse, interfere with, or cause obstruction or impediment to, the operation of any door that:
 - (i) serves as or forms part of a building's fire exit, or
 - (ii) is situated in a path of travel leading to a building's fire exit, or
- (b) without lawful excuse, obstruct any doorway that:
 - (i) serves as or forms part of a building's fire exit, or
 - (ii) is situated in a path of travel leading to a building's fire exit.

Maximum penalty: 100 penalty units. (\$ 11 00)

186 Paths of travel to fire exits

The owner of a building:

- (a) must ensure that:
 - (i) any stairway, passageway or ramp serving as or forming part of a building's fire exit, and
 - (ii) any path of travel leading to a building's fire exit,is kept clear of anything that may impede the free passage of persons, and
- (b) must ensure that the operation of any door that:
 - (i) serves as or forms part of a building's fire exit, or
 - (ii) is situated in a path of travel leading to a building's fire exit,is not interfered with, or otherwise obstructed or impeded, except with lawful excuse, and
- (c) must ensure that any notice required by clause 183 to be displayed is so displayed.

Maximum penalty: 100 penalty units. (\$ 11 00)

BIO-BUILDING DESIGN

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19th April 2011

Mr Jean-Henri Morin, Director
Atelier One Pty Ltd
PO Box 623
NORTHBIDGE
NSW 1560

Dear Mr Morin,

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

1. I have reviewed the following drawings, upon which development consent has recently been issued by Pittwater Council:

Drawings by Atelier One, Architects:

1004 DA00/A	Site Plan
1004 DA01/D	Floor Plan
1004 DA02/D	Elevations
1004 DA03/A	Section

Drawing by Burgess Arnott & Grava, Consulting Engineers
2010.133/1 New Deck & Roof

2. This certification is issued in terms of Condition of Development Consent C4. I have reviewed the above documents in terms of the requirements of Pittwater Council's 21 Development Control Plan Clause C1.9, as well as the documents listed in Section 3 below. In my review I have also considered the requirements of the Commonwealth Disability Discrimination Act 1992.

3. I have relied on the following documents in completing this report:

- ☐ Building Code of Australia 2010 – Volume One [BCA]
- ☐ AS 1428.1- 2001 Australian Standard 1428 *Design for access and mobility* Part 1: *General requirements for access – New building work*
- ☐ Miscellaneous additional research reports

In my review I have also considered the requirements of the following:

- ☐ Access Code to be implemented on May 1st 2011
- ☐ AS 1428.1- 2009 Australian Standard AS 1428.1 - 2009 *Design for access and mobility* Part 1: *General requirements for access – New building work*

____ design for health and safety ____

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

- AS 1428.2 Australian Standard AS 1428.2 - 1992 *Design for access and mobility* Part 2: *Enhanced and additional requirements –Buildings and facilities*

4. The proposal is for a new Cafe comprising Food Preparation Area, Servery Area, Seating Area, Covered Deck and Store, all as described on the drawings. The proposal is for a building on a single floor level.

5. The proposal includes no new car parking spaces, and no new sanitary facilities. These already exist elsewhere within the existing Surf Club premises and curtilage. The lease area of the proposed Café adjoins the existing Surf Club building. The boundary of the lease area is shown on Drawing No 1004 DA00/A - Site Plan.

6. Recommendations

RECOMMENDATION 1: Aluminium framed door into Staff Entry should be a 920mm door leaf, to result in a clear opening width of 850mm minimum.

RECOMMENDATION 2: The double aluminium framed doorway into interior part of the public area of the Cafe should have at least one door leaf that is of 850mm clear opening width.

RECOMMENDATION 3: The above doors, if glazed, shall either include a chair rail or be clearly marked for the full width of the door with a contrasting line of not less than 75mm width, at a height of 900-1000mm above the finished floor. The contrasting line should have a minimum luminance contrast of 30% to the background.

RECOMMENDATION 4: The above doorways should have a minimum luminance contrast of 30% between the door leaf and the door jamb or adjacent wall.

RECOMMENDATION 5: Spacings between adjacent decking timbers shall be not more than 8mm.

RECOMMENDATION 6: Provide a pathway, constructed out of reinforced concrete or similar, from the base of the proposed ramp to the existing pathway at the front of the Surf Club. The width of this new path shall be 1000mm minimum.

RECOMMENDATION 7: The width of the proposed ramp shall be 1000mm minimum. There shall be no step between the new concrete path and the ramp. This ramp shall have a gradient no steeper than 1:10, provided the length of the ramp is no greater than 1900mm, and its rise is no greater than 190mm. The ramp shall have on each side a handrail that complies with AS 1428.1-2009 Clause 12, and a kerb rail that complies with AS 1428-2009 Clause 10.3(j).

____ design for health and safety ____

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

RECOMMENDATION 8: The length of landing at the top of the ramp shall be not less than 1500mm. (This may be more readily achieved by orienting the ramp at 90 degrees to its present location).

RECOMMENDATION 9: Door handles and hardware should include lever type handles, and otherwise be detailed in accordance with the requirements of AS 1428.1-2009 Clause 13.5.

7. I hereby certify that, upon implementation of the above recommendations, the proposed building and accessways will comply with the requirements of Pittwater Council's 21 Development Control Plan Clause C1.9, BCA 2011 Volume One, (Part D3), and AS 1428.1.

If any clarification is required, please contact the undersigned.

