

PAR: 133890
NAR: 1116493
PCA: 1126146

CD 61/11



Advance Building Approvals Pty Ltd

ABN 93 096 551 816

Suite 1004, 370 Pitt St Sydney NSW 2000

PO Box A1123, Sydney South NSW 1235

E: aba@advanceba.com.au

T: (02) 9283 6299, (02) 9262 9726

F: (02) 9283 6252

13 September 2011

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Attention: Customer Services

Dear Sir/Madam,



**17 SYDNEY ROAD MANLY
INTERNAL SHOP FITOUT FOR "Manly Cycles"
COMPLYING DEVELOPMENT CERTIFICATE**

Please find enclosed the following documents for the above project:

1. Copy of Complying Development Certificate No. CF11487CD01 issued by Advance Building Approvals Pty Ltd in accordance with Part 4 of the Environmental Planning and Assessment Act 1979;
2. Copy of the Complying Development Certificate Application and Appointment of Principal Certifying Authority form;
3. Copy of the Completed Notice to Commence Work form;
4. Copy of endorsed drawings numbered: 100 (Rev A), 101B (Rev A), 102 (Rev A);
5. Copy of Long Service Levy payment receipt;
6. Other documents relied upon.
7. Cheque for \$36.00 being certificate registration fee.

Please contact the undersigned for any enquiries.

Yours sincerely,
FOR ADVANCE BUILDING APPROVALS PTY LTD

Harry Cheuk
Director

CERTIFIER

\$36

R 812573

16-9.2011 ✓

CF11487-LT-130911-Manly-CD-HC

)
)



Complying Development Certificate

Advance Building Approvals Pty Ltd
Suite 1004, 370 Pitt Street Sydney NSW 2000
Tel: (02) 9283 6299 Fax: (02) 9283 6252

CDC No: CF11487CD01

This certificate is issued by the undersigned certifying authority and gives the applicant permission to carry out the development in accordance with any conditions set out in the certificate and the plans and specifications that have been approved.

1. Details of the applicant

Mr Ms Mrs Dr Other Company

Name of Applicant (company or individual) Checkpoint Name of contact person (if Applicant is a company) Scott Daniels

Flat/ Level _____ Street number, name 29 Nott Street

Suburb or town Port Melbourne State VIC Postcode 3207

Daytime telephone 03 9673 0000 Fax 03 9673 0099 Mobile 0419 739 330

Email scottd@check-point.com.au

2. Decision of the certifying authority

The certificate is issued:

- without any conditions
- subject to the conditions listed in **Attachments B & C**
- to erect a temporary building.
- The issue of this certificate has been endorsed on the plans, specifications or other documents that were lodged with the application.
- subject to conditions of the kind referred to in clauses 144, 187 or 188 of the Environmental Planning and Assessment Regulation 2000.

This Certificate is for:

Address: 17 Sydney Road, Manly

Description of work: Internal Shop Fitout For "Manly Cycles"

Endorsed plans / Specifications Refer to Attachment A

Date of this decision 13 September 2011

Complying development certificate no. CF11487CD01

The decision was made under the following planning instrument:

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Part 5 – General Commercial and Industrial Code

3. Information attached to this decision

- Attachment A: Schedule of endorsed plans and documents relied upon.
- Attachment B: Conditions applying to complying development certificate under SEPP (Exempt and Complying Development Codes) 2008: Part 5 - "General Commercial and Industrial Code".
- Attachment C: Prescribed conditions in accordance with clause 133 of the Environmental Planning and Assessment Regulation 2000.
- Attachment D: Fire Safety Schedule for new/ modified essential fire safety measures.

4. Certification

Harry Cheuk (For Advance Building Approvals Pty Ltd) certifies that:

- the proposed development is complying development
- the proposed development will comply with all development standards that apply to the development, and with the requirements of the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate, if it is carried out as set out in this certificate
- the proposed development will be a class building under the Building Code of Australia when it is completed.

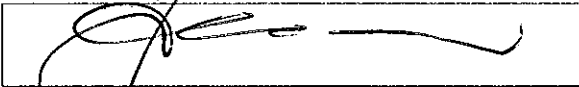
Date of this certificate

Date this certificate will expire

5. Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Flat/Level

Street number, street name

Suburb or town

State

Postcode

Telephone

Fax

If the certifying authority is an accredited certifier:

Accreditation body of the certifier

Accreditation no. of the certifier

ATTACHMENT A

Schedule of endorsed plans/specifications & documents relied upon

(a) Endorsed plans / Specifications

The following drawings are approved for the purpose of this Complying Development Certificate:

Drawing no.	100 (Rev A), 101B (Rev A), 102 (Rev A)
-------------	----------------------------------------

Note: This CDC approval relates to details highlighted in the above approved plans only.

