

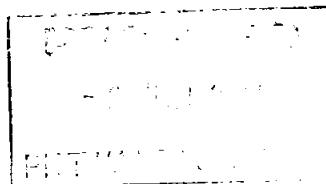


BUILDING CERTIFICATES AUSTRALIA PTY LTD
Building Regulations, Certification & Fire Safety Consultants
ABN 45 105 050 897

30 May 2014

- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
- liaising with local authorities
- BCA compliance reporting
- project management
- building approvals
- strata approval

The General Manager
Pittwater Council
PO Box 882
Mona Vale, NSW 1660



Attention: Planning Department

Dear Sir/Madam,

RE: DA 327/13 & CC 260/14
194 GARDEN STREET, WARRIEWOOD NSW 2102

Please find attached a copy of the Construction Certificate and Appointment of PCA for the proposed development.

A Construction Certificate has been approved by:

- Accredited Certifier, Mr. Cameron James.
- PCA for this Development Consent is Mr. Cameron James

This Construction Certificate relates to the Installation of signage at the above address.

We have enclosed the following documents for Council's record:

1. An Approved Construction Certificate with the supporting documentation;
2. Appointment of PCA, and;
3. Notice of Commencement, which is two days from Council receipt of this application.

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises.

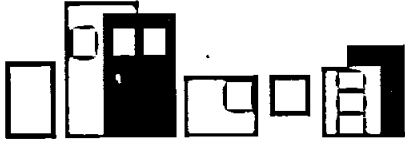
If you have any queries regarding the above or if Council requests additional information in relation to this development, please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

Yours faithfully,

Cameron James
Building Certificates Australia Pty Ltd

CC:- Diadem Pty Ltd

B36 REC: 361432 3/6/14



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CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979

Certificate No.	260/14
Subject Land Lot and DP:	194 Garden Street, Warriewood NSW 2102 SP 22115
Applicant Name: Address: Ph./Fax:	Diadem Pty Ltd L1/274 Victoria Street, Darlinghurst NSW 2010 02-93568611 / 02-9356 8633
Owner of the Land or Person with benefit of Development Consent Name:	Harley Wright (Seaside Residential Aged Care Facility & Seaside ALA)
Description of Building Works	Installation of signage
BCA Classification	Class 10b
Cost of Building Works	\$7,000.00
Principal Contractor/Builder	Wizardry Imaging and Signs
Development Consent DA No.: Determination Date: Consent Authority:	327/13 2/01/2014 Pittwater Council
This Construction Certificate Date of CC application: Determination: Date of Determination:	28/05/2014 Approved 30/05/2014
Approved Plans	Approved drawings provided by Diadem, drawing no.: DOMA 15817, dated 17/10/2013; DOMA 15177/Rev B, dated 29/10/2013
Attachments	– Appendix of Supporting Documents
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	A3 - Accredited Certifier - Building Surveying Grade 3 BPB 2000 Building Professionals Board

I certify that:

- the work, if completed in accordance with 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 *Environmental Planning & Assessment (EP&A) Regulation 2000* as are referred to in sec. 81A (5) of the *EP&A Act 1979*.

Signed:

Cameron James
Accredited Certifier

Date: 30 May 2014

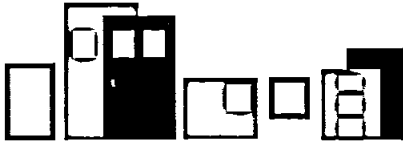


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ABN 45 105 050 297

APPENDIX OF SUPPORTING DOCUMENTS FOR CC NO. 260/14

Attachments:

1. Completed Construction Certificate and Appointment of PCA Application Form, dated 28/05/2014.
2. Supporting Drawings and Design Statements;
 - 2.1. BCA Compliance Design Statement:
 - 2.1.1. Design Statement dated 30/05/2014.
 - 2.2. Construction Certificate Architectural Plans;
 - 2.2.1. By: Approved drawings provided by Diadem, drawing no.: DOMA 15817, dated 17/10/2013; DOMA 15177/Rev B, dated 29/10/2013
 - 2.3. Supporting Structural design statement;
 - 2.3.1. By: Dr Valdis Svavs, dated 15/05/2014.
 - 2.4. Owners Consent



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30 May 2014

Diadem Pty Ltd
L1/274 Victoria Street
Darlinghurst NSW 2010

Att: Tom Portelli
Email: tportelli@diadem.com.au

RE: 194 GARDEN STREET, WARRIEWOOD NSW 2102

You will be pleased to know that all the Pre-Construction Documentation for the above project has now been finalised. Accordingly, please find attached the following documentation:

This Construction Certificate relates to the Business identification signage at the above address.

Your Construction Certificate has been approved by:

- Accredited Certifier, Mr. Cameron James
- PCA for this Development is Mr. Cameron James
-

Please find attached the following documentation for your records

- Construction Certificate No. CC 260/14
- Approved Construction Plans
- Notice of Critical Stage Inspections (Below)

Further, pursuant to section 109E of the Environmental Planning and Assessment Act 1979, Building Certificates Australia formally confirms our appointment as the Principal Certifying Authority (PCA) for development consent (DA327/13)

A copy of the Notice of Commencement of Building Works and Appointment of Principal Certifying Authority (PCA) has been forwarded to Council advising that works are due to commence after two days receipt of the notice.

Notice of Critical Stage Inspections of Works

Please note the following critical stage inspections are *mandatory* inspections that must be undertaken by us (the PCA) under the provisions of the Environmental Planning and Assessment Act, 1979 ("the Act").

