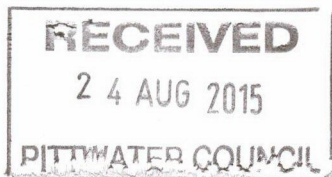




20 August 2015

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



Dear Sir / Madam,

**REFERENCE: BETTER STORAGE, TENANCY G.3, 2 DAYDREAM STREET, WARRIEWOOD  
COMPLYING DEVELOPMENT CERTIFICATE**

As required by Clause 142(2) of the EP&A Regulation 2000 (the Regulation) notice is hereby given that the following application for Complying Development Certificate has now been approved.

Applicant: Livpac Developments Pty Ltd

Subject Address: Tenancy G.3, 2 Daydream Street, Warriewood

Date Received: 18 August 2015

Date Determined: 20 August 2015

Please find undercover a copy of the Complying Development Certificate No. CDC-15087 for the proposed first use of existing warehouse Tenancy G.3 for storage by Better Storage.

We have also enclosed a copy of the following for Councils record:

- + Application form and Notice of Commencement / Appointment of PCA form;
- + Fire Safety Schedule; and
- + Approved documentation and other documentation relied upon as indicated on the Complying Development Certificate.

Pursuant to Clause 263(2) Environmental Planning and Assessment Regulation 2000, please find enclosed a cheque to the sum of \$36.00 for the submission of this Part 4A Certificate and request that a receipt for which is forwarded to our office.

If we have provided the approved documentation to you electronically on a USB storage device, we would like to advise you that this device is for transmittal purposes only and is not designed for long term storage, please transfer all documentation to a purpose designed form of storage media.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours Sincerely,

Tony Heaslip  
**Director**  
**Blackett Maguire + Goldsmith Pty Ltd**

836

REC: 382473

26/8/15.



## COMPLYING DEVELOPMENT CERTIFICATE

Pursuant to Part 4A of the Environmental Planning & Assessment Act 1979

<b>CERTIFICATE No.:</b>	CDC-15087
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	20 August 2015
<b>LAPSE DATE:</b>	20 August 2020
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 100 DP 1174851 Tenancy G3, 2 Daydream Street WARRIEWOOD NSW 2102
<b>LAND USE ZONE:</b>	B7
<b>LOCAL GOVERNMENT AREA:</b>	Pittwater Council
<b>APPLICANT:</b> Name Company Address  Phone / Fax / Email	Mark Livingstone Livpac Developments Pty Ltd PO Box R215 ROYAL EXCHANGE NSW 1225  Phone: 02 8274 0400 Mobile: 0419 460 802 Email: <a href="mailto:mlivingstone@livgroup.com.au">mlivingstone@livgroup.com.au</a>
<b>OWNER:</b> Name Address  Phone / Fax / Email	Livpac Developments Pty Ltd PO Box R215 ROYAL EXCHANGE NSW 1225  Phone: 02 8274 0400 Mobile: 0419 460 802 Email: <a href="mailto:mlivingstone@livgroup.com.au">mlivingstone@livgroup.com.au</a>
<b>DESCRIPTION OF DEVELOPMENT:</b>	Proposed first use of existing warehouse Tenancy G.3 for storage by Better Storage. <i>Note: There are no building works associated with the proposed use.</i>
<b>BCA CLASSIFICATION:</b>	Class 7b
<b>RELEVANT PLANNING INSTRUMENT:</b>	SEPP (Exempt & Complying Development) Codes 2008
<b>APPROVED PLANS:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>	<i>Blackett Maguire + Goldsmith certify that the development is complying development and (if carried out as specified in the certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning &amp; Assessment Regulation 2000 concerning the issue of this certificate.</i>
<b>CONDITIONS:</b>	As listed in Schedule 2
<b>DETAILS OF CERTIFYING AUTHORITY:</b> Certifying Authority Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd ABC 4
<b>SIGNATURE:</b>	 Date: 20/08/2015
<b>SIGNED ON BEHALF OF BM+G:</b>	Tony Heaslip Accreditation No. BPB0178



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

+ Architectural Plans:

DRAWING NUMBER
Site Plan GA-102 showing location of proposed Better Storage tenancy

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Complying Development Certificate:

+ Other documents relied upon:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	CDC Application Form	Livpac Developments Pty Ltd	18 August 2015
2.	Notice of Commencement / PCA Appointment Form	Livpac Developments Pty Ltd	18 August 2015
3.	Section 149 Planning Certificate	Pittwater Council	24 March 2015
4.	Planning Report	Leathwaite Planning Group	18 August 2015
5.	Fire Safety Review	BM+G	19 August 2015
6.	Pre-CDC Inspection Worksheet	BM+G	12 August 2015



## SCHEDULE 2

### CONDITIONS OF COMPLYING DEVELOPMENT CERTIFICATE

#### 1. Conditions prescribed by the Environmental Planning & Assessment Regulation 2000

a) Compliance with Building Code of Australia:

The work must be carried out in accordance with the requirements of the *Building Code of Australia 2015*

*Note: This condition does not apply 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 Regulation.*

b) Home Building Act:

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

c) Notification of Home Building Act Requirements:

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given the council written notice of the following information:

i. in the case of work for which a principal contractor is required to be appointed:

- + the name and licence number of the principal contractor, and
- + the name of the insurer by which the work is insured under Part 6 of that Act,

ii. in the case of work to be done by an owner-builder:

- + the name of the owner-builder, and
- + if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

iii. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates has given the council written notice of the updated information.

**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 State's building laws.*

d) Erection of Signs:

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:

- i. showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- ii. 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
- iii. stating that unauthorised entry to the 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.