Yours faithfully

BIO-BUILDING DESIGN PTY LTD

John Van der Have

John Van der Have M Sc (Bldg)

Access Consultant

Accredited Member, Association of Consultants in Access, Australia

cc Mr P Rich

____ design for health and safety ____

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

SN Environmental Health Consultancy

5 Bounty Place
Old Toongabbie, NSW 2146
Phone: 0411424550
E-Mail: snehc1@optusnet.com.au

13 April 2011

Atelier One
Suite 3, 61A Darley Street
FORESTVILLE NSW 2087

Dear Mr Jean-Henri Morin

Subject: Design Statement – Café located at 1 Surfview Road Mona Vale

Pursuant to the provisions of the Food Act, 2003, hereby certify that the above design is in accordance with the requirements of the Food Act, 2003, FSANZ Food Standards Code, Australian Standards AS4674-2004 (Design, Construction & Fitout of Food Premises) and DA 664/10 and is therefore subject to the following conditions:

- 1) Floors shall be appropriate for the food preparation area and be able to be effectively cleaned;
- 2) Coving is required at the wall / floor intersection in areas where foods are prepared, stored, handled and sold;
- 3) The wall construction of the food premises shall be solid construction (including all internal partition walls). Solid construction is to prevent the harbourage of pests in voids and cavities. Walls made of preformed materials that are filled with a suitable material will meet this requirement. Timber or steel stud walls are not considered solid construction;
- 4) The ceiling construction shall be non-perforated and free of any open joints, cracks or crevices. The intersection of the wall and ceiling surface shall be tight jointed, sealed and dust proofed. The ceiling surface is required to be smooth and impervious;
 - a) Note – drop in panel ceilings are NOT permitted over food preparation, storage, handling or display areas;
- 5) Service pipes, electrical wiring and conduits shall be concealed in the walls, floors, ceiling or plinths or fixed adjacent on brackets that are off set a minimum of 25mm off the adjacent surface;
- 6) All penetrations are required to be sealed to maintain the integrity of the original structure. Service pipes, conduit and electrical wiring shall not be in places in the recessed toe spaces of plinths or of any equipment;
- 7) All plinths that are supporting bench surfaces are required to be solid construction. Ensure that no cavities are present;
- 8) The premises shall be provided with equipment for the cleaning and sanitizing of equipment and utensils. Australian Standard AS 4674-2004 recommends a minimum of a double bowl sink for this proposed tenancy;
- 9) The minimum of a double compartment tub or a single compartment tub with a dishwasher would satisfy this requirement. The double/single compartment tub is required to be provided with a common spout and be able to provide a water temperature of not less than 45°C for washing and a water temperature of not less than 80°C for rinsing as sanitizing is taking place. All sinks are to be provided with adjacent areas for the drying and stacking of equipment and utensils;
- 10) All dish/glass washing facilities are required to achieve a minimum wash cycle temperature of 60°C and a rinse cycle temperature of at least 77°C.

11) The installation of equipment shall be:

- a) Moveable for cleaning
- b) Built into the wall enclosure and completely vermin proofed;
- c) Butted against walls or other equipment and the joints sealed;

12) Supports for equipment shall include:

- a) Wheels or castors;
- b) Plinths or legs;
- c) Brackets or framework;

13) It is recommended that the internal 2-way door be removed. If not removed then a hand washing basin will be required in both food preparation areas.

14) The hand wash basin supplied to the tenancy shall have a permanent supply of potable running water through a common spout that is hands free. This is to ensure that food handlers are able to wash their hands without using their hands to operate the device.

15) The hand wash basins shall be fitted with a towel dispenser that provides single use towels or other effective means to dry hands and arms that prevents the transfer of pathogens that is single use. Soap shall be provided to the hand wash basin also;

16) Preformed panels, stainless steel, vinyl sheets, ceramic tiles or aluminum sheets are to be used as a splash back for the hand wash basin;

17) Effective sneeze barrier is to be provided to the front food preparation area to a height of no less than 1600mm.

18) Facilities for the storage of cleaning chemicals, cleaning equipment, pest control chemicals and equipment shall be enclosed in a cupboard dedicated for that use, located away from the food preparation, food processing, food storage and utensil washing area and not able to contaminate personal effects or clothing;

19) A garbage room (if a garbage room associated with the Surf Club is not provided) must satisfy the following requirements;

- a) External garbage room must be solid construction and provided with a hose tap with a supply of both hot and cold water
- b) the floor is to be paved with an impervious material and grade and drained to sewer.
- c) Garbage room must be ventilated either naturally or mechanically

I am an appropriately qualified and competent person in the area and such can certify that the design and the performance of the design system shall comply with the above and which are detailed on the following drawings:

Drawings Number – 1004DA00, 1004DA01, 1004DA02

Full Name of Assessor	Stuart Nunn
Qualifications	Bachelor of Applied Science Environmental Health
Address of Assessor	5 Bounty Place, Old Toongabbie NSW 2146
Contact Details	0411 424 550 or snehc1@optusnet.com.au
Name of Employer	SN Environmental Health Consultancy

Regards,



Stuart Nunn
Principal Food Safety Consultant



Tree Assessment and Arborist Report

1 Surfview Road Mona Vale

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ISAAC Member NO: 1286

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BRADSHAW

Tree Services
Pty Ltd

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BRADSHAW
Tree Services
Pty Ltd

1. Introduction

Peter Rich has commissioned this report and the address of the site in which the tree is located is 1 Surfview Road Mona Vale. The tree is located on the northern side of the Surf Club. This report was completed on the 7/6/2010.

This report was written regarding the proposed Café and how the construction may effect an existing tree

The Aim of this report is to document the tree inspecting the condition and the health recommending measures to prevent deterioration of the tree.

2. The Site

The site is the Mona Vale Surf Club, it is proposed that a Café is constructed on the northern side of the club.

3. Methodology

A visual tree assessment was carried out on 13/5/2010. This is a standard assessment when inspecting trees.

The tree's characteristics have been included in the results.

4. Tree Survey Terminology

When describing the health of a tree a rating was given:

Excellent
Good
Fair
Poor

When determining the health of a tree, such factors including the tree's vigour, crown density, leaf colour, presence of epicormic shoots, degree of deadwood, dieback and its ability to withstand disease invasion are assessed.

The age of the tree was determined using the following criteria:

Over Mature **(O)**: A tree about to enter decline or is already declining.
Mature **(M)**: Full size tree with minor capacity for future growth

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Pty Ltd

Semi Mature (S): A tree that is currently showing shoot extension
Immature (I): Well established but juvenile tree.