Below are a list of the critical stage inspections and other inspections required to be carried out during construction:

- Final Inspection prior to occupation

HEAD OFFICE Suite 205 424 Kings Street Sydney NSW 2000
DARLINGBURGH OFFICE Unit 4 274 Victoria Street Darlinghurst NSW 2010
Tel: (02) 9212 1920 Fax: (02) 9212 1922
Email: info@bcas.com.au



BUILDING CERTIFICATES AUSTRALIA PTY LTD
Building Regulations, Certification & Fire Safety Consultants
ABN 45 105 050 897

Under the Act, if a mandatory inspection is not carried out, it may impact on our ability to issue an Occupation Certificate. As such, the person having the benefit of the development consent or principal contractor must give us notice to arrange and carry out each mandatory critical stage inspection. Inspections are to be arranged by contacting us on our office number.

YOU ARE ON NOTICE: If any mandatory inspection is missed, under current legislation we will not be able to issue an Occupation Certificate for this development.

In relation to our inspections:

- ✓ Please allow an absolute minimum of 48 hours notice to be provided to us to enable the above inspections to be carried out during the course of construction. We appreciate as much forward notice as possible.
- ✓ Should work not be adequately prepared and/or not all requirements of conditions of consent are met at the appropriate stage, you will be required to pay an additional inspection fee to cover the cost of Building Certificates Australia undertaking a reinspection. This will be based on our hourly rates.
- ✓ Do not commence past critical stages until one of our building inspectors have attended site and provided direction to continue to the next phase.

Obtain an Occupation Certificate prior to Use/Occupation

The provisions of section 109M of the EP&A Act state that a person must not commence occupation or use of the whole or any part of a 'new building' ('new building' includes an altered portion of, or an extension to, an existing building) unless the PCA has issued an Occupation Certificate for the relevant part.

Compliance with your DA and approved Construction Documentation

You're reminded that the proposed works must be carried out in strict accordance with your Approved Plans. Any proposed changes and/or alterations to the approved design must be approved by Council through a Sec 96 and an Amended Construction Certificate issued for those changes before works commences on those changes.

Failure to observe these requirements may result in a stop work order and possible demolition of the unauthorized works including possible issue of fines & prosecution by the Council as required under the Act.

If you have any enquires regarding the details contained within the above please do not hesitate to contact the undersigned.

Yours faithfully,

Cameron James
Building Certificates Australia Pty Ltd

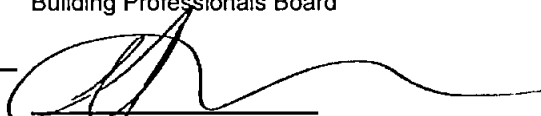


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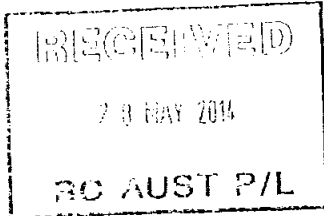
RECORD OF SITE INSPECTION

*Issued under the Environmental Planning and Assessment Regulation 2000
 Record of inspections conducted under Clause 143B and 143C*

Subject Land:	194 Garden Street, Warriewood NSW 2102
Type of Inspection:	Pre CC Inspection
DA No.	DA 327/13
Construction Certificate No. CC Application date:	260/14 28/05/2014
The above listed Critical Stage Inspection/s are	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory
Comments:	<ul style="list-style-type: none"> - Pre CC Inspection <ul style="list-style-type: none"> ▪ Works have not started which are subject to this Construction Certificate. ▪ Attached is a list of the buildings current fire safety measures and measures affected by the new works listed. ▪ I confirm that the proposed Construction Drawings and Specifications provided adequately and accurately depict the existing site/building conditions.
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	A3 - Accredited Certifier - Building Surveying Grade 3 BPB 2000 Building Professionals Board
Signed:	<div style="text-align: center;">  <hr style="width: 200px; margin: 0 auto;"/> Cameron James Accredited Certifier </div> <div style="text-align: right; margin-top: 10px;"> Date of Inspection: 8 May 2014 </div>



BUILDING CERTIFICATES AUSTRALIA PTY LTD
 Building Regulations, Certification & Fee Safety Consultants
 ABN 45 165 050 897



- construction certificates & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
- liaisoning with local authorities
- BCA compliance reporting
- project management
- building approvals
- strata approval

**APPLICATION FOR: A COMPLYING DEVELOPMENT CERTIFICATE (CDC)
 PART 4A CERTIFICATE (CC), APPOINTMENT OF PRINCIPAL CERTIFYING
 AUTHORITY AND NOTICE OF COMMENCEMENT**

Under Section 81A (2) (4) (6), 86 (1) (2) (3), 87 and 109C, 109D, 109E and 109F, of the Environmental Planning and Assessment Act 1979 and Section 126, 148 or 139 Environmental Planning & Assessment Regulation 2000.

(Tick either) Construction Certificate (CC) (Modified CC) or Complying Development Certificate (CDC)

And, Appointment of Principal Certifying Authority (PCA) or Crown Approval;

SUBJECT LAND OF THIS APPLICATION

Level/Suite: _____ Street No: 194 Street Name: Garden Street
 Suburb: WARRIEWOOD Post Code: 2102
 Lot & DP / SP No: SF 2215 Land Use Zone: _____

- All fields must be correctly filled in or Council will reject the application, building details must match Council's rate notices.
- Land Use Zone only applies to a CDC, this information is obtained from Council under a 149 (1 & 5) Planning Certificate.