**Note:**

- + *This condition does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.*
- + *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 State's building laws.*

e) Fulfilment of BASIX Commitments:

Where a BASIX Certificate/s has been issued, the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

f) Conditions Applying to use of Building as Place of Public Entertainment:

- i. Where applicable, the use of the building must be in accordance with the requirements of Schedule 3A of the Regulation.



- ii. If the building is a temporary structure, Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* must be complied with.
- g) Shoring and Adequacy of Adjoining Property:
- i. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
    - + protect and support the adjoining premises from possible damage from the excavation, and
    - + where necessary, underpin the adjoining premises to prevent any such damage.
  - ii. The condition referred to in subclause (i) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.
- h) The following conditions apply in relation to asbestos:
- (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a license under clause 318 of the *Occupational Health and Safety Regulation 2001*,
  - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
  - (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.

*In this clause, "bonded asbestos material", "bonded asbestos removal work", "friable asbestos material" and "friable asbestos removal work" have the same meanings as in clause 317 of the Occupational Health and Safety Regulation 2001.*

## 2. SEPP (Exempt & Complying Development Codes) 2008

Schedule 8 - Conditions applying to complying development certificates under the Commercial and Industrial Alterations Code and the Commercial and Industrial (New Buildings and Additions) Code

**Note:** *Complying development under the Commercial and Industrial Alterations Code and the Commercial and Industrial (New Buildings and Additions) Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.*

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

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

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

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

### Part 1 - Conditions applying before works commence

#### 1 Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the 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:** Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.



## 2 Toilet facilities

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

## 3 Waste management

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site
- (2) The waste management plan must:
  - (a) identify all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site, and
  - (b) identify the quantity of waste material in tonnes and cubic metres to be:
    - (i) reused on-site, and
    - (ii) recycled on-site and off-site, and
    - (iii) disposed of off-site, and
  - (c) if waste materials are to be reused or recycled on-site-specify how the waste material will be reused or recycled on-site, and
  - (d) if waste materials are to be disposed of or recycled off-site-specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

## 4 Adjoining wall dilapidation report

- (1) Before commencing any demolition or excavation works, the person having the benefit of the complying development certificate must obtain a dilapidation report on any part of a building that is within 2m of the works.
- (2) If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.

## 5 Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

## Part 2 - Conditions applying during the works

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

## 6 Standard hours for construction

Construction may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.



## **7 Works outside standard hours for construction**

- (1) Work may be carried out outside the standard hours for construction if the work only generates noise that is:
  - (a) no louder than 5 dB(A) above the rating background level at any adjoining residence in accordance with the *Interim Construction Noise Guideline (ISBN 978 1 74232 217 9)* published by the Department of Environment and Climate Change NSW in July 2009, and
  - (b) no louder than the noise management levels specified in Table 3 of that guideline at other sensitive receivers.
- (2) Work may be carried out outside the standard hours for construction:
  - (a) for the delivery of materials-if prior approval has been obtained from the NSW Police Force or any other relevant public authority, or
  - (b) in an emergency, to avoid the loss of lives or property or to prevent environmental harm.

## **8 Compliance with plans**

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

## **9 Demolition**

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

## **10 Maintenance of site**

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Copies of receipts stating the following must be given to the principal certifying authority:
  - (a) the place to which waste materials were transported,
  - (b) the name of the contractor transporting the materials,
  - (c) the quantity of materials transported off-site and recycled or disposed of.
- (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (5) During construction:
  - (a) all vehicles entering or leaving the site must have their loads covered, and
  - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.

## **11 Earthworks, retaining walls and structural support**

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
  - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
  - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
  - (c) that is fill brought to the site-must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
  - (d) that is excavated soil to be removed from the site-must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX])*, published in July 2012 by Safe Work Australia.

## **12 Drainage connections**

- (1) If the work is the erection of, or an alteration or addition to, a building, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.



- (2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* must be held before the connection is carried out.

### **13 Archaeology discovered during excavation**

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- (a) all work must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery.

**Note:** Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

### **14 Aboriginal objects discovered during excavation**

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- (a) all excavation or disturbance of the area must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

**Note:** If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

### **15 When a survey certificate is required**

- (1) If any part of the work is the erection of a new building, or an alteration or addition to an existing building, that is located less than 3m from the lot boundary, a survey certificate must be given to the principal certifying authority:
  - (a) before any form work below the ground floor slab is completed, or
  - (b) if there is no such form work-before the concrete is poured for the ground floor slab.
- (2) The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.

## **Part 3 - Conditions applying before the issue of an occupation certificate**

### **16 Vehicular access**

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

### **17 Utility services**

- (1) If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.
- (2) If the work will be the subject of a notice of requirements for water supply or sewerage services (or both) by a water utility or an entity authorised by the utility, the work must be satisfactorily completed before the occupation certificate is issued.
- (3) If the work will be the subject of a compliance certificate under section 73 of the *Sydney Water Act 1994*, the work must be satisfactorily completed before the occupation certificate is issued.

### **18 Mechanical ventilation systems**

If the work includes a mechanical ventilation system that is a "**regulated system**" within the meaning of the *Public Health Act 2010*, the system must be notified as required by the *Public Health Regulation 2012*, before an occupation certificate (whether interim or final) for the work is issued.

### **19 Food businesses**

If the work relates to a "**food business**" within the meaning of the *Food Act 2003*, the food business must be notified as required by that Act, or licensed as required by the *Food Regulation 2010*, before an occupation certificate (whether interim or final) for the work is issued.

### **20 Premises where skin penetration procedures are carried out**

If the work relates to premises at which a "**skin penetration procedure**", within the meaning of the *Public Health Act 2010*, will be carried out, the premises must be notified as required by Part 4 of the *Public Health Regulation 2012* before an occupation certificate (whether interim or final) for the work is issued.