Condition

This refers to the tree's form and growth habit. It looks at the structural stability of the tree noting any defects such as inclusions, cavities or fungal diseases. It is entirely possible for a tree to appear healthy yet its condition to be poor.

When describing the Condition of a tree a rating was given:

Excellent
Good
Fair
Poor

Safe Useful Life Expectancy (SULE)

In a planning context, the time a tree can expect to be usefully retained is the most important long-term consideration. SULE is a system designed to classify trees into a number of defined categories so that information regarding tree retention can be concisely communicated in a non-technical manner. SULE categories are easily verifiable by experienced personnel without great disparity.

A tree's SULE category is the life expectancy of the tree modified by its age, health, condition, safety and location (to give safe life expectancy), then by economics (i.e. cost of maintenance; retaining trees at an excessive management cost is not normally acceptable), effects on better trees, and sustained amenity (i.e. establishing range of age classes in a local population).

SULE assessments are not static but may be modified as dictated by changes in tree health and environment. Trees with short SULE may at present be making a contribution to the landscape but their value to the local community will decrease rapidly towards the end of this period, prior to their being removed for safety or aesthetic reasons. For details of SULE categories see Appendix A, adapted from Barrell (1993 and 1996).

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Results

The tree is identified as a *Araucaria columinaris* (Norfolk Island Pine), this tree measures 7 metres in height, has a canopy spread of 4 metres and a DBH of 290mm. This tree is semi mature
The tree is currently in good health and fair condition.

5. Report Findings

It is proposed that a Café is constructed on the northern side of the Mona Vale Surf Club. This will involve the construction of a timber deck from the exterior wall towards the Norfolk Island Pine. (See attached Plan)

The deck will not surround the tree, but it will be constructed within approximately 1 metre of the tree. As specified in the construction method no continuous concrete footings will be used within the critical root zone of this tree. A pier and beam construction will be used to support the weight of the deck.

It is recommended that none of the piers for the timber deck be sunk within 2 metres of the tree. This will ensure the primary root zone of the tree is not affected and only a small percentage of the peripheral roots are lost.

The deck itself will be covered however only a small portion of the root system of this tree will be affected by lack of water. Approximately 85% of this trees root system will receive a natural amount of rainfall.

This tree has some low hanging branches that will impact on the deck area. It is recommended that the canopy of the tree is lifted approximately 2 metres. Many of the branches on one side of the tree have already been cut; the additional work will even up the tree. The canopy of the tree at a height of approximately 5 metres splits into two leaders. The junction between these two leaders is included and although not considered a hazard at this stage will be in the future. It is recommended that the smaller of the two leaders, the one on the eastern side is removed. The remaining limb will strengthen over time and the tree will no longer be a hazard.

I believe there are no other effects this deck will have on the canopy of the tree of the root system.

This proposed cafe will in no way affect the long term health or the condition of the Norfolk Island Pine.

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ABN: 71 131 908 195



This assessment was carried out from the ground, and covers what was reasonably able to be assessed and available to this assessor at the time of inspection. No aerial or subterranean inspections were carried out. The preservation methods recommended are not a guarantee of the tree survival but are designed to reduce impacts and give the trees the best possible chance of adapting to new surroundings.

Limitations on the use of this report:

This report is to be utilised in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole or the original report is referenced in, and directly attached to that submission, report or presentation.

Assumptions:

Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible: however, Bradshaw Tree Services can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise:

- *Information contained in this report covers only the tree/s that was/were examined and reflects the condition of the tree at the time of the assessment; and*
- *The inspection was limited to visual examination of the subject tree without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future.*

Yours sincerely

Tristan Bradshaw (BhortSci (USYD), Arborist Cert)

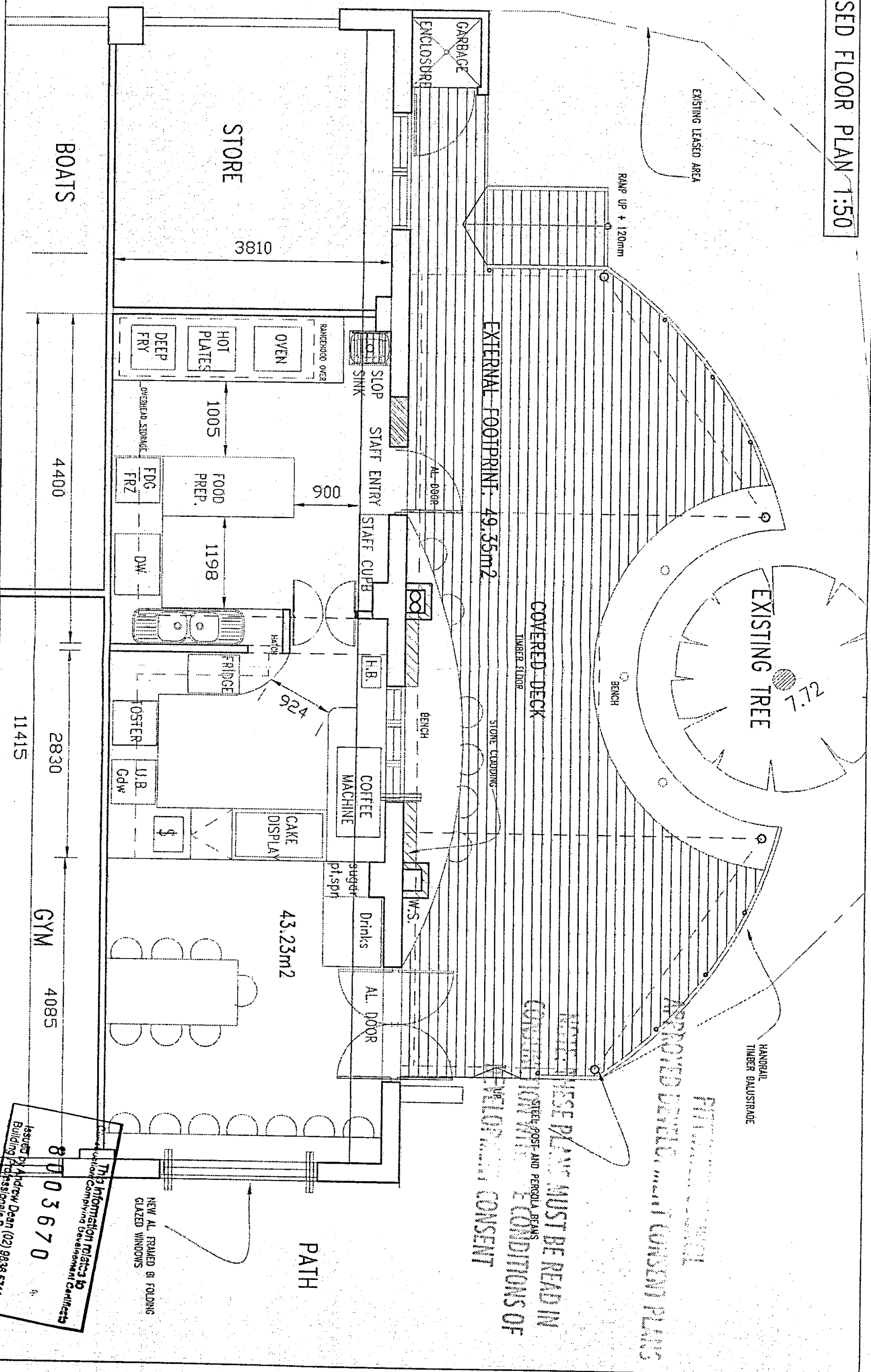
PO BOX 32,
Pymble 2073
Ph: 0411 608 001
Ph: (02) 9943 5063
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Email:
btsnsw@optusnet.com.au
NAAA member No: 14
ISAAC Member NO: 1286