(b) Documents Relied Upon

The following documents are relied upon for the assessment and determination of this complying development certificate:

Item	Document description	Prepared by	Date
1.	Design Statement (Compliance with the BCA)	Cheryl Mills of ONE Group Retail Experience	29.08.11
2.	Correspondence relating to the construction of internal masonry infill panels	Nayeem Islam of Manly City Council	12.09.11

ATTACHMENT B

Conditions of Complying Development Certificate

Note 1. Complying development must comply with the requirements of the *Environmental Planning and Assessment Act, 1979 (the Act)*, the *Environmental Planning and Assessment Regulation 2000* and the following conditions.

Note 2. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan. Contributions may be imposed in respect of development on certain land under section 61 the *City of Sydney Act 1988*.

A. Conditions applying before works commence

A1 Protection of adjoining areas

A hoarding or a temporary construction site fence must be erected between the work side and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:

- (a) Could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) Could cause damage to adjoining lands by falling objects, or
- (c) Involve the enclosure of a public place or part of a public place.

Note. See the following entry (Clause 2.67 & 2.68) in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences:

2.67 Specified development

The construction, installation and removal of a scaffold, hoarding or temporary construction site fence that is used in connection with development that is exempt development or complying development is (exempt) development specified for this code.

2.68 Development Standards

The standards specified for that development are that the development must:

- a) *Enclose the works area, and*
- b) *If it is a temporary construction site fence adjoining, or on, a public place – be covered in chain wire mesh, and*
- c) *Be removed immediately after the purpose for which it was erected has finished and no safety issue will arise from its removal.*

Note 1: *A structure on public land or on or over a public road requires the prior approval of the relevant authority under the Local Government Act 1993 or the Roads Act 1993, respectively.*

Note 2: *The Occupational Health and Safety Act 2000 and Occupational Health and Safety Regulation 2001 contain provisions relating to scaffolds, hoardings and other temporary structures.*

A2 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or

(c) a temporary chemical closet approved under the *Local Government Act 1993*.

A3 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

A4 Payment of Section 94A contribution

Payment of required contributions in accordance with the Section 94A plan implemented by the relevant Council shall be made at the appropriate time as specified in the Plan. Evidence of payment must be submitted to the Certifying Authority upon finalization of payment.

B. Conditions applying during the works

Note. *The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.*

B1 Hours for construction or demolition

Construction or demolition that is audible in any dwelling on an adjoining lot may only be carried out between 7.00 am and 8.00 pm on Monday to Saturday.

B2 Compliance with plans

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

B3 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

C. Construction requirements

C1 Utility services

If the complying development requires alterations to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.

C2 Mechanical ventilation systems

If the complying development is mechanical ventilation system that is **regulated system** in **regulated premises** within the meaning of the *Public Health Act 1991*, the system must be notified as required by the *Public Health (Microbial Control) Regulation 2000*, before an occupation certificate (whether interim or final) for the complying development is issued.

C3 Food businesses

If the complying development is a **food business** within the meaning of the *Food Act 2003*, the food business must be notified as required by the Act or licensed as required by the *Food Regulation 2004*, before an occupation certificate (whether interim or final) for the complying development is issued.

C4 Premises where skin penetration procedures are carried out

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

IMPORTANT NOTES ON COMPLIANCE ISSUES

- (a) All building work must be carried out in accordance with the provisions of the BCA.
- (b) Unobstructed path of travel with a minimum clear width of 1000 mm must be maintained to all exits at all times throughout the floor
- (c) The public way must not be obstructed by any; materials, vehicles, refuse skips, or the like, under any circumstances. Non-compliance with this requirement will result in the issue of Notice by Council to stop all work on site.
- (d) All materials used in the building must comply with specification C1.10 of the Building Code of Australia.
- (e) The efficient coverage and operation of the fire hose and access to the fire hydrant service must not be impaired by the partitioning layout.
- (f) All glazing materials must be selected and installed in accordance with the relevant provisions of AS 1288 S.A.A. "Glass Installation Code". Certification for design and installation is to be submitted to the Principal Certifying Authority (PCA) prior to issue of Occupation Certificate.
- (g) All fully enclosed office/work areas not provided with natural ventilation must be mechanically ventilated or air-conditioned in accordance with F4.5 of the Building Code of Australia. Design and installation are to be certified to Clause F4.5 of the BCA, prior to the issue of Occupation Certificate.
- (h) Access and facilities for peoples with disabilities must be provided in accordance with Part D3 of the BCA and the relevant provisions of AS 1428.1 & 4.
- (i) Any door, shutter, grille or the like which is installed in a path of travel to a required exit must be provided in accordance with D2.21 of the Building Code of Australia. Where it is proposed to fit a lockset, failsafe device or any security equipment to a door design and installation must be in accordance with Clause D2.21 of the BCA. Design and installation are to be certified to Clause D2.21 of the BCA prior to the issue of Occupation Certificate.
- (j) All new works shall comply with the relevant provisions of Section J (Energy Efficiency) of the BCA.
- (k) An **Occupation Certificate** must be obtained from the Principal Certifying Authority (PCA) and a copy furnished to Council, in accordance with the Environmental Planning and Assessment Regulation 2000, prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.
- (l) A **Fire Safety Certificate** (Formerly known as Form 15 under the Environmental Planning and Assessment Amendment Regulation 1998) must be furnished to the Principal Certifying Authority (PCA) (Council or a private accredited certifier) for all of the items listed in the Fire Safety Schedule forming part of this approval prior to any consent for occupancy/partial occupancy being granted. A copy of the Certificate must be submitted to Council if it was not the PCA.
- (m) An **Annual Fire Safety Statement** (Formerly known as Form 15A under the Environmental Planning and Assessment Amendment Regulation 1998) must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which Council receives the initial Fire Safety Certificate.