## **Part 4 - Operational requirements**

### **21 Hours of operation**

The development must not be operated outside the following hours:

- (a) if there are no existing conditions on the development consent applying to hours of operation-from 7.00 am to 7.00 pm on Monday to Saturday (other than public holidays) and 9.00 am to 6.00 pm on Sunday and public holidays,
- (b) if the development is a new building to be used for the purposes of industry or a warehouse or distribution centre-from 7.00 am to 7.00 pm on Monday to Saturday (other than public holidays) and 9.00 am to 6.00 pm on Sunday and public holidays,
- (c) if the development comprises the alteration of or addition to an existing building that is used for commercial premises where there are no existing conditions on the development consent applying to hours of operation-from 7.00 am to 10.00 pm on Monday to Sunday.

### **22 Noise**

- (1) The development must comply with the requirements for industrial premises contained in the Noise Policy.
- (2) Noise emitted by the development:
  - (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and
  - (b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.
- (3) In this clause, "**the Noise Policy**" means the document entitled *NSW Industrial Noise Policy (ISBN 0 7313 2715 2)* published in January 2000 by the Environment Protection Authority.

### **23 Lighting**

- (1) All new external lighting must:
  - (a) comply with *AS 4282-1997 Control of the obtrusive effects of outdoor lighting*, and
  - (b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.
- (2) Lighting at vehicle access points to the development must be provided in accordance with *AS/NZS 1158 Set:2010 Lighting for roads and public spaces Set*.

### **24 Unobstructed driveways and parking areas**

- (1) All driveways and parking areas must be unobstructed at all times.
- (2) Driveways and car spaces:
  - (a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and
  - (b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

### **25 Landscaped area (planting and maintenance)**

- (1) Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.
- (2) All landscaped areas on the site must be maintained on an on-going basis.



### SCHEDULE 3

#### FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

**OWNER:** Livpac Developments Pty Ltd  
**SUBJECT PROPERTY:** 2 Daydream Street, Warriewood  
**COMPLYING DEVELOPMENT CERTIFICATE No.:** CDC-15087

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

#### SCHEDULE

Statutory Fire Safety Measure	Design/Installation Standard	Existing	New/ Altered
Alarm Signalling Equipment	AS1670.3 – 2004	✓	
Automatic Fire Detection & Alarm System Tenancy 1 (Amber Technology) & Level 2 of Stage 2 Development	Clause 5 of BCA Specification E2.2a Fire Engineering Report prepared by Exova Warringtonfire, Report No. 2567602- RPT01-2, Revision 2 dated 22/12/2011 Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Automatic Fire Suppression Systems (Excluding Swim school tenancy)	BCA Spec. E1.5 & AS 2118.1-1999 Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Building Occupant Warning System activated by the Sprinkler System	Clause 8 of BCA Spec E1.5 & Clause 3.22 of AS 1670.1 – 2004	✓	
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 - 2005	✓	
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS 2293.1 - 2005	✓	
Fire Blankets	AS 3504 - 1995 & AS 2444 – 2001	✓	
Fire Dampers	BCA Clause C3.15, AS 1668.1 - 1998 & AS 1682.1 & 2 - 1990	✓	
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8 and AS 1905.1 – 2005	✓	
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓	
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 - 2005	✓	
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS4072.1 - 2005	✓	
Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1999	✓	
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 - 1998 & AS 1668.2 – 1991	✓	
Paths of Travel	EP & A Regulation Clause 186 and Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓	
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓	
Warning & Operational signs	Section 183 of the EP&A Regulations 2000, AS 1905.1 - 2005, BCA Clause C3.6, D2.23, E3.3	✓	



Statutory Fire Safety Measure	Design/Installation Standard	Existing	New/ Altered
Wall-wetting sprinklers (Stage 2 - Pool tenancy and fire stair 1)	AS 2118.1-1999 Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Fire Engineered Alternative Solution relating to fire resisting construction (allowing reduced FRL's from 4hrs to 2hrs)	BCA Performance Requirements CP1 & CP2 Stage 1: Fire Engineering Report prepared by Exova Warringtonfire, Report No. 2567600-RPT02-3, Revision 3 dated 6/10/2011. Stage 2: Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Fire Engineered Alternative Solution relating to distances between alternative exits in Tenancy 1 (Amber Technology) comprising 75m in Lieu of 60m – Stage 1 development	Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Fire Engineered Alternative Solutions for the Stage 2 Development relating to: <ul style="list-style-type: none"> <li>▪ To allow the provision of a 120/120/120 FRL fire walls, floors and columns in lieu of 240/240/240 FRL to the warehouse areas.</li> <li>▪ To allow drencher protected glazing in lieu of 120/120/120 FRL to the Ground Floor entry lobby of the swim school and Stair 2.</li> <li>▪ Fire isolation of Fire Stair 2, and separation of rising and descending stairs in fire isolated exits.</li> <li>▪ Travel distance of up to 65m to an exit within the basement carpark in lieu of 40m.</li> <li>▪ Travel distance of up to 120m between alternative exits within the car parking basement levels in lieu of 60m.</li> <li>▪ Travel distance up to 25m to the single exit in lieu of 20m within the warehouse mezzanine.</li> <li>▪ Travel distance of up to 30m to the single exit in lieu of 20m within the Level 2 office.</li> <li>▪ Travel distance up to 70m between alternative exits within Tenancy G.3 in lieu of 60m.</li> <li>▪ Travel distance within the childcare centre on Level 2 of up to 70m between alternative exits in lieu of 60m.</li> <li>▪ To allow the travel path egress width within the swim school between columns and the pools is 820mm wide, in lieu of 1m.</li> <li>▪ The non-provision of a sprinkler system to the swim school tenancy.</li> <li>▪ The use of jet-fans in lieu of a conventional exhaust air system in the basement carpark where the jet-fans do not comply with the requirements and recommendations in clause 5.5 of AS/NZS 1668.1.</li> <li>▪ The provision of Danpalon and</li> </ul>	BCA Performance Requirements CP1, CP2, DP4, DP5, EP1.4 & EP2.2 Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	