ABN: 71 131 908 195

Appendix A: SULE categories (after Barrell 1996)

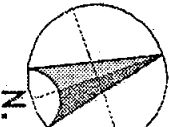
	1	2	3	4
	Long: Appeared to be retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance	Medium: Appeared to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk, assuming reasonable maintenance.	Short: Appeared to be, retainable at the time of assessment for 5 to 15 years with an acceptable degree of risk, assuming reasonable maintenance.	Transient: Trees which should be removed within the next 5 years.
A	Structurally sound trees located in positions that can accommodate future growth.	Trees which may only live between 15 and 40 years	Trees which may only live between 5 and 15 years.	Dead, dying, suppressed or declining trees
B	Trees which could be made suitable for long-term retention by remedial care	Trees which may live for more than 40 years but would be removed for safety or nuisance reasons.	Trees which may live for more than 15 years but would be removed for safety or nuisance reasons	Dangerous trees through damage, structural defect, instability or recent loss of adjacent trees. Urgent removal may be required if near assets
C	Trees of special significance which would warrant extraordinary efforts to secure their long-term retention.	Trees which may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting	Trees which may live for, more than 15 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting.	Trees which may live for more than 5 years but should be removed to prevent interference with more suitable individuals or to provide space for new planting.
D		Trees which could be made suitable for retention in the medium term by remedial care	Trees which require substantial remediation and are only suitable for retention in the short term.	Trees which are damaging or may cause damage to existing structures within the next 5 years.

PROPOSED FLOOR PLAN 1:50



REV	DATE	DESCRIPTION
A	May 10	ISSUED FOR REVIEW
B	May 10	ISSUED FOR REVIEW
C	Aug 10	AMENDMENT TO EXTERNAL FOOTPRINT. REVIEW
D	Oct 10	ISSUED FOR DA