ATTACHMENT C

Prescribed Conditions

In accordance with Clause 133 of the Environmental Planning and Assessment Regulation 2000, a complying development certificate for development that involves any building work must be issued subject to the following conditions:

1. The building work must be carried out in accordance with the requirements of the *Building Code of Australia* (as in force on the date the application for the relevant construction certificate is made).

Note: This condition does not apply:

- (i) to the extent to which an exemption is in force under Clause 187 or 188, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the *Environmental Planning and Assessment Regulation 2000*; or
 - (ii) to the erection of a temporary building.
2. In the case of residential building work for which the *Home Building Act 1989* requires that there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force.

ATTACHMENT D

Fire Safety Schedule

Item No.	Required New Measures	Typical Standard of Performance
1.	Automatic fire suppression system (sprinklers)	BCA E1.5 and AS2118.1 1995
2.	Emergency lighting	BCA Clause E4.2, E4.4 & AS 2293.1
3.	Exit signs	BCA Clause E4.5 NSW E4.6, E4.8 & AS 2293.1
4.	Fire seals protecting openings in fire resisting components of the building	BCA Clause 3.15, A2.4, Spec C3.15, AS 1530.4-2005 & AS 4072.1-2005, and installed in acc. with tested prototype and manufacturer's recommendations
5.	Path of travel for stairways, passageways or ramps	Part D of the BCA
6.	Portable fire extinguisher and fire blankets	AS2444

Note:

This Fire Safety Schedule includes essential fire safety measures that are proposed to be installed / modified under this application.

The list of existing essential fire safety measures installed in the building (as provided by the Applicant with the Application Form) is attached herewith.

Annual Fire Safety Statement
Environmental Planning and Assessment Regulation 2000, cl.177

LOCAL AUTHORITY: MANLY COUNCIL

DATE OF ASSESSMENT: 02.07.09

IDENTIFICATION OF BUILDING: Address: 17-19 Sydney Road, Manly
Side of street: South
Nearest cross street: Central Avenue

PARTICULARS OF BUILDING; Three storey class 5/6 commercial building

OWNER: **NAME:** Hampic Management/Cinemeccanica Pty Ltd
ADDRESS: C/- Tim Green Commercial Pty Ltd
Level 7, 219 Castlereagh Street, Sydney

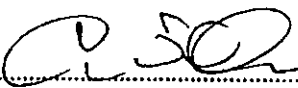
ESSENTIAL FIRE SAFETY MEASURES

<u>measure</u>	<u>inspected by</u>	<u>standard of performance</u>
auto fire suppression systems	Spectrum Fire, B'ham Hills	AS 2118 1-95, AS 1851.3
emergency lighting	ditto	BCA E4.2/4, AS 2293.1-95 AS 2293.2
illuminated EXIT signs	ditto	BCA E4.5/6/8, AS 2293.1-95 AS 2293.2
hose reel systems	ditto	BCA E1.4, AS 2441-89 AS 1851.2
portable fire extinguishers	ditto	BCA E1.6, AS 2444-95 AS 1851.1
lift landing doors	Otis Elevators P/L	BCA C3.10 AS 1735.11-86
fire doors	C.Willey, Narrabeen	BCA C3.8, AS 1905.1-97 AS 1851.7
warning & operational signs	C.Willey, Narrabeen	BCA E3.3
fire safety notices & paths of travel	ditto	EPA Regs.Div.7 Part 9

CERTIFICATE

I, Colin S. Willey, Building Surveyor, of 10 Beach Parade, North Narrabeen 2101 CERTIFY -

- (a) that each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
 - (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard not 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 not less than that to which the measure was originally designed and implemented, and
- (b) that a properly qualified person (whether the person referred to in (a) above or another person) has inspected the building and has certified that, as at the date of the inspection, the condition of the building did not disclose any grounds for a prosecution under Div.7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and
- (c) the information contained in this Certificate is, to the best of my knowledge and belief, true and accurate.