Statutory Fire Safety Measure	Design/Installation Standard	Existing	New/ Altered
<p>Alucobond Plus, which are not considered "non-combustible", to form part of the external walls at various locations.</p> <ul style="list-style-type: none"><li>Non-provision 120/120/120 FRL to the timber floor and timber columns supporting the floor of the offices of the Level 1 Swim School</li></ul>			



KEY  
 ■ STAGE 1 - COMPLETED

GROUND FLOOR CARPARKING

11	COURIER / DELIVERY
71	GENERAL (Includes 7 Access Carspaces)
82	TOTAL

M	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	19/02/17
L	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	11/02/17
K	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	16/02/17
J	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	21/01/17
I	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	12/01/17
H	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	07/01/17
G	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	04/01/17
F	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	21/08/17
E	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	08/08/17
D	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	23/08/17
C	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	11/07/17
B	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	02/07/17
A	ISSUED FOR CONSTRUCTION (CHECKED FOR AND APPROVED BY LOCAL AUTHORITY)	04/07/17
PREP	PREP DRAWING	04/07/17

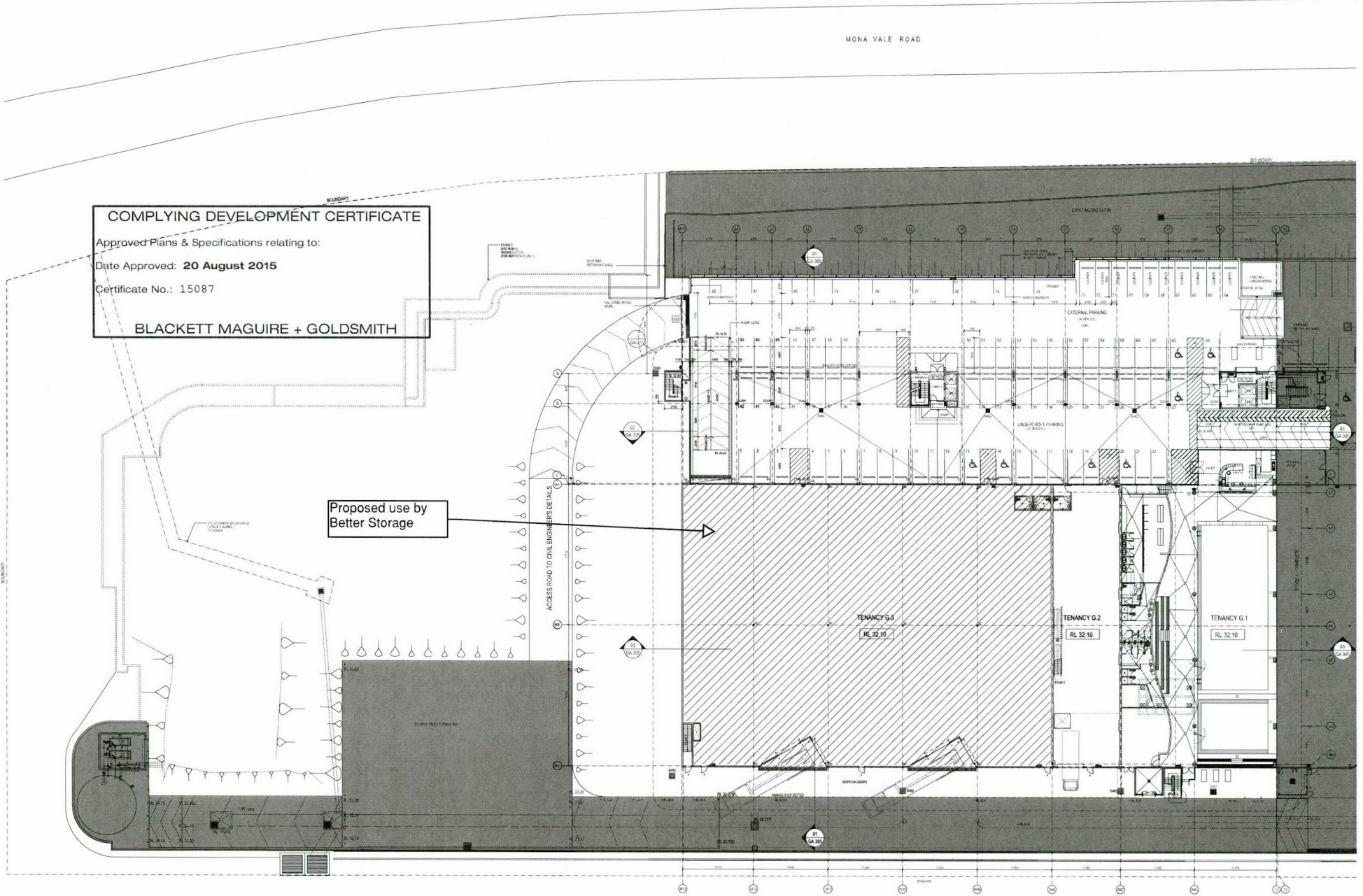
ARCHITECT

CLIENT

PROJECT  
**PENINSULA BUSINESS ESTATE**  
 DAYDREAM STREET WARRIEWOOD  
 TITLE  
 SITE PLAN - STAGE 2 WORKS

DATE	JUNE 2014	PROJECT No.	14174
SCALE	1:100 @ A1		
DRAWN	ESA		
CHECKED		DRAWN	ESA
		DATE	05/08
		PROJECT	GA - 102 / M

FOR CONSTRUCTION



**COMPLYING DEVELOPMENT CERTIFICATE**  
 Approved Plans & Specifications relating to:  
 Date Approved: **20 August 2015**  
 Certificate No.: 15087  
**BLACKETT MAGUIRE + GOLDSMITH**

Proposed use by  
 Better Storage

**COMPLYING  
DEVELOPMENT  
CERTIFICATE  
APPLICATION**



**BLACKETT  
MAGUIRE +  
GOLDSMITH**

**Information for the Applicant**

It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the local Council and provide it with this application. This may expedite the determination of the application.