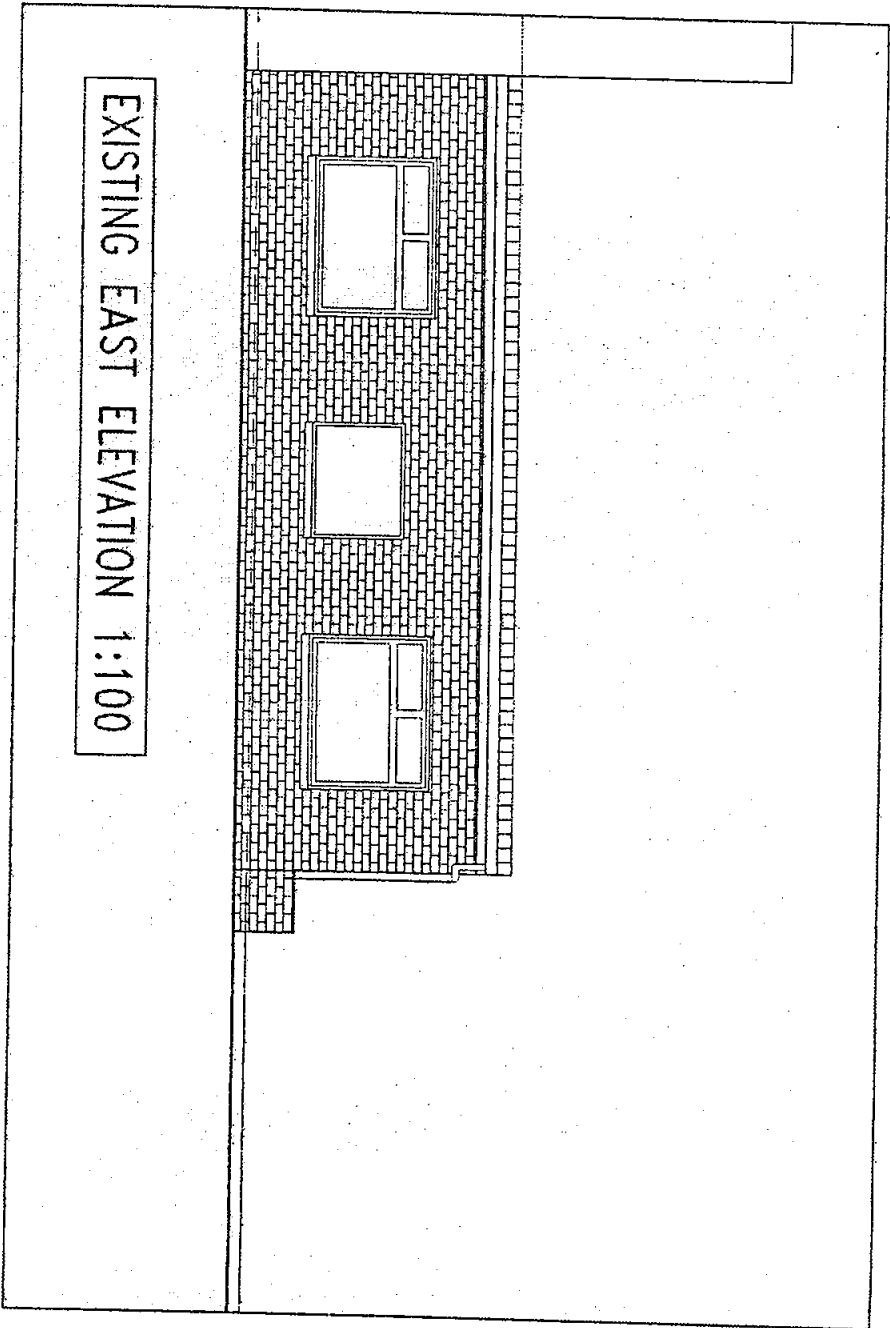
ISSUED FOR DA



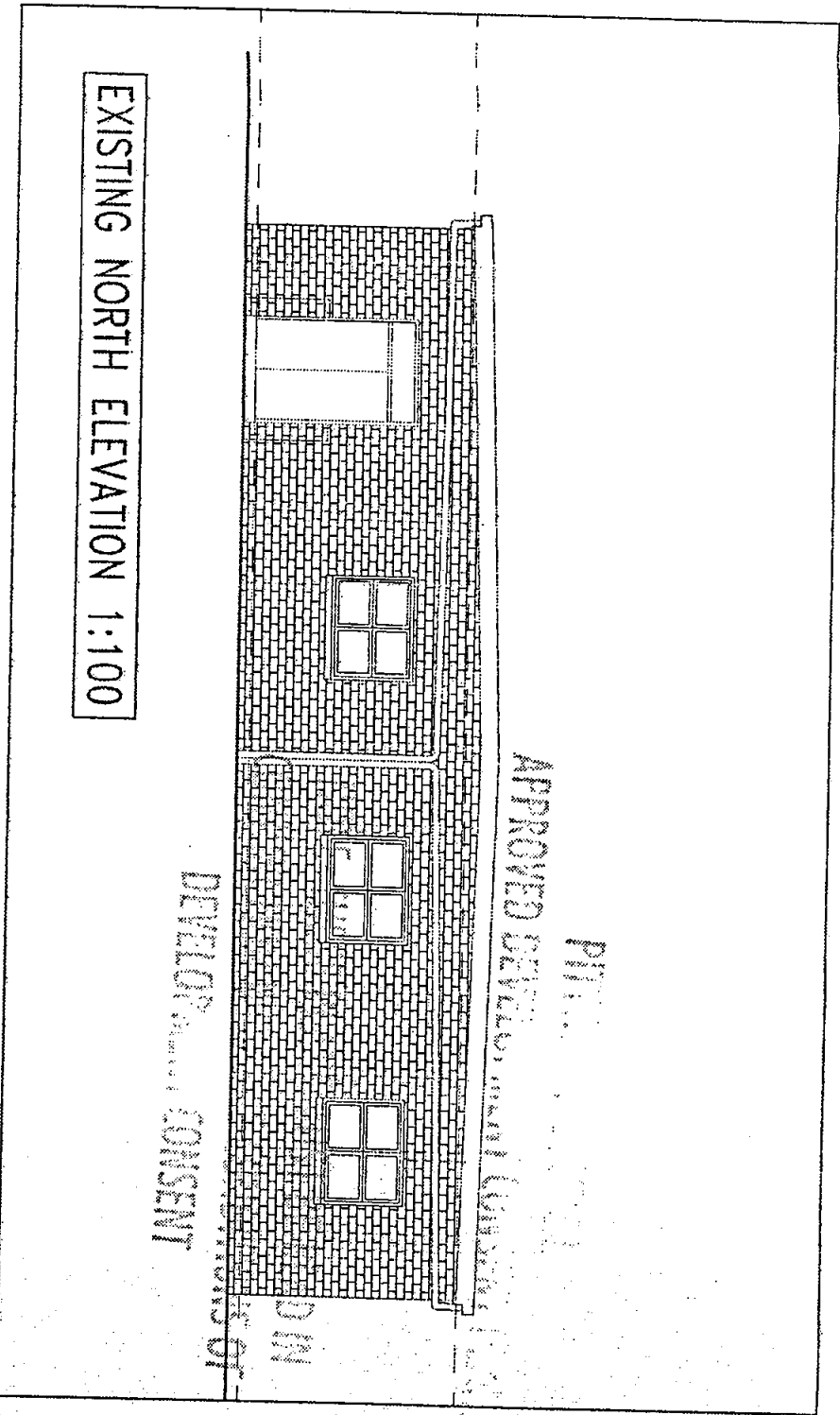
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www.dellon.com.au