BUILDING OWNERS CONSENT (All owner(s)/directors must sign this document or provide a letter of authority)

- Every owner of the land must sign this application and as the owner(s) of the above property, I/we all consent to this application. Or, provide a statement signed by all owner/s of the land to the effect that the owner consents to the making of the application.
- If the owner is a company, this form must be signed by an authorised director of the company.
- If the property is a unit under strata title, relates to common property or a lot in a community title, this form must be signed by the chairperson or the secretary of the Body Corporate and/or Body Corporate seal or the appointed managing agent.

Owner(s) Name: (See Separate Approval Supplied)
 Contact No.: _____ Email: _____
 Signature(s): _____ Date: _____
 Signature(s): _____ Date: _____

- I/we as the owner/s of this land consent for the below applicant to apply on our behalf to appoint the PCA and the applicant is the person having the benefit of the development consent.

DETAILS OF THE APPLICANT

(Applicant must sign declaration on Page 3)
 (Note: Unless the builder/contractor owns the land, the builder can't be the applicant)

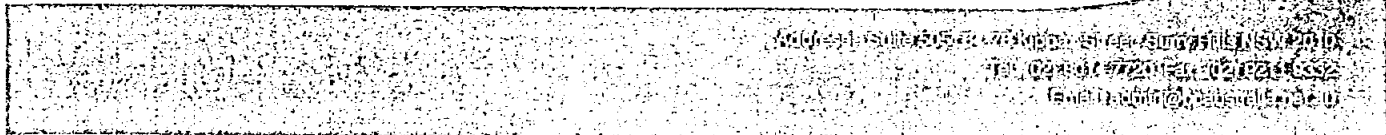
Applicant Name: Diadem
 All Correspondence to be C/- TOM PORTELLI Yes No
 Mailing Address: Level 1, 274 Victoria St.
Darlinghurst. State: NSW Post Code: 2010
 Contact No: (02)9353-8611 Email: tportelli@diadem.com.au.

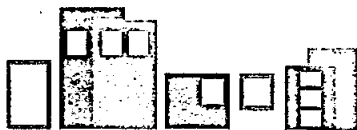
PRINCIPAL BUILDER / CONTRACTOR / OWNER BUILDER

Name: WIZARDRY IMAGING & SIGNS License/Permit No. _____
 Address: 13 Yulong Close, Moorebank NSW. 2170
 Contact No: (02)9821-7613 Email: shellygo@wizardry.com.au

HOME OWNERS WARRANTY INSURANCE (Must tick as applicable)

- Where development works relate to residential building only:
- I have obtained the necessary builder's insurance or owner builder license under the Home Building Act. Yes No N/A
- Note: - HOW required where a Builders Contract exceeds \$20,000.
 - Owner Builder Permit is required where building works exceed \$5,000.





BUILDING CERTIFICATES AUSTRALIA PTY LTD
 Building Regulations, Certification & Fire Safety Consultants
 ABN 45 105 050 897

APPLICANTS DECLARATION:

- I/we as the applicant confirm that all the Conditions in the Development Consent or Complying Development Certificate have and will be identified and actioned accordingly. Compliance with Development Consent conditions will occur at all times.
- All works related to this development will, can and does comply with all relevant Conditions of Development Consent, Building Code of Australia and all other relevant Australian Standards.
- I/we as the applicant confirm that all fields of this application have been filled in correctly and to the best of my knowledge the information within this form is correct.

Applicant Name: Tom Portelli

Signature of Applicant: [Signature] **Date:** 16.04.14.

Note: Originals of this document must be returned to our office or received via high quality scan and email. (Faxes will not be accepted)
Note: All fields must be completed by the applicant; we accept no responsibility for wrong or false and misleading information provided.
Note: As we accept information in good faith, you are reminded that under the Environmental Planning and Assessment Regulation 2000, Clause 283 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 the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation. False information submitted will VOID any Certificate Issued.

APPLICANTS NOTICE TO COUNCIL OF DATE WORK IS TO DUE TO COMMENCE

Work will only commence relating to this application two (2) days after the approval and lodgment of this Form with the Consent Authority or from the following anticipated date: _____

- Sec 81A of the Act, the person having the benefit of the development consent (being the Applicant) is to give Council at least 2 days' notice and to the principal certifying authority if that is not the council, of the person's intention to commence work.
- Development works can't start until a CC or CDC approval is obtained and a PCA has been Appointment.
- Commencing works prior to approval of a CC/CDC or Appointment of a PCA could void any CC/CDC rendering works as unauthorised.
- Unless requested, we will notify Council on your behalf as to Commencement only after this application is approved.

(BCA Office Use Only)

AGREEMENT OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

PCA's Name:	<u>Cameron James</u>
Accreditation Number:	BPB <u>2000</u>
Accreditation Grade:	A <u>3</u> Accredited Certifier – Building Surveyor Grade <u>3</u>
Accreditation Body:	Building Professionals Board
PCA's Address:	Suite 505, 64-76 Kippax Street Surry Hills 2010

Certifier's Statement;

- I consent to being appointed as the PCA for this development.
- All conditions of consent that are required to be satisfied prior to the work commencing have been satisfied.