Copyright – upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (see – Cl.129 EP&A Regulation 2000).

**APPLICANT**

*Note – This must be the person eligible to appoint the PCA for the development. Cannot be the builder unless the builder is the owner of the property.*

Company LIVPAC DEVELOPMENTS PTY LIMITED ABN (if applicable) 65122395091

Applicant Name

---

Applicant Postal Address

PO Box 2215 ROYAL EXCHANGE NSW 1225

Phone 02 8274 0400 Fax 0419 260 862 Mobile

Email mlivingstone@livpac.com.au

Signature [Signature] x Date: 18/8/15

**SUBJECT LAND**

*Location and title details of the land where the building work or subdivision work is to be carried out.*

Unit / Street No. UNIT 8/2 Street Name DANDREEM ST  
 Suburb / Town WARRIEWOOD State NSW Postcode 2102

Lot No 100 DP / SP No 117 4851

**PROPOSED DEVELOPMENT**

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

Description

First use of existing warehouse Tenancy G.3 for storage by Better Storage

Existing BCA Classification Class 7b Proposed BCA Classification Class 7b

Estimated Cost of Works (incl GST) Nil (use only)

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

**OFFICE USE – RECEIPT OF APPLICATION**

This Complying Development Certificate Application was received by Blackett Maguire + Goldsmith on:

*(Please stamp 'Received' stamp or write date received in the space provided).*

Date Received:

Received 18-Aug-15 Blackett Maguire + Goldsmith
---

Address Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

Postal PO Box 167  
Broadway NSW 2007  
 ABN 18 408 985 851

Contact Ph: 02 9211 7777  
 Fax: 02 9211 7774  
 Email: admin@bmplus.com.au



**ENVIRONMENTAL PLANNING INSTRUMENT**

Provide the name of the 'environmental planning instrument' under which the development is complying development or if the development is specified as complying development by a 'development control plan' referred to in an environmental planning instrument, also provide the name of that development control plan.

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

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

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
 Other environmental planning instrument (EPI)  
Name of EPI \_\_\_\_\_ Name of Development Control Plan \_\_\_\_\_

Does the development relate to building work or subdivision?

Building Work  Subdivision

Does the development involve a change of use of a building?

Yes  No

**ASBESTOS**

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

**CONSENT OF OWNER & AUTHORITY TO ENTER AND INSPECT LAND**

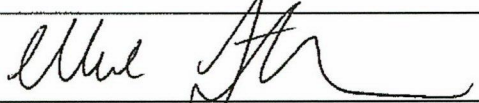
A certifying authority must not issue a complying development certificate for development unless the certifying authority (or an accredited certifier, Council or consent authority on behalf of the certifying authority) has carried out an inspection of the site of the development.

If the applicant is the owner of the land, by signing the application authority is given to Blackett Maguire + Goldsmith to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of the Application. The applicant undertakes to take all necessary steps make access available to the property to enable the inspection to be carried out.

If the applicant is not the owner of the land, the owner(s) must sign the following statement.

As the owners of the subject property, I / we consent to this application, I / we also consent to Blackett Maguire + Goldsmith to enter the property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I / we accept to take all necessary steps to make access available to the property to enable the inspection to be carried out.

Name  
MARK LIVINGSTONE

Signature  Date: 18/8/15

**OWNERS DETAILS**

Company / Full Name ABN (if applicable)  
LIVPAC DEVELOPMENTS PTY LIMITED 65122395091

Postal Address  
PO Box 2215 ROYAL EXCHANGE NSW 1225

Phone Fax Mobile  
02 82790400 0919 460 862

Email  
mlivingstone@livgroup.com.au

**DELIVERY OF THE APPLICATION**

Applications for complying development certificates must be delivered to the principal office of Blackett Maguire + Goldsmith by one of the following methods:

- + By hand;
- + By post; or
- + Transmitted electronically.

Applications MAY NOT be sent by fax.

**REQUIRED DOCUMENTATION**

Please refer to the CDC Requirements list issued separately for all documentation required to be forwarded to our office to support this application and facilitate the approval of the Complying Development Certificate.

NOTICE OF APPOINTMENT OF  
PRINCIPAL CERTIFYING AUTHORITY (PCA)



BLACKETT  
MAGUIRE+  
GOLDSMITH

NOTICE OF INTENTION TO COMMENCE WORK

Environmental Planning and Assessment Act 1979, Sections 81A(2)(b)(ii), or (4)(b)(ii) or (c), and 86(7) and (2) & Environmental Planning and Assessment Regulation Clause 109C

SUBJECT LAND

Location and title details of the land where the building work or subdivision work is to be carried out.

Address

UNIT 8/2 DAYDREAM ST WARRIEWOOD NSW 2102  
Lot No DP / SP No

PROPOSED DEVELOPMENT

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

Description  
First use of existing warehouse Tenancy G.3 for storage by Better Storage

Building Work

DEVELOPMENT APPROVALS

Development Consent  
No /Complying Development  
Certificate No

Date of Determination

NO 191/13

9 OCTOBER 2013

Consent Authority

PITTWATER COUNCIL

DA Applicant Name

LIVDAE DEVELOPMENTS PTY LIMITED

CONSTRUCTION CERTIFICATE

CC -

Date Determined

Certifying Authority

BUILDER [Not Applicable to Subdivision (Strata) Certificate]

Principal Contractor

Owner Builder

Company / Name

N/A

Licence / Permit No.