Signed  (Agent). Dated...5 July 2010

Levy Online Payment Receipt

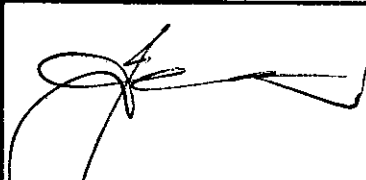
LONG SERVICE
CORPORATION

Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	CHECKPOINT
Levy Application Reference:	5018963
Application Type:	CDC
Application No.:	CF11487CD01
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	17 SYDNEY ROAD
	MANLY
	NSW
	2095
Value Of Work:	\$110,000
Levy Due:	\$385
Levy Payment:	\$385
Online Payment Ref.:	626894064
Payment Date:	9/09/2011 7:28:39 AM

Record of Pre-CDC Inspection

(Clause 129C of EP&A Regulation 2000)

Site Details				
Address:	17 Sydney Road, Manly			
Description of work:	Internal Fitout			
CDC No:	CF11487-CDC1			
Date CDC lodged:	6/9/11			
Record of Inspection				
Date of Inspection:	12/9/11			
Type of Inspection:	Pre-CDC inspection			
Details of Certifying Authority:	Name of Certifying Authority:	Harry Cheuk		
	Accreditation No:	BPB0060 (Building Professionals Board)		
Inspection by Accredited Certifier:	Was inspection carried out by Certifying Authority?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	If yes	Refer to details of Certifying Authority above		
	If no	Name of Accredited Certifier:		
		Accreditation No:		
Signature of Accredited Certifier:		Date:	12/9/11	
Other Details required under Clause 129C of EP&A Regulation 2000				
129C(3)(h)	Provide details of Current Fire Safety Measures in the existing building			
	Refer to attached Fire Safety Schedule which include a list of new and/or modified essential fire safety measures for the proposed development			
129C(3)(i)	Do the plans and specifications accompanying the CDC application adequately and accurately depict the existing site conditions?			
	Yes <input checked="" type="checkbox"/> (in general)	No <input type="checkbox"/> (in general) Provide further details (where appropriate):		
129C(3)(j)(i)	Are there any features of the site, or any building on the site, that would result in the proposed development the subject of the CDC application NOT BEING COMPLYING DEVELOPMENT?			
	No <input checked="" type="checkbox"/> (in general)	Yes <input type="checkbox"/> (in general) Provide further details (where appropriate):		
129C(3)(j)(ii)	Are there any features of the site, or any building on the site, that would result in the proposed development the subject of the CDC application NOT COMPLYING WITH THE BUILDING CODE OF AUSTRALIA?			
	No <input checked="" type="checkbox"/> (in general)	Yes <input type="checkbox"/> (in general) Provide further details (where appropriate):		

DESIGN STATEMENT

**COMPLIANCE WITH THE
NATIONAL CONSTRUCTION CODE**

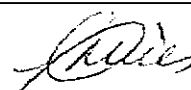
ADDRESS:	Tenancy No:- 17 Sydney Road, MANLY NSW 2095
PROJECT:	SPECIALIZED BICYCLE CO T/AS MANLY CYCLES

1. Specification C1.10 of the National Construction Code 2011 ("NCC") requires floors, walls and ceilings to comply with Group numbers, CRF values and smoke developed indices requirements as nominated in that part of the NCC.
2. Clause D2.21 of the NCC requires all door handles to ... *"be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1,200mm from the floor, except if it is fitted with a fail-safe device ..."*

Note: If fail safe devices are proposed then details of the method of operation are to be provided.
3. Part B1 of the NCC requires all glazing to comply with Australian Standard 1288 – 2006 and AS 2047 – 1999.
4. Part D3 of the NCC requires access for people with disabilities to comply with AS 1428.1 and AS 1428.4.
5. Clause D1.6 of the NCC requires all exits and paths of travel to an exit including spacing of shop fittings to have a minimum unobstructed width of 1m.
6. Clause J6.2(a)(A) of the NCC requires all artificial lighting not to exceed the maximum lamp power density of 22W/m² (excluding lighting in display cabinet, signage and emergency lighting).