Signature of PCA: [Signature] **Date Appointed:** 30/05/14



BUILDING CERTIFICATES AUSTRALIA PTY LTD
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Please submit all the relevant supporting information as <u>One (1) Structured Package</u> to ensure a faster assessment time.		Provided in Full	Received by BCA
10.	Supporting Electrical drawings and/or design statement; (*3 Copies if in hard copy)	<input type="checkbox"/>	<input type="checkbox"/>
11.	Supporting Landscaping drawings and/or design statement; (*3 Copies if in hard copy) <i>Under CDC's: All trees within 3m and >6m in height of this development need to be identified and Council Consent received prior to the CDC being approved. Provide details of the removal of any Tree subject to Councils Tree Preservation Order (TPO). If consent for the removal of a tree or works are required within 3m of a tree under a TPO can't be obtained, a CDC can't be issued.</i>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Payment of the Long Service Levy (LSL) must be made if costs of works exceed \$25,000, submit either the receipt of or provide a cheque made payable to the Long Service Payments Corporation for 0.35% of the construction cost, along with the attached LSL Application Form.	<input type="checkbox"/>	<input type="checkbox"/>
13.	Where required, Confirm payment of Sec 94 Contributions and bonds may be required for this project as required under Council's DCP and Payment of Councils damage deposits.	<input type="checkbox"/>	<input type="checkbox"/>
14.	Builder's Details: Builders Name: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
>	Builders HOW insurance policy or Owner Builders Permit by: _____ (Residential Works over \$20,000 requires HOW Insurance or an Owner Builder Permit Prior to a PCA being appointed)	<input type="checkbox"/>	<input type="checkbox"/>
15.	<i>If a dwelling Class 1a, your plans must indicate the location of a Smoke Alarms - BCA Part 3.7.2 and AS 3786-1993 hard wired to the consumer mains.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Other supporting documents which may be requested			
16.	For residential works >\$50,000, provide your BASIX Certificate No. _____	<input type="checkbox"/>	<input type="checkbox"/>
17.	Provide a Sydney Water Quick Check Stamp for the proposed works. http://www.sydneywater.com.au/BuildingDeveloping/QuickCheck/	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18.	Please arrange for correspondence from an engineer stating that the plans submitted with the Construction Certificate application comply with AS2890.1 for Off Street Parking.	<input type="checkbox"/>	<input type="checkbox"/>
<p>If you're applying for a Construction Certificate, all conditions of your development consent need to be addressed. Some of these conditions are required to be satisfied at different times. I.e.:</p> <ul style="list-style-type: none"> - prior to the Issuing of a CONSTRUCTION CERTIFICATE; - prior to WORKS COMMENCING; - during construction, and; - prior to an OCCUPATION CERTIFICATE. 			
I.e.:	Condition XX: IF ASBESTOS present provide details of written notification to council Five (5) working days prior to demolition.		
I.e.:	Condition XX: Provide Council Receipt for payment of all Fees/Levies/Bonds		
I.e.:	Condition XX: Provide a copy of the Road Opening Permit issued and approved by Council before works commence in the roadway.		
I.e.:	Condition XX: Surveyor to set-out at following stages, prior to pouring, and survey report provided: <ul style="list-style-type: none"> - Set-out before excavation, Floor slabs, Completion of foundation walls, Completion of floor slab formworks, Completion of roof framing - At Completion of works 		
19.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
20.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
21.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
22.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
23.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
24.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
25.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
26.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
27.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>

Please Note:
 The above documents will be reviewed in the determination of the subject application and additional and/or revised details may be requested through the determination process of your application.

Owners Consent – Seaside Residential Aged Care Facility & Seaside ALA

Property address: 2-194 - 184 Garden Street, Warriewood NSW 2102

Lot No. 1-52 & CP Plan No. SP22115

Volume & Folio Number _____ / _____

I / We _____ Title _____

_____ Title _____

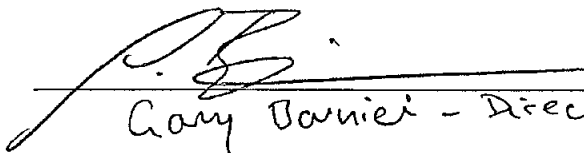
Of (Company/Trading Name)

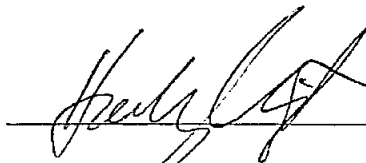
Principal Healthcare Finance Pty Ltd.

ABN 33069875476.

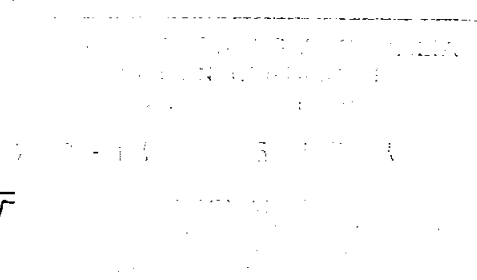
give consent for works to proceed and for Diadem and associated contractors to submit any relevant documents relating to council permit applications, licences and certificates required as part of these works.

Signature of owner/s

 _____ date _____
Gary Barnier - Director

 _____ date _____
Haley Wright - Director

Note: Please include company seal or attach company letterhead if available.



CERTIFICATE OF COMPLIANCE - DESIGN
(NSW- Environmental Planning and Assessment Act 1979)

To Building surveyor:
From Building practitioner: **Valdis Svars**
 Category and class: **C7 - Accredited Certifier - Structural Engineering Compliance No: BPB0398**
 Postal address: **Suite 101, 4-10 Bank Place, Melbourne.** Postcode: **3000.**

Property details 194 Garden St, Warriewood

Number	Street/Road	City/Town/Suburb	Postcode
	Region A and B	NSW	
Lot/s	LP/PS	Volume	Folio
Crown allotment	Section	Parish	Country
Municipality			

Compliance

I did not prepare the design and I certify that the part of the building work described as:

Domain Principal Age Care 2.1m FS Sign

complies with the following provisions of the Act or regulations:

Regulations:

BCA 2013 - Building Code of Australia

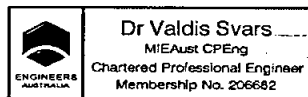
Codes & Standards:

- AS/NZS 1170 2002: Structural design actions Part 0: General principles
- AS/NZS 1170.1 2002: Structural design actions Part 1: Permanent, imposed and other actions
- AS/NZS 1170.2 2011: Structural design actions Part 2: Wind actions
- AS 3600 2009: Concrete structures
- AS 4100 1998: Steel structures
- AS/NZS 4600 2005: Cold-formed steel structures

Design Documents	Prepared By:	Date:
Computations: DDM241A_a Rev1 DPAC 2.1m p1 - 10	Vistek	15/May/2014
Drawings:		

Signature:

Valdis Svavs



Vic: Registered Building Practitioner, Civil Engineer EC 1397.
 NSW: Accredited Certifier - Structural Engineering Compliance Reg No. - BPB0398
 Qld: Registered Professional Engineer of Qld, RPEQ 3414 Div: Civil.
 Tas: Accredited Certifier, Civil & Structural CC40261 (Building Act 2000,Tas.)
 NT: Certifying Engineer (Structural) Reg No. 47035ES

15-May-2014

PITTWATER COUNCIL

*7 Sep 2014
Dated Clerk*

ABN61340837871
Tel: 02 9970 1111
Fax: 02 9970 1200
E-mail: info@pittwater.nsw.gov.au
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

DA No: N0327/13

2 January 2014

DIADEM
3/473 BOURKE STREET
MELBOURNE VIC 3000

RECEIVED
07 JAN 2014

BY:.....

Dear Sir/Madam

Development Application for removal of existing signage and installation of one new totem sign at 194 GARDEN STREET WARRIEWOOD NSW 2102.

I am pleased to advise that this application has been approved and I attach for your assistance a copy of the Development Consent, the conditions of approval and a copy of the approved plans.

If building works are involved, prior to proceeding with the proposal, it will be necessary for you to lodge a Construction Certificate Application with either Council or an accredited Certifier.

I take this opportunity to direct your attention to Section C of the Consent which details the matters to be satisfied prior to issue of the Construction Certificate.

Additionally, for your reference, please find enclosed Information Sheets that will assist in providing information you will need to consider for the processes following on from receiving this consent.

If there are any matters relating to this approval which require further explanation, please contact me prior to commencing work on the site.

Enquiries relating to the Construction Certificate application should be directed to Council's Customer Service or your private certifier.

Yours faithfully


Gina Hay
EXECUTIVE PLANNER

**CONSENT NO: N0327/13
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION**

Applicants Name and Address:

Attn: Gabrielle Richards
Diadem
Level 3, 473 Bourke Street
MELBOURNE VIC 3000

Being the applicant in respect of Development Application No N0327/13

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No **N0327/13** for:

removal of existing signage and installation of one new totem sign

At: 194 GARDEN STREET, WARRIEWOOD NSW 2102 (SP 22115)

Decision:

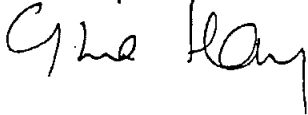
The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with *Pylon Sign Revision B dated 29.10.2013 and Signage Location Plan dated 17.10.2013 both drawn by diadem* as amended in red (shown clouded) or as modified by any conditions of this consent.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 02 JAN 2014

Mark Ferguson
GENERAL MANAGER

Per:



Conditions of Approval

This consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

Note: Persons having the benefit of development consent may appoint either a council or an accredited certifier as the principal certifying authority for the development or for the purpose of issuing certificates under Part 4A of the Environmental Planning and Assessment Act. When considering engaging an accredited certifier a person should contact the relevant accreditation body to ensure that the person is appropriately certified and authorised to act in respect of the development.

A. Prescribed Conditions:

1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
2. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - a) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

3. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.

Note: This condition does not apply in relation to Crown building work that is certified, in accordance with Section 116G of the Act, to comply with the technical provisions of the States building laws.

B. Matters to be incorporated into the development and maintained over the life of the development:

1. The proposed signage shall not be illuminated.
2. If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Metropolitan Local Aboriginal Land Council (MLALC) and Department of Environment & Climate Change (DECC) are to be notified.

C. Matters to be satisfied prior to the Issue of the Construction Certificate:

Note: All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications / details cannot be accepted.

1. Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority.

D. Matters to be satisfied prior to the commencement of works and maintained during the works:

Note: It is an offence to commence works prior to issue of a Construction Certificate.

1. Any proposed demolition works shall be carried out in accordance with the requirements of AS2601-2001 *The Demolition of Structures*.

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:

- a) Protection of site workers and the general public.
- b) Erection of hoardings where appropriate.
- c) Asbestos handling and disposal where applicable.
- d) Any disused service connections shall be capped off.

Council is to be given 48 hours written notice of the destination/s of any excavation or demolition material. The disposal of refuse is to be to an approved waste disposal depot.

E. Matters to be satisfied prior to the issue of Occupation Certificate:

Note: Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

Note: It is an offence to occupy the building or part thereof to which this consent relates prior to the issue of an Occupation Certificate.

1. An Occupation Certificate application stating that the development complies with the Development Consent, the requirements of the Building Code of Australia and that a Construction Certificate has been issued must be obtained before the building is occupied or on completion of the construction work approved by this Development Consent.