Address

Phone

Fax

Email

NOTICE OF COMMENCEMENT

The building / subdivision work described above is intended to commence on:  
(Not more than two days from this notice)

Date

DETAILS OF PERSON GIVING NOTICE / APPOINTING THE PCA

The person with the benefit of the Development Consent - Cannot be the Builder unless the builder is the owner of the property.

Name

MARK LIVINGSTONE

Address

PO BOX 1225 ROYAL EXCHANGE NSW 1225

Phone

02 82740000

Fax

Email

mlivingstone@ingroup.com.au

Signature

Date:

18 AUGUST 2015

PRINCIPAL CERTIFYING AUTHORITY

Name:

Blackett Maguire + Goldsmith Pty Ltd

Accreditation No. ABC 4

Address:

PO Box 167, BROADWAY NSW 2007

Phone

02 9211 7777

Fax

02 9211 7774

Email

admin@bmplusg.com.au

PCA CONSENT TO APPOINTMENT

Blackett Maguire + Goldsmith confirm that the conditions of the above Development Consent, required to be satisfied prior to work commencing, have been satisfied and acknowledge and consent to being appointed as the PCA for the development.

Please note: In the absence of any prior agreement we reserve the right to nominate the most appropriate member of our staff as the PCA.

Signed on

Date

behalf of

BM+G:

20/8/15

Name:

TOM HEASLIP

Accreditation No.

BPB0178

Address

Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

Postal

PO Box 167  
Broadway NSW 2007  
ABN 18 408 985 851

Contact

Ph: 02 9211 7777  
Fax: 02 9211 7774  
Email: admin@bmplusg.com.au



**PITTWATER COUNCIL**  
**Section 149 Pt 2 & 5 Planning Certificate**  
**Environmental Planning & Assessment Act, 1979**

**Applicant:** NIKY BLACKETT MAGUIRE + GOLDSMITH  
 SUITE 2.01 22-36 MOUNTAIN STREET  
 ULTIMO NSW 2007

**Cert. No:** e149/15/0254  
**Cert. Date:** 24/03/2015  
**Fee:** \$133.00  
**Property No:** 94830

**Your Reference:**

**Address of Property:** 2 DAYDREAM STREET  
 WARRIEWOOD NSW 2102

**Description of Property:** Lot 100 DP 1174851

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

**County:** Cumberland **Parish:** Narrabeen

**NOTE:**

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

A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 2014, is a reference to that instrument, as amended.

Pittwater Council ABN 61 340 837 871

All correspondence to be addressed to General Manager:  
 Village Park,  
 1 Park Street,  
 MONA VALE NSW

P O Box 882  
 MONA VALE NSW 1660  
 DX 9018 MONA VALE

Telephone (02) 9970 1111  
 Facsimile (02) 9970 1200  
 Internet: [www.pittwater.nsw.gov.au](http://www.pittwater.nsw.gov.au)  
 Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

Certificate No: e149/15/0254 Date:24/03/2015

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

### RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000  
Schedule 4 Clause 1

#### LOCAL ENVIRONMENTAL PLAN

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

#### Pittwater Local Environmental Plan 2014

#### PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000  
Schedule 4 Clause 1 (2)

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

#### STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

EP&A Regulations 2000  
Schedule 4 Clause 1 (1) & (2)

- SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)
- SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)
- SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)
- SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)
- SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)
- SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)
- SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)
- SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)
- SEPP NO. 62 - Sustainable Aquaculture
- SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)
- SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)  
Amendment 2 (gazetted 4/07/2008)
- SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)
- SEPP - (Major Development) 2005 (gazetted 25.05.2005)
- SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)
- SEPP - (Miscellaneous Consent Provisions) 2007
- SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)
- SEPP - (Affordable Rental Housing) 2009
- SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended

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

#### DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000  
Schedule 4 Clause 1 (3)

#### Pittwater 21 Development Control Plan

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

### ZONING AND LAND USE UNDER RELEVANT LEPS

EP&A Regulations 2000  
Schedule 4 Clause 2

#### LAND ZONING MAP

EP&A Regulations 2000  
Schedule 4 Clause 2 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which Pittwater Local Environmental Plan 2014 applies.

#### Zone B7 Business Park

##### 2 Permitted without consent

Nil

##### 3 Permitted with consent

Boat building and repair facilities; Child care centres; Community facilities; Depots; Environmental protection works; Funeral homes; Horticulture; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Mortuaries; Neighbourhood shops; Office premises; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Research stations; Respite day care centres; Restaurants and cafes; Roads; Service stations; Signage; Storage premises; Takeaway food and drink premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Wholesale supplies

##### 4 Prohibited

Any other development not specified in item 2 or 3

#### ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 1

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of Pittwater Local Environmental Plan 2014:-

**Note:** Where no additional permitted uses have been listed under the heading "ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 2.5 of Pittwater Local Environmental Plan 2014 is inapplicable to the land the subject of this certificate.

#### FURTHER PLANNING CONTROLS

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

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

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

EP&A Regulations 2000  
Schedule 4 Clause 2A

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

## COMPLYING DEVELOPMENT

EP&A Regulations 2000  
Schedule 4 Clause 3

The following notations relate to the extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

### GENERAL HOUSING CODE

Complying development under the General Housing Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**Note:** Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:

#### 3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5

that:

- (a) has an area of at least 200m<sup>2</sup>, and
- (b) has a width, measured at the building line fronting a primary road, of at least 6m.