This information relates to
Building Professional Board (BPB0087)
800 367 0

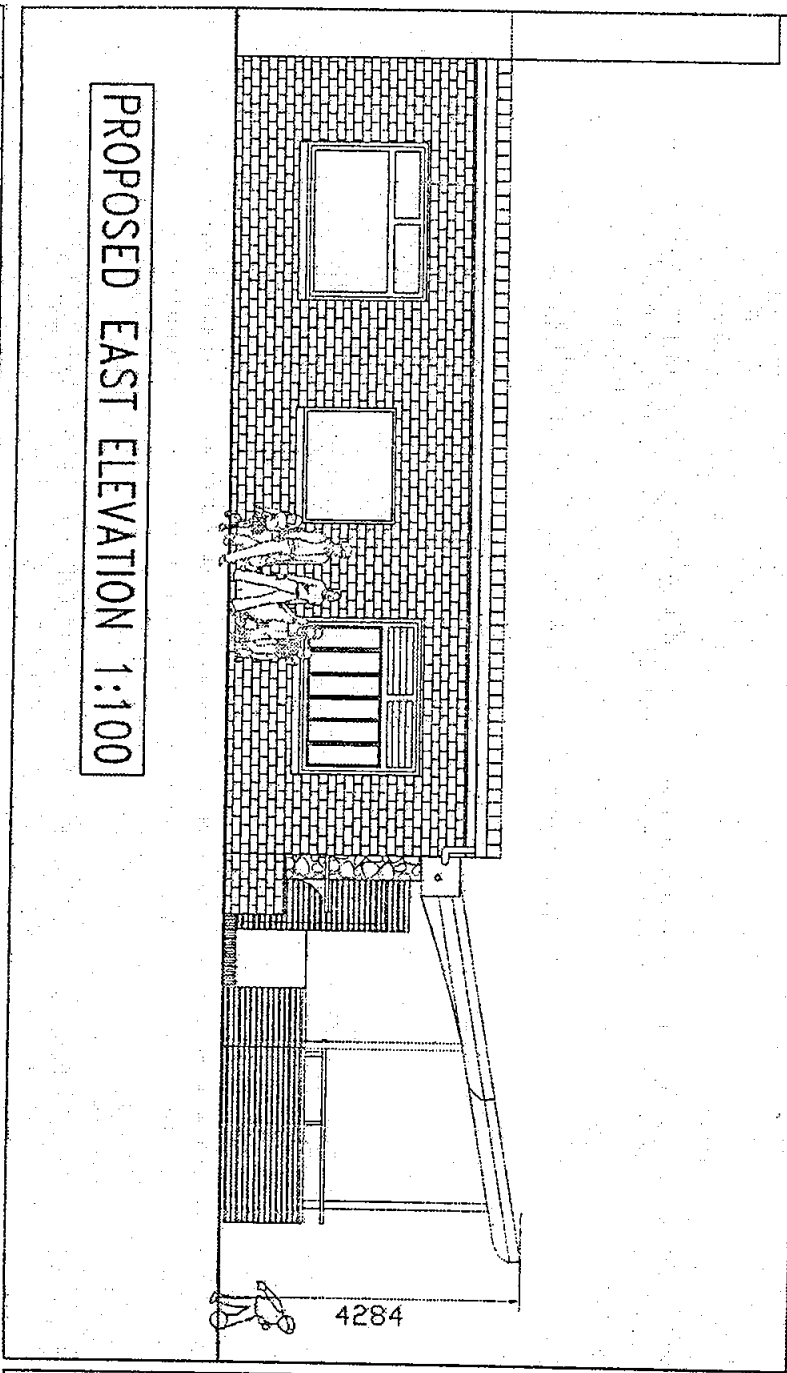
Client: P. AND N. RICH
Project: 1 SURFVIEW ROAD MONA VALE
LOT 104 DP 1066371
PROPOSED CAFE FITOUT
FLOOR PLAN
Date: May 10 Scale: 1:50 Dwg No.: 1004DA01 Rev: D