Accordingly, it is specified that for the proposed works at the above premises:

- All floor, wall and ceiling materials and linings will have fire hazard properties complying with Specification C1.10 of the NCC as applicable;
- All door handles and locks will comply with Clause D2.21 of the NCC;
- All glazing will comply with AS 1288-2006 and 2047; and
- Disabled access, facilities and circulation space will comply with Part D3 of the NCC and AS1428.1 and AS 1428.4;
- All exits and paths of travel to an exit from any point on the floor will comply with CI D1.6 of the NCC.
- Artificial lighting not to exceed the maximum lamp power density of 22W/m² Clause J6.2(a)(A) of the NCC as applicable.

Applicant Details:	
Name:	Cheryl Mills
Company:	ONE Group Retail Experience
Address:	10 Cullen Place, SMITHFIELD NSW 2164
Signature:	
	Date: Mon 29th August, 2011

Joshua Graham

From: Nayeem Islam [Nayeem.Islam@manly.nsw.gov.au]
Sent: Monday, 12 September 2011 10:31 AM
To: Joshua Graham; Scott Daniels
Cc: records
Subject: RE: 17 Sydney Road, Manly

Dear Joshua,

I refer to your e-mail and the attached Floor Plan (Drg. No. 101B) dated 7/09/2011. Council raises no objection to masonry infill to the inside face of the window facing the side boundary.

Please note that the subject site is within the Town Centre Conservation Area under the Manly Local Environmental Plan 1988. Any works should be done in such a way that it can be reversed if necessary in the future.

Regards,

Nayeem Islam

Principal Planner - Land Use & Sustainability
Manly Council

1 Belgrave Street Manly NSW 2095 | PO Box 82 Manly NSW 1655 | Direct 9976 1582 |
Switch 9976 1500 | Fax 9976 1400 | Nayeem.Islam@manly.nsw.gov.au | www.manly.nsw.gov.au

From: Joshua Graham [<mailto:jgraham@advanceba.com.au>]
Sent: Monday, 12 September 2011 9:49 AM
To: Nayeem Islam; Scott Daniels
Cc: records; donotreply
Subject: 17 Sydney Road, Manly

Hi Nayeem,

Thank you for taking the time to return my call from last Friday.

Further to our telephone discussion this morning, I have attached a copy of the proposed plans for your perusal.

Could you please confirm that you would not raise objection to the proposed internal brick skin being located on the internal face of the existing window opening. As discussed, this development is located in a commercial zoning and would not affect the streetscape or street character as it faces a side allotment boundary.

Your earliest reply is greatly appreciated.

Regards,

Joshua Graham



Advance Building Approvals Pty Ltd
Suite 1004, 370 Pitt Street, Sydney NSW
2000
PO Box A1123, Sydney South NSW 1235

E mail: jgraham@advanceba.com.au
T: (02) 9283 6299
F: (02) 9283 6252



Advance Building Approvals Pty Ltd
 Suite 1004, 370 Pitt Street Sydney NSW 2000
 Tel (02) 9263 6299 Fax (02) 9263 6252

Complying Development Certificate Application And Appointment of PCA Form

Date received: 6/9/11

You can use this form to apply for approval to carry out a proposal that is classed as complying development. The planning instrument made under the *Environmental Planning and Assessment Act 1979* applying to your property will identify whether your proposal is complying development. To complete this form, please place a cross in the boxes and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

1. Details of the applicant

Mr Ms Mrs Dr Other **Company**

Applicant's name (company or individual) Name of contact person (if applicant is a company)

Flat/Level Street number, street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

2. Identify the land

Flat/Level Street number, street name

Suburb or town Postcode

Lot no. Section

DP/MPS no. Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Estimated cost of the development

\$ Including GST

4. Describe the development

Type of work proposed: Building work Subdivision work

Describe the work

Class of the building under the Building Code of Australia Class:

Does the proposal involve any change of use? (Yes/No) If yes: From: To:

Is the building listed as a heritage item in any local environmental planning instrument or in the State Heritage Register under the Heritage Act 1977? Yes: No:

5. Signatures (Owner's Consent)

Owners' Consent

- Every owner of the land must sign this 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, or a lot in a community title, this form must be signed by the chairman or the secretary of the Body Corporate or the appointed managing agent.
- If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. power of attorney, executor, trustee, company director, etc.)

I/We confirm that I am / we are the owner(s) of the above Property (as detailed in Section 2 of this Form). I/We:

- Consent to this application and any future amendments in relation to this application;
- Consent to permit Advance Building Approvals staff to enter the land to carry out inspection relating to this application and any future amendments in relation to this application;
- Consent to appoint the Tenant, the contractors and consultants who are employed/ contracted or commissioned to carry out the proposed building work, as the Owner's agent to issue Fire Safety Certificates (as required under the Environmental Planning and Assessment Regulations 2000).