G. Advice:

1. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act, 1979* (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
2. The applicant is also advised to contact the various supply and utility authorities, i.e. Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area.
3. In accordance with Section 95(1) of the Act, this consent will lapse if the development, the subject of this consent, is not physically commenced within 5 years after the date from which this consent operates.
4. To ascertain the date upon which the determination becomes effective and operates, refer to Section 83 of the *Environmental Planning and Assessment Act, 1979* (as amended).
5. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the *Environmental Planning and Assessment Act, 1979*. Such request to Council must be made in writing, together with appropriate fees as advised at the time of lodgement of such request, within 1 year from the date of determination.
6. If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act, 1979*, gives you a right of appeal to the Land and Environment Court within 6 months of the date of endorsement of this Consent.

PURSUANT TO THE PROVISIONS OF PART 4A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND
CLAUSE 145 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000.

Pursuant to the provisions of Part 1.1.3 and Part 1.4 of the Building Code of Australia Volume 2 (Class 1, 10 Buildings)
 All works must comply with the BCA and Relevant Australian Standards.

SITE ADDRESS: 194 Gardner St, Warrnewood

DA/CDC No: _____ Issued By: _____

I, Clare Downie of Diadon ODM Pty Ltd
 (Name of Appropriately Qualified Person) (Firm Name and ABN No.) 34 090 762 486

I'm an: Architect / Builder / Office Fitout Designer / Certifier / Specialist Contractor / Engineer (Please circle)

Qualifications and Experience: Project Manager

Phone Numbers: Bus 9356 8611 Fax _____ Mob 0929 174 675

I hereby certify to the best of my knowledge:-

That the plans/specifications provided to the Certifier/Council have been checked and at the completion of this project can and will comply with the following:-

- All the following clauses of the Building Code of Australia as applicable but not limited to;

BCA Clauses (Please tick relevant Clauses)	
<input checked="" type="checkbox"/> Section 1 – General Requirements	<input type="checkbox"/> Part 3.5.1 – Roof Cladding
<input checked="" type="checkbox"/> Section 2 – Performance Provisions	<input type="checkbox"/> Part 3.5.2 – Gutters and Downpipes
<input checked="" type="checkbox"/> Section 3 – Acceptable Construction	<input type="checkbox"/> Part 3.5.3 – Wall Cladding
<input checked="" type="checkbox"/> Part 3.1 – Site Preparation	<input type="checkbox"/> Part 3.6 – Glazing
<input checked="" type="checkbox"/> Part 3.1.1 – Earthworks	<input type="checkbox"/> Part 3.7 – Fire Safety
<input type="checkbox"/> Part 3.1.2 – Drainage	<input type="checkbox"/> Part 3.7.1 – Fire Separation
<input type="checkbox"/> Part 3.1.3 – Termite Risk Management	<input type="checkbox"/> Part 3.7.2 – Smoke Alarms
<input checked="" type="checkbox"/> Part 3.2 – Footings and Slabs	<input type="checkbox"/> Part 3.7.3 – Heating Appliances
<input checked="" type="checkbox"/> Part 3.2.2 – Preparation	<input type="checkbox"/> Part 3.8 – Health and Amenity
<input checked="" type="checkbox"/> Part 3.2.3 – Concrete and Reinforcing	<input type="checkbox"/> Part 3.8.1 – Wet Areas
<input type="checkbox"/> Part 3.2.4 – Site Classification	<input type="checkbox"/> Part 3.8.2 – Room Heights
<input checked="" type="checkbox"/> Part 3.2.5 – Footings and Slab Construction	<input type="checkbox"/> Part 3.8.3 – Facilities
<input type="checkbox"/> Part 3.3 – Masonry	<input type="checkbox"/> Part 3.8.4 – Light
<input type="checkbox"/> Part 3.3.1 – Unreinforced Masonry	<input type="checkbox"/> Part 3.8.5 – Ventilation
<input type="checkbox"/> Part 3.3.2 – Reinforced Masonry	<input type="checkbox"/> Part 3.8.6 – Sound Insulation
<input type="checkbox"/> Part 3.3.3 – Masonry Accessories	<input type="checkbox"/> Part 3.9 – Safe Movement and Access
<input type="checkbox"/> Part 3.3.4 – Weatherproofing of Masonry	<input type="checkbox"/> Part 3.9.1 – Stair Construction
<input type="checkbox"/> Part 3.4 – Framing	<input type="checkbox"/> Part 3.9.2 – Balustrades
<input type="checkbox"/> Part 3.4.1 – Sub-floor Ventilation	<input type="checkbox"/> Part 3.9.3 – Swimming Pool Access
<input checked="" type="checkbox"/> Part 3.4.2 – Steel Framing	<input type="checkbox"/> Part 3.9.3 – Swimming Pool Recirculation Systems
<input type="checkbox"/> Part 3.4.3 – Timber Framing	<input checked="" type="checkbox"/> Part 3.10 – Additional Construction requirements
<input checked="" type="checkbox"/> Part 3.4.4 – Structural Steel Members	<input checked="" type="checkbox"/> Part 3.11 – Structural Design Manuals
<input type="checkbox"/> Part 3.5 – Roof and Wall Cladding	<input type="checkbox"/> BASIX Certificate No. _____

- All architectural/services/structural plans and specifications provided to the Accredited Certifier / Council are released for construction are consistent with the lodged design,

- All relevant Australian Standards listed in the Building Code of Australia (Specification A1.3),

- Other practices or standards relied upon for this certification:

5. All works to be undertaken will comply with all DA/CDC Conditions and all relevant Conditions have been satisfied and implemented into the Construction Plans and/or design as required prior to the Issuing of a Construction Certificate or Complying Development Certificate,
6. There are no variations at all to the building design, scale, height and appearance as approved under the Development Consent Issued by Council.
7. The following specific Australian Standards but also not limited to:

Most Common Australian Standards and Other References <i>(Please tick relevant items)</i>	
<input type="checkbox"/> Mechanical Ventilation to comply with AS1668	<input type="checkbox"/> The building is designed and will comply with AS3959 'Construction of Buildings in Bushfire Prone Areas'.
<input type="checkbox"/> All Plumbing works to comply with AS 3500	<input type="checkbox"/> The layout and configuration of the carparking areas, complies with AS2890, and relevant Council policies, including the instalment of pedestrian and vehicular safety barriers in carparking areas where there is a >1m fall to AS1170.1
<input type="checkbox"/> All Electrical works to comply with AS3000	<input type="checkbox"/> Fencing to the Swimming Pool will comply with the Swimming Pools Act 1992, and AS1926.1 and .2.
<input type="checkbox"/> All Waterproofing to wet areas to comply AS3740	- Swimming pool / spa units will be installed to comply with the requirements of AS1926.3-2003, Swimming pool safety, Part 3: Water recirculation and filtration systems.
<input type="checkbox"/> All Glazing to comply with AS1288 and if a balustrade, will be structural in accordance with AS1170 and AS1288	<input type="checkbox"/> Termite protection measures have been implemented into the building construction in accordance with AS3660.1.
<input type="checkbox"/> All balustrades being glass or other to comply with the structural loading requirements of AS1170.1	
<input type="checkbox"/> All requirements and recommendations contained in the BASIX assessment have and will be implemented into the construction of the building to achieve the calculated energy efficiency rating.	
My BASIX Certificate No. _____	

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above.

Signature: _____

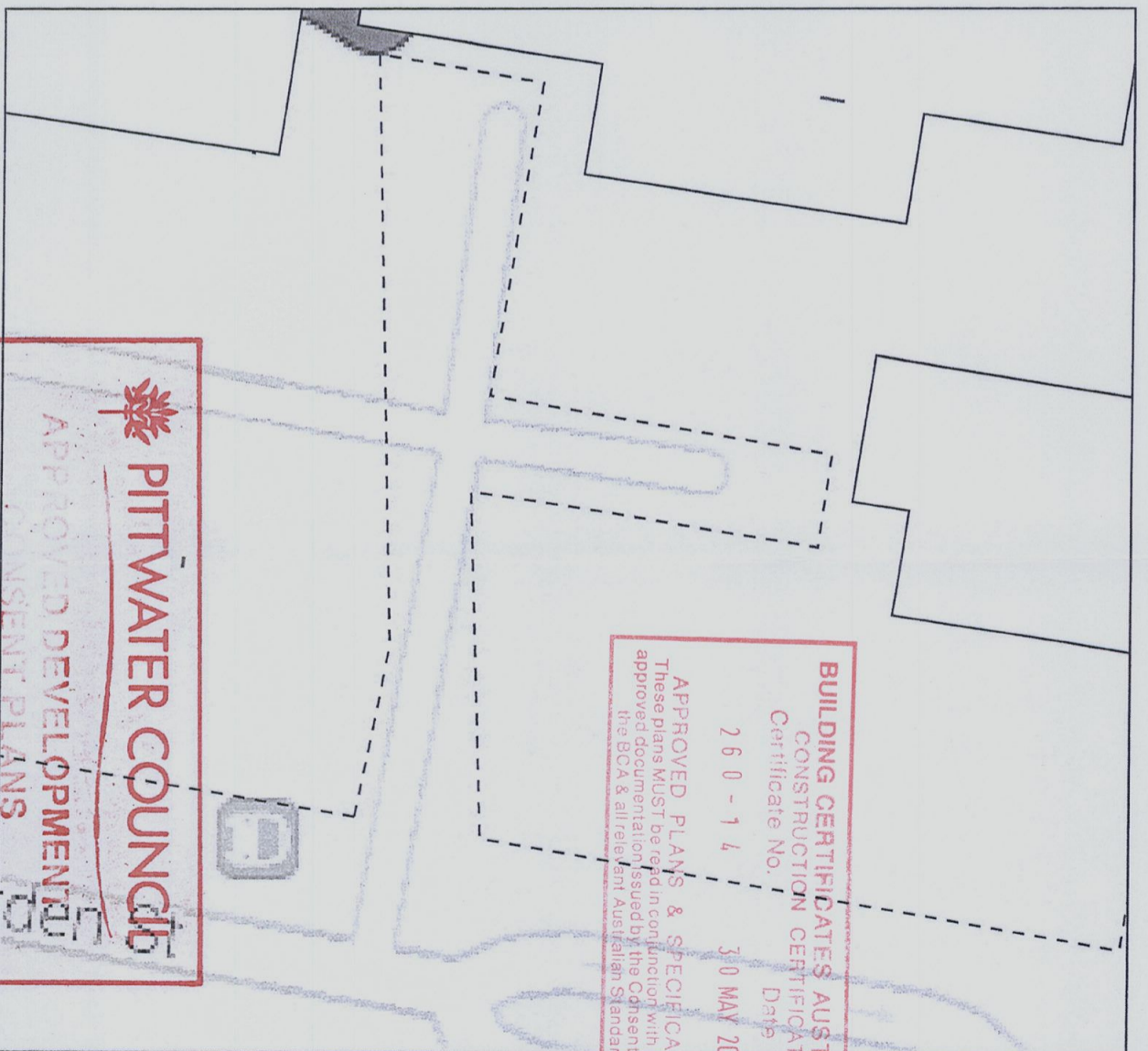
Date: _____

.05.14



⊙ SITE LOCATION
(SCALE NTS)

↑ NORTH
184-194 GARDEN ST
WARRIEWOOD, NSW, 2102



⊙ SIGN A LOCATION
(SCALE NTS)

BUILDING CERTIFICATES AUSTRALIA
CONSTRUCTION CERTIFICATE
Certificate No. 260-14
Date 30 MAY 2014
APPROVED PLANS & SPECIFICATIONS
These plans MUST be read in conjunction with all related approved documentation issued by the Consents Authority, the BCA & all relevant Australian Standards.