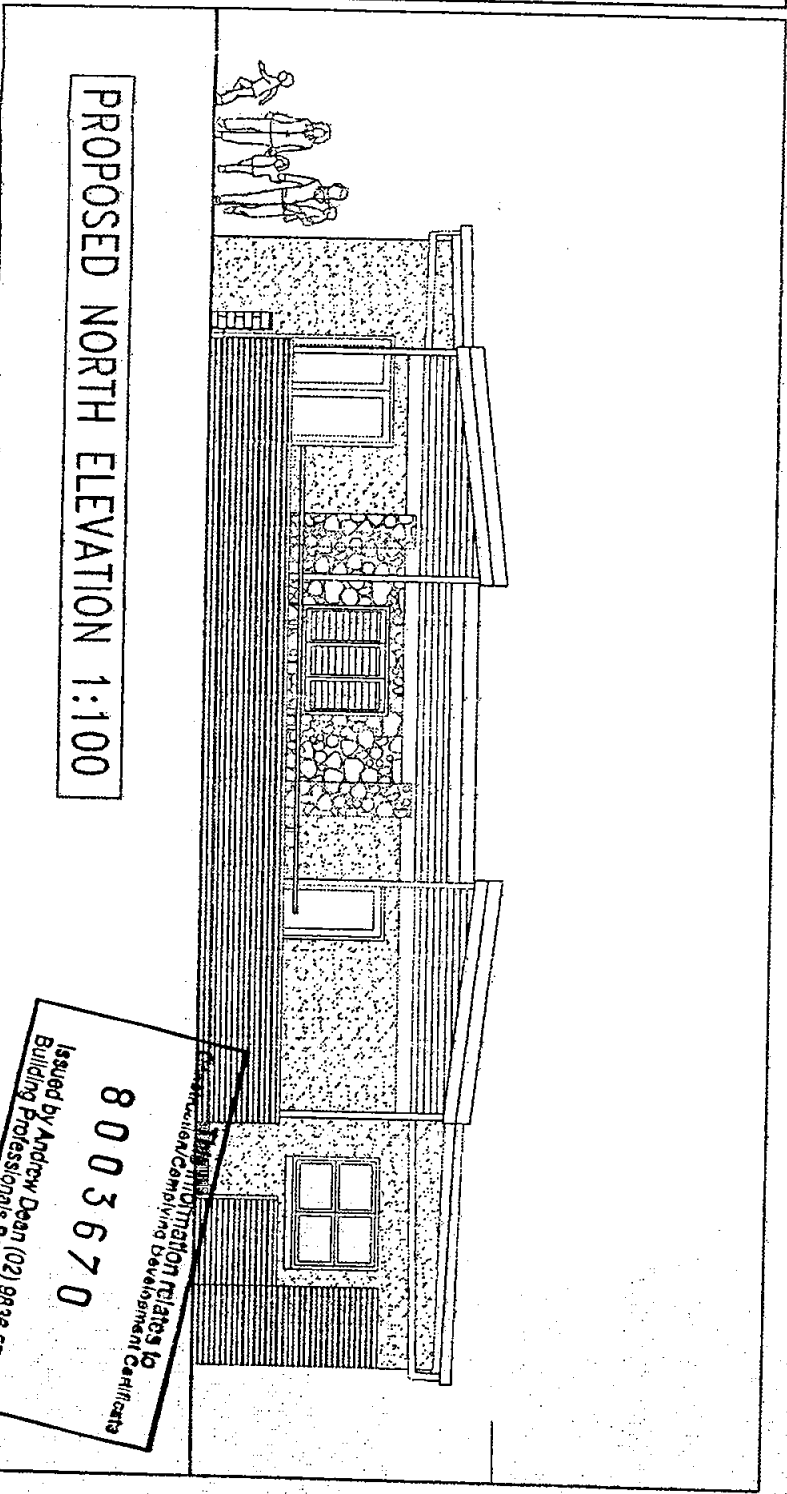
EXISTING EAST ELEVATION 1:100



EXISTING NORTH ELEVATION 1:100



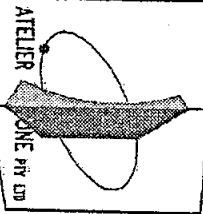
PROPOSED EAST ELEVATION 1:100



PROPOSED NORTH ELEVATION 1:100

REV	DATE	DESCRIPTION
A	May 10	ISSUED FOR REVIEW
B	June 10	ISSUED FOR REVIEW
C	Aug 10	AMENDMENT TO EXTERNAL FOOTPRINT REVIEW
D	Oct 10	ISSUED FOR DA

ISSUED FOR DA REVIEW



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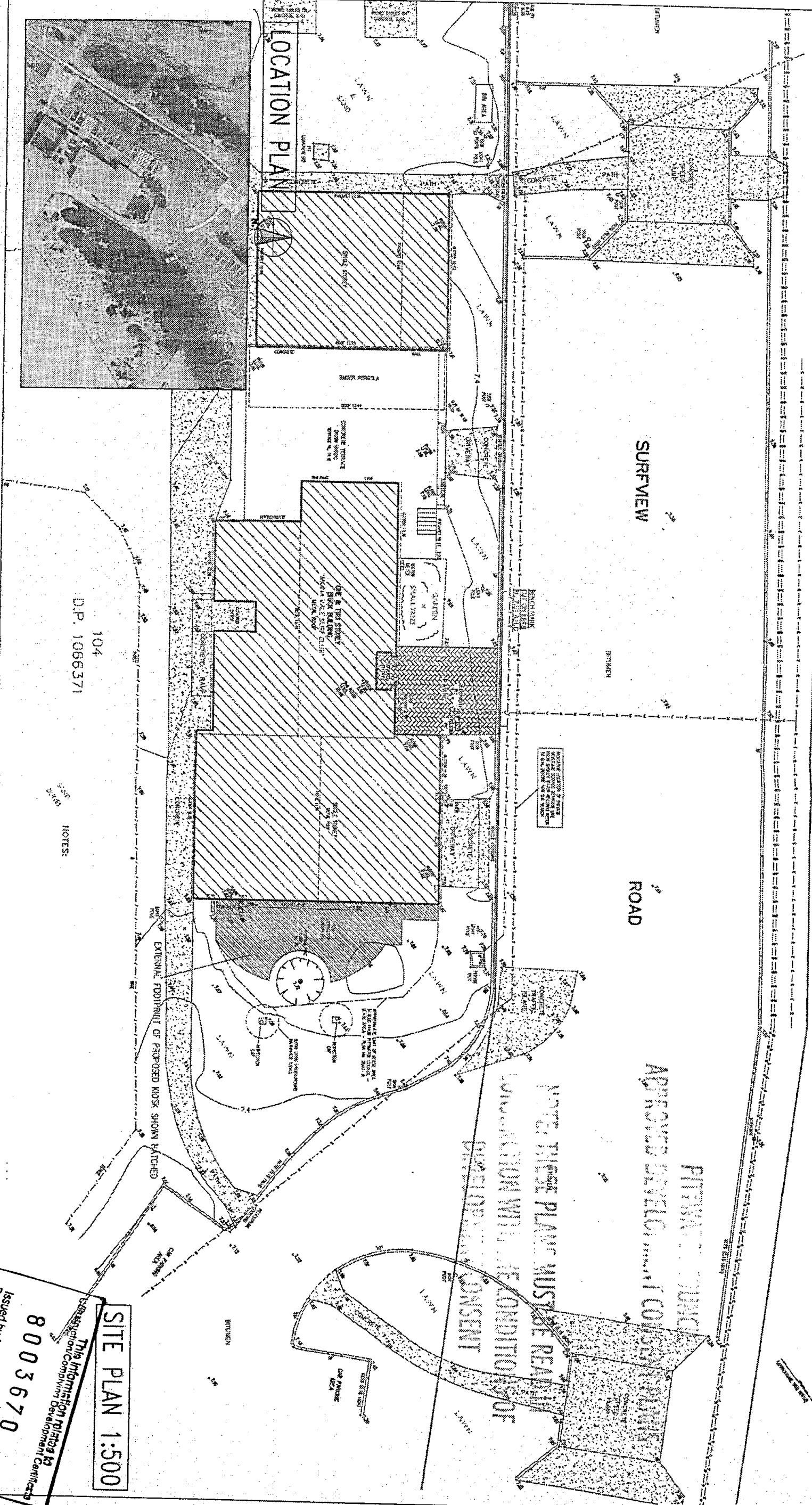
Client: P. AND N. RICH