Signature

See Attached letter

Signature

Name:

Name:

Company:

Company:

Address:

Address:

Tel:

Date

Tel:


Date

6. Signatures (By Owner or Tenant) - Appointment of PCA

I appoint Harry Cheuk / Saeid Askarian (tick appropriate box below) of Advance Building Approvals as the PCA for the proposed work under this application and any future amendments in relation to this application.

I am the owner (See Section 5 above) or person having the benefit of the development consent as detailed in Section 4 of this Form.

Signature:



Address:

Name:

Cheryl Mills

Tel:

Date

Company:

I am signing in the capacity of (tick appropriate box):

Owner

Tenant

Harry Cheuk

Tick where appropriate

Accreditation Body:

Building Professionals Board

Accreditation No:

BPB0060

Saeid Askarian

Tick where appropriate

Accreditation Body:

Building Professionals Board

Accreditation No:

BPB0014

7. Applicant's Signature

The applicant, or the applicant's agent, must sign the application.

Signature



In what capacity are you signing, if you are the agent of the applicant

Agent

Name

Scott Daniels

Date

6/09/2011

8. Plans and specifications of the land and development

You need to provide the plans and specifications of your proposal to help the certifying authority determine whether it complies with set standards and requirements. Please confirm that you have attached this material by placing a cross in the appropriate boxes .

- A site plan of the land, drawn to scale (3 copies) that indicates:
- the location of the land, the measurements of the boundaries of the land, the size of the land and which direction is north
 - existing vegetation and trees on the land
 - the location and uses of buildings that are already on the land
 - the existing levels of the land in relation to buildings and roads
 - the location and uses of buildings on sites that adjoin the land.
- Plans or drawings of the proposal, drawn to scale (4 copies) that indicate, where relevant:
- the location of any buildings or structures on the land, any proposed extensions or additions, the boundaries of the land, and any development on adjoining land
 - the floor plans of each proposed building
 - each elevation of the proposed building(s)
 - how high the proposed development will be in relation to the land
 - the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground
 - any changes that will be made to the level of the land by excavation, filling or otherwise
 - the arrangements you have made for parking, where vehicles will enter and leave the site, and how vehicles will move about the site
 - the fire safety and fire resistance measures (if any) and their height, design and construction
 - how the land will be landscaped or otherwise treated and what types of vegetation will be used (including their height and maturity)
 - how you intend to drain the land.

Where you propose to alter, add to or rebuild a building that is already on the land, please mark the plans (by colour or otherwise) to show the proposed alteration, addition or rebuilding work.

- The specifications for the development (4 copies) that:
- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
 - state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify plans and specifications that have already been approved, you need to mark the approved plans and specifications (by colour or otherwise) to show the modification.

9. Other attachments

You need to provide other material that is relevant to the type of work you propose to do.

Please indicate the material you have attached by placing a cross in the appropriate boxes .

1. If you are going to carry out building work:

- a copy of any compliance certificates on which you rely
- where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:
- a list of the performance requirements you will meet by using the alternative solution
 - the details of the assessment methods you will use to meet those performance requirements
 - a copy of any compliance certificates on which you reply

9. continued

- evidence of any accredited component, process or design on which you seek to rely.
Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.
- details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details must include:
 - a list of any fire safety measures you propose to include in the building or on the land
 - if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land*The lists must describe the extent, capability and the basis of design of each measure.*
- a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building.
This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.
- the attached schedule, completed for the development
The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.
- a long service levy, to construct a building, unless:
 - a long service levy has already been paid for the building
 - the cost of construction is less than \$25,000
 - the building will be constructed for a public authority and those who will do the work are employed by that public authority
 - the building will be constructed by or for a church or non-profit organisation and will be built wholly or partly by volunteers, or
 - the building will be constructed by an owner-builder.

2. If you are going to carry out work to do a subdivision (such as building a road or a stormwater drainage system):

- details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (eg water, road, electricity, sewerage)
- existing ground levels and the proposed ground levels when the subdivision is completed
- copies of any compliance certificates on which you rely
- detailed engineering plans (4 copies). The detailed plans might include the following:
 - earthworks, roadworks, road pavement, road furnishings, stormwater drainage
 - water supply works, sewerage works, landscaping works, erosion control works*If you are modifying plans that have already been approved, please mark the plans (by colour or otherwise) to show the modification.*

3. If you are going to change the use of a building or the classification of a building under the Building Code of Australia (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- a list of any fire safety measures you propose to include in the building or on the land
- if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia.

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

10. Schedule to application for a complying development certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Yes No

Yes No

Yes No

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

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

10. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Schedule to Application for Complying Development Certificate

Schedule 1 - Existing Fire Safety Schedule

(for the whole building and the land on which it is situated)

Item No.	Existing Measure	Is this measure installed in the building? Yes/No	If yes, enter the current standard of performance (eg: AS 2118)
1	Access panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrants systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Path of travel for stairways, passageways and ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) Exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and heat vents		
27	Smoke control system		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-core doors		
32	Stand-by power systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS – Specify		

*See attached
AAS*

This is an accurate statement of all the existing fire safety schedule implemented in the whole building and the land on which it is situated.