### RURAL HOUSING CODE

Complying development under the Rural Housing Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**Note:** Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:

#### 3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

### HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

### GENERAL DEVELOPMENT CODE

Complying development under the General Development Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

## COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial & Industrial (Alterations) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

## COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial & Industrial (New Buildings and Additions) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**Note:** Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:

#### 5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

### SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

### DEMOLITION CODE

Complying development under the Demolition Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

### FIRE SAFETY CODE

Complying development under the Fire Safety Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**Note:** State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan 2014.

## COASTAL PROTECTION

EP&A Regulations 2000  
Schedule 4 Clause 4

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

### CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

EP&A Regulations 2000  
Schedule 4 Clause 4A

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

### ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 2014 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

EP&A Regulations 2000  
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the *Local Government Act 2014* for coastal protection services levied upon land the subject of this certificate.

### MINE SUBSIDENCE

EP&A Regulations 2000  
Schedule 4 Clause 5

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

### ROAD WIDENING AND ROAD REALIGNMENT

EP&A Regulations 2000  
Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by any road widening or road realignment under *Pittwater Local Environmental Plan 2014*.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

**Note:** *The Roads and Maritime Services may have proposals that are not referred to in this item. For advice about affectation by RMS proposals, contact the Roads and Maritime Services.*

### COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

EP&A Regulations 2000  
Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below.

#### Geotechnical Risk (Landslide Hazard)

The Council has adopted by resolution, on 20.07.2009, a policy that has the effect of restricting development of the land (subject to satisfying the policy) because of the potential impact from

geotechnical hazards. The policy is entitled "Geotechnical Risk Management Policy for Pittwater - 2009". A copy of the current policy can be obtained from Council.

#### Bushfire Hazard/Risk

This land is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the *Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67*. The requirements of the NSW Rural Fire Service document *Planning for Bushfire Protection* apply to this land. For further information please contact Warringah Pittwater District Rural Fire Service.

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

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

### FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000  
Schedule 4 Clause 7A

On the information available to Council, the land or part of the land in question is subject to the Flood Planning Level and the Probable Maximum Flood and is therefore classified as Category 3 - Overland Flow Path - Major.

The land or part of the land in question is subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

The land or part of the land in question is also subject to flood related development controls for any other purpose.

Development controls are set out in Council's *Pittwater 21 Development Control Plan*.

**Note:**

*This is the latest available information incorporating detailed hydraulic modeling and ground truthing. On the information available to Council, the land or part of the land in question may be subject to high velocities and/or depth during a flood event. The Flood Levels and the flood study used to determine the flood levels are available from Council and should be compared with the surveyed floor level and ground level to assess flood risk.*

The land in question is located within the *Warriewood Valley Urban Land Release Area*. All developments on this land is subject to the requirements of the *Warriewood Valley Water Management Specification (12 February 2001 or as revised)*.

The land or part of the land in question is subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

The land or part of the land in question is also subject to flood related development controls for any other purpose.

**Note:**

At the time of registration of the Plan of Subdivision for building lots released for any portion of a Sector, this notation will be removed and replaced by a Section 149(2) Notation for either Category 1 or Category 2, or the notation removed as set out in Council's Flood Risk Management Policy for Pittwater to accord with the Sector Water Management Report.

### LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000  
Schedule 4 Clause 8

This land is not affected by any provisions within Pittwater Local Environmental Plan 2014 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

### CONTRIBUTIONS PLANS

EP&A Regulations 2000  
Schedule 4 Clause 9

#### S.94 Plan No. WV - Warriewood Valley

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Warriewood Valley Urban Release Area.

### BIODIVERSITY CERTIFIED LAND

EP&A Regulations 2000  
Schedule 4 Clause 9A

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

### BIOBANKING AGREEMENTS

EP&A Regulations 2000  
Schedule 4 Clause 10

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

### BUSH FIRE PRONE LAND

EP&A Regulations 2000  
Schedule 4 Clause 11

Part of the land the subject of this certificate is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67.

### PROPERTY VEGETATION PLANS

EP&A Regulations 2000  
Schedule 4 Clause 12

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

### ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

EP&A Regulations 2000  
Schedule 4 Clause 13

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

### DIRECTIONS UNDER PART 3A

EP&A Regulations 2000  
Schedule 4 Clause 14

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

### SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

EP&A Regulations 2000  
Schedule 4 Clause 15

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

### SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

EP&A Regulations 2000  
Schedule 4 Clause 16

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

### SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

EP&A Regulations 2000  
Schedule 4 Clause 17

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

### PAPER SUBDIVISION INFORMATION

EP&A Regulations 2000  
Schedule 4 Clause 18

*Note: Where no information has been provided under the heading "PAPER SUBDIVISION INFORMATION" then Council is unaware of any such development plan or subdivision order applying to the land the subject of this certificate.*

### SITE VERIFICATION CERTIFICATES

EP&A Regulations 2000  
Schedule 4 Clause 19

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

### MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997  
Section 59 (2)

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

### OTHER RELEVANT MATTERS PROVIDED UNDER SECTION 149 (5)

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

COMPANY TITLE SUBDIVISION

Clause 4.1 of the Pittwater Local Environmental Plan 2014 provides that land may not be subdivided except with the consent of the Council. This includes subdivision by way of company title schemes. Persons considering purchasing property in the Pittwater local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

TREE PRESERVATION AND MANAGEMENT ORDER

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

COUNCIL RESOLUTION TO AMEND ENVIRONMENTAL PLANNING INSTRUMENT

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

ADDITIONAL INFORMATION

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

Council is currently undertaking a review of the flood models for the McCarrs Creek, Mona Vale and Bayview Catchments, which will provide more detailed information about the properties at risk from flooding. Further site specific information will be made available as the study progresses.

**Warriewood Valley Water Management Specification**

Pittwater Council has adopted a Water Management Specification for the protection, restoration and maintenance of the chemical, physical and biological integrity of waterways within the Warriewood Valley Urban Land Release Area.