Project: 1 SURVIEW ROAD MONA VALE
LOT 104 DP 1066371

Title: PROPOSED CAFE FITOUT
ELEVATIONS

Date: May 10 Scale: 1:100 DWG No.: 1004DA02 Rev: D

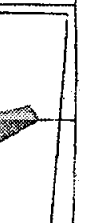
8003670
Issued by Andrew Dean (02) 9838 5711
Building Professionals Board (BPP00007)



REV	DATE	DESCRIPTION
A	May 10	ISSUED FOR REVIEW
B	Oct 10	ISSUED FOR DA

ISSUED FOR DA

104
D.P. 1066371



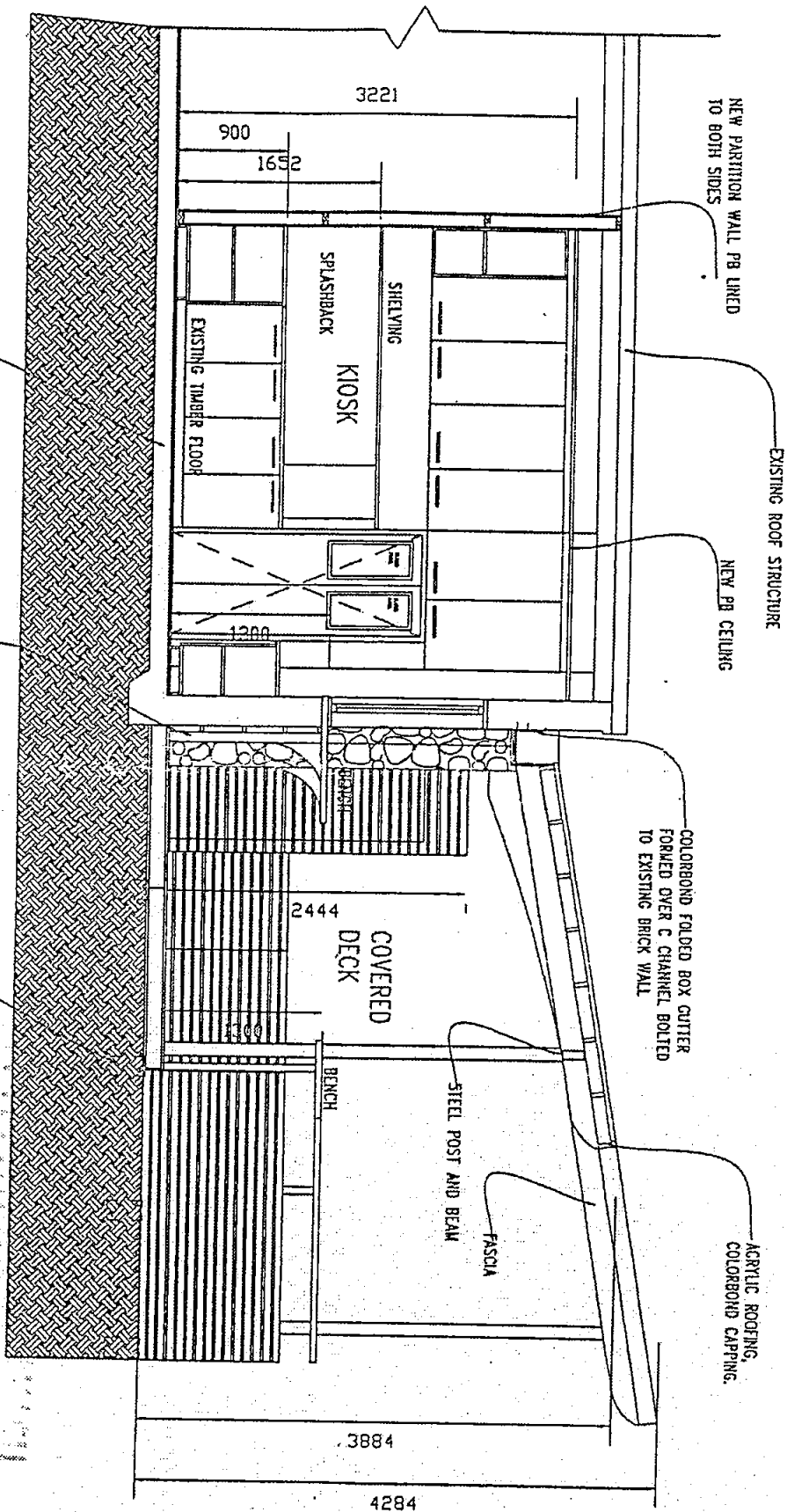
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Client: P. AND N. RICH
Project: 1 SURVIEW ROAD MONA VALE
LOT 104 DP 1066371
PROPOSED CAFE FITOUT
Title: SITE PLAN
Date: May 10 Scale: NTS
Dwg No.: 1004DA00 Rev: B

SITE PLAN 1:500
This information relates to
the Building Professionals Board (BPPB0087)
8003670
Issued by Andrew Dunn (02) 998 5711
Building Professionals Board (BPPB0087)

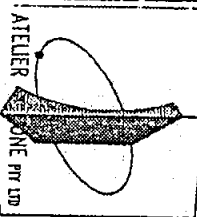


PROPOSED SECTION 1:50

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF THE DEED OF SUBDIVISION

REV	DATE	DESCRIPTION
A	OCT. 10	ISSUED FOR DA

ISSUED FOR DA



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Client: PITT AND N. RICH-
Project: SUREVIEW ROAD MONA VALE
LOT 104 DP 1066371
PROPOSED CAFE FITOUT
SECTION

Date: OCT. 10 Scale: 1:50 Dwg No: 10040A03-Rev: A

Consent Stamp
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800 3670
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PITTSWATER COUNCIL