Signed: Name:
 (owner/agent) Date:

Schedule to Application for Complying Development Certificate
Schedule 2 - Proposed Fire Safety Schedule to be installed/modified in the building
(for the whole building and the land on which it is situated)

Item No.	Proposed New Measure	Is this measure to be installed/modified in the building? Yes/No	If yes, enter the proposed standard of performance (eg: AS 2118)
1.	Access panels, doors and hoppers to fire resisting shaft		
2.	Automatic fail safe devices	✓	
3.	Automatic fire detection and alarm system		
4.	Automatic fire suppression system (sprinkler)	✓	
5.	Automatic fire suppression system (others – specify)		
6.	Emergency lighting	✓	
7.	Emergency lifts		
8.	Emergency warning and intercommunication system		
9.	Exit signs	✓	
10.	Fire control centres and rooms		
11.	Fire dampers		
12.	Fire doors		
13.	Fire hydrants systems		
14.	Fire seals (protecting openings in fire resisting components of the building)		
15.	Fire shutters		
16.	Fire windows		
17.	Hose reel system		
18.	Light weight construction		
19.	Mechanical air handling systems		
20.	Path of travel for stairways, passageways and ramps	✓	
21.	Perimeter vehicle access for emergency vehicles		
22.	Portable fire extinguishers	✓	
23.	Pressurising system		
24.	Required (automatic) Exit doors		
25.	Safety curtains in proscenium openings		
26.	Smoke and heat vents		
27.	Smoke control system		
28.	Smoke dampers		
29.	Smoke detectors and heat detectors		
30.	Smoke doors		
31.	Solid-core doors		
32.	Stand-by power systems		
33.	Wall wetting sprinkler and drencher systems		
34.	Warning and operational signs		
35.	OTHERS – Specify		

This is an accurate statement of all the proposed fire safety schedule to be installed/modified in the whole building and the land on which it is situated.

Signed: Name:
(owner/agent) Date:

Monday, August 29, 2011

Hamilton Picello & Partners
Property: 17 Sydney Road, Manly, NSW 2095, Australia.

Alf Picello
Hamilton Picello & Partners
picellos@telstra.com
1 Joalah Road
Duffys Forest
NSW 2084

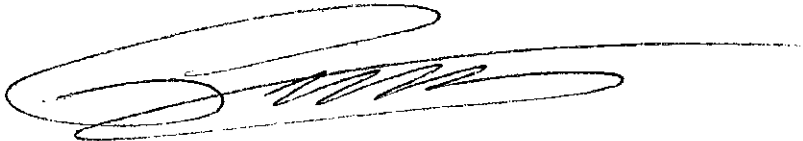
RE: Landlord's consent to tenant fitout

To Whom It May Concern:

This letter is to confirm that the landlord has viewed the prospective plans for the tenant's fitout of Manly Cycles, 17 Sydney Road, Manly, NSW 2095 and has given consent to the work.

Please use the above details to serve any documents or direct any queries.

Regards,

A handwritten signature in black ink, appearing to read 'Alf Picello', is written over a large, light-colored oval scribble.

Alf Picello

Annual Fire Safety Statement

Environmental Planning and Assessment Regulation 2000, cl.177

LOCAL AUTHORITY: MANLY COUNCIL

DATE OF ASSESSMENT: 02.07.09

IDENTIFICATION OF BUILDING: Address: 17-19 Sydney Road, Manly
Side of street: South
Nearest cross street: Central Avenue

PARTICULARS OF BUILDING; Three storey class 5/6 commercial building

OWNER: **NAME:** Hampic Management/Cinemeccanica Pty Ltd
ADDRESS: C/- Tim Green Commercial Pty Ltd
Level 7, 219 Castlereagh Street, Sydney

ESSENTIAL FIRE SAFETY MEASURES

<u>measure</u>	<u>inspected by</u>	<u>standard of performance</u>
auto fire suppression systems	Spectrum Fire, B'ham Hills	AS 2118 1-95, AS 1851.3
emergency lighting	ditto	BCA E4.2/4, AS 2293.1-95 AS 2293.2
illuminated EXIT signs	ditto	BCA E4.5/6/8, AS 2293.1-95 AS 2293.2
hose reel systems	ditto	BCA E1.4, AS 2441-89 AS 1851.2
portable fire extinguishers	ditto	BCA E1.6, AS 2444-95 AS 1851.1
lift landing doors	Otis Elevators P/L	BCA C3.10 AS 1735.11-86
fire doors	C.Willey, Narrabeen	BCA C3.8, AS 1905.1-97 AS 1851.7
warning & operational signs	C.Willey, Narrabeen	BCA E3.3
fire safety notices & paths of travel	ditto	EPA Regs.Div.7 Part 9