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

HE. BRUNIE
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Melbourne 3000
VIC Australia
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F/03 9670 6769

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a way forward

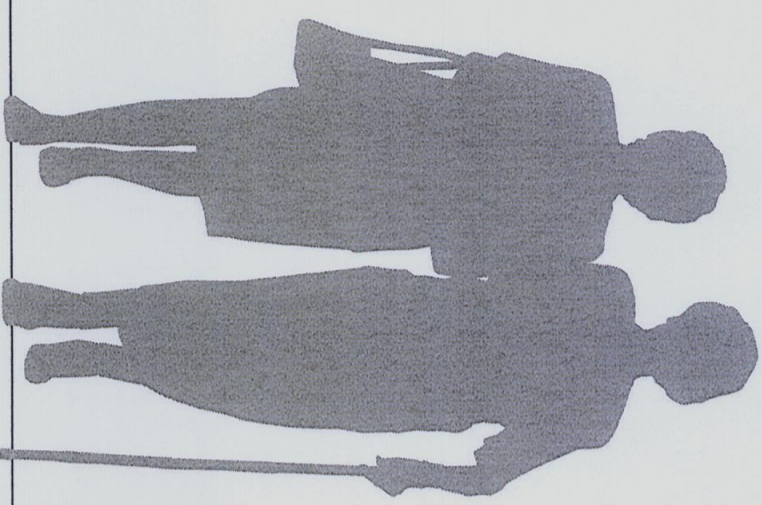
FOR REVIEW

CLIENT APPROVAL	NAME	DATE
SIGNATURE		

REVISION	REVISION DESCRIPTION	REVISION DATE	CHECKED

CLIENT	SHEET NO	SCALE			
DOMAIN PRINCIPAL GROUP	01 OF 01	NTS @ A3			
PROJECT	DATE PLOTTED	DRAWING TITLE			
DOMAIN PRINCIPAL AGED CARE REBRAND	17/10/2013	SIGNAGE LOCATION PLAN			
PM	DRAWN	CHECKED	PROJECT NUMBER	SLP-SEASIDE_APTS-01	REV
TP	ZA	TP	DOMA 15817		-

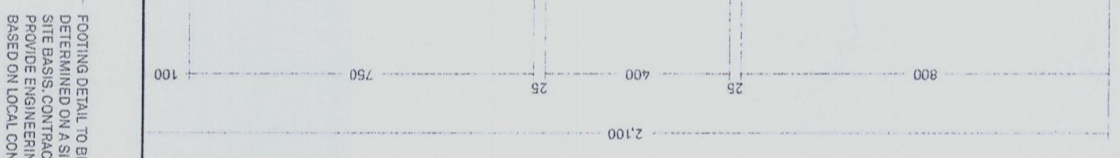
BUILDING CERTIFICATES AUSTRALIA
 CONSTRUCTION CERTIFICATE
 Certificate No. 260-14 Date 30 MAY 2014
APPROVED PLANS & SPECIFICATIONS
 These plans MUST be read in conjunction with all related approved documentation issued by the Consent Authority, the BCA & all relevant Australian Standards.



4MM WHITE ALUCOBOND PANELS
 FOLDED RETURNS
 DIGITALLY PRINTED GRAPHICS
 AVERY MFI 1005 EASY APPLY RS
 CAST DIGITAL PRINT VINYL TO FACE
 WITH AVERY DOL 4300
 ANTI-GRAFFITI OVERLAMINATE TO
 FRONT FACES
 COUNTERSUNK SCREWS THROUGH RETURNS

METALLIC SILVER VINYL KEYLINE

2MM BRUSHED STAINLESS
 STEEL KICKPLATE



PITTSWATER COUNCIL

APPROVED DEVELOPMENT
 CONSENT PLANS

NOT TO BE READ IN
 CONJUNCTION WITH THE CONDITIONS OF
 PLANS MUST BE READ IN
 CONJUNCTION WITH THE CONDITIONS OF
 CLIENT CO. OF PITTSWATER

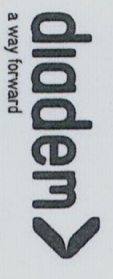
**THIS APPROVAL DOES NOT AUTHORISE ANY
 WORKS ON THE ADJACENT ROAD RESERVE
 OR ANY COUNCIL RESERVE.**

INTERNAL FRAME
 C240 DURAGAL 75x25x2.5MM RHS
 COLD GALV ALL WELDS

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NOT FOR CONSTRUCTION

CLIENT APPROVAL

SIGNATURE

NAME

DATE

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REVISION/ REVISION DESCRIPTION/

REVISION DATE/ CHECKED/

CLIENT	SHEET NO	SCALE	REV/
DOMAIN PRINCIPAL GROUP	02 OF 09	SHOWN @ A3	
PROJECT	DATE PLOTTED	DRAWING TITLE	
DOMAIN PRINCIPAL REBRAND ROLLOUT	29.10.2013	PYLON SIGN	
PM TP	PROJECT NUMBER	KOP-DOMAIN_PRINCIPAL_EXT-01	B
DN			
TP			