CERTIFICATE

I, Colin S. Willey, Building Surveyor, of 10 Beach Parade, North Narrabeen 2101 CERTIFY -

- (a) that each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
- (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard not 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 not less than that to which the measure was originally designed and implemented, and
- (b) that a properly qualified person (whether the person referred to in (a) above or another person) has inspected the building and has certified that, as at the date of the inspection, the condition of the building did not disclose any grounds for a prosecution under Div.7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and
- (c) the information contained in this Certificate is, to the best of my knowledge and belief, true and accurate.

Signed  (Agent). Dated...5 July 2010



Advance Building Approvals Pty Ltd
Suite 1004, 370 Pitt Street Sydney NSW 2000
Tel. (02) 9283 6289 Fax. (02) 9283 6252

Notice to Commence Work

Date received: 6/9/11 DA/CDC No: CF11487

This form can be used to:

- notify the council that you intend to commence building or subdivision work
- notify the council and the authority that granted development consent or a complying development certificate that you have appointed a principal certifying authority.

To complete this form, please place a cross in the boxes and fill out the white sections as appropriate.

1. Details of the applicant

Mr Ms Mrs Dr Other Company

Applicant's name (company or individual)

Checkpoint

Name of contact person (if applicant is a company)

Scott Daniels

Flat/Level

Street number, street name

29 Nott Street

Suburb or town

Port Melbourne

State

Vic

Postcode

3207

Daytime telephone

03 9673 0000

Fax

03 9673 0099

Mobile

0419 739 330

Email

scottd@check-point.com.au

2. Details of the land to be developed

Flat/Level

Street number, street name

17 Sydney Road

Suburb or town

Manly NSW

Postcode

2095

Lot no.

Section

DP/MPS no.

Volume/folio

3. Description of the work proposed

Type of work proposed:

Building Subdivision

Description of the work

Internal Fitout to an existing retail store

4. Details of the development approvals granted

Details of the development consent:

Development application no.

Date the consent was granted

OR

Complying development certificate no.

Date the certificate was issued

Where a construction certificate has been issued for the building:

Construction certificate no.

Date the certificate was issued

5. Steps taken by the applicant

Indicate the steps you have taken by placing a cross in the appropriate boxes .

- I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work
- The owner or the person with the benefit of the development consent has appointed the following principal certifying authority for the whole project as described in items 2 & 3 above. (Refer to CC/CDC Application and Appointment of PCA Form or separate appointment letter)

Name of the principal certifying authority

Address of the principal certifying authority

Telephone no. of the principal certifying authority

Where the principal certifying authority is an accredited certifier:

Accreditation body of the certifier

Accreditation no. of the certifier

6. Residential building work

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

- No Please go directly to Section 7
- Yes Please complete part 2. and 3. below

2. Are you an owner-builder?

Yes What is your owner-builder permit no.?

No The work must be carried out by a builder who is licensed?

What is the name of the builder? (Please print names of company and contact person)

What is the telephone no. of the builder?

What is the contractor licence no. of the builder?

Please complete part 3. below

6. continued

3. Does Clause 57BC (Exemptions from Insurance for multi-storey buildings) of the Home Building Regulation 1997 applies to this development?

- Yes ➤ Please go directly to Section 7.
No ➤ Please go to item 4. of this Section.

4. Is the reasonable market cost of the labour and materials to be used less than \$12,000?

- Yes ➤ Attach to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12,000.
No ➤ Attach to this notice evidence (a certificate of insurance pursuant to Part 6 of the Home Building Act) that the licensed person is insured to carry out this type of work.

Note: Where an owner-builder engages any sub-contractor for any work component exceeding \$12,000 in cost, a contract of insurance pursuant to Part 6 of the Home Building Act must be in force for each component.

7. Date the work will commence

15/9/11

8. Acknowledgement by Principal Certifying Authority

The principal certifying authority must sign the notice.

I acknowledge that in the case of residential building work, I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.

I acknowledge that I have been appointed as the Principal Certifying Authority for this development.

Signature



Name of Principal Certifying Authority

HARRY CHEUK

Date

15/9/11

9. Signature by Applicant

The applicant, or the applicant's agent, must sign the notice.

Signature



Name

Scott Daniels

Date

6/09/2011

In what capacity are you signing if you are the applicant's agent

Agent

10. Privacy policy

The information you provide in this notice is required under *the Environmental Planning and Assessment Act 1979* if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.