**Warriewood Valley Urban Land Release - Planning Framework**

This planning framework applies to all land within the Warriewood Valley Urban Land Release area.

The objectives are:

- To provide for development of Warriewood Valley as a whole which is environmentally and economically sustainable in the short, medium and long term, with minimal financial impact on Council.
- To ensure that future residents and occupiers of the Valley are provided with an appropriate level of community facilities and services and an amenable and safe neighbourhood.
- To ensure that development in the Valley is compatible with and does not detract from the amenity of surrounding land uses, particularly residential properties.

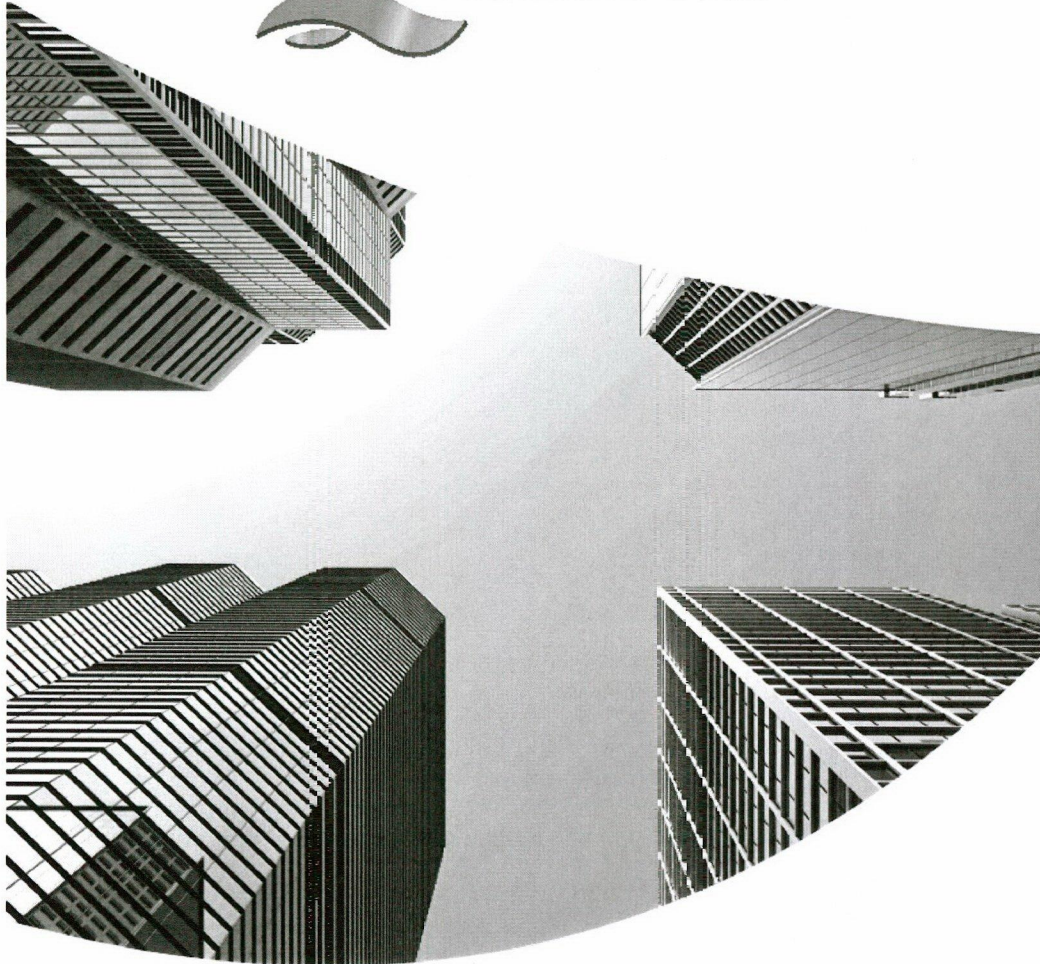
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**Persons relying on this certificate should read the environmental planning instruments referred to in this certificate.**

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MARK FERGUSON  
General Manager





Planning Report  
**Use of Tenancy G.3 as a Storage Facility**  
**2 Daydream Street, Warriewood**  
**August 2015**

## Document history and status

Project: Use of Tenancy G.3 (Storage Facility) - 2 Daydream Street, Warriewood  
 Client: Livpac Developments Pty Limited  
 Project Manager: Katherine Sheppard  
 Printed: 19 August 2015

Version	Issued To	Qty	Reviewed	Date
Draft	Livpac Developments Pty Limited	1-e	Katherine Sheppard	3/08/2015
Draft	Livpac Developments Pty Limited and Blackett Maguire & Goldsmith	1-e	Katherine Sheppard	4/08/2015
Draft	Livpac Developments Pty Limited and Blackett Maguire & Goldsmith	1-e	Katherine Sheppard	8/08/2015
Final	Livpac Developments Pty Limited and Blackett Maguire & Goldsmith	1-e	Katherine Sheppard	19/08/2015

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**1 Introduction**

**1.1 Commission**

Leathwaite Planning Group (LPG) has been commissioned by Livpac Developments Pty Limited (the owner of the property) to prepare a Planning Report to accompany a Complying Development Certificate (CDC) application. The CDC is being assessed by Blackett Maguire & Goldsmith certifiers under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 pursuant to Clause 85A(3) of the *Environmental Planning and Assessment Act 1979*.

The application seeks to certify the use of Tenancy G.3 located on the ground floor level of Stage 2 of The Peninsula Business Estate development at No. 2 Daydream Street, Warriewood as a storage facility.

**1.2 Purpose of this Statement**

The purpose of this report is to provide Blackett Maguire & Goldsmith with all the information necessary to issue the CDC.

**1.3 Material Relied Upon**

The following assessment is based upon the Section 149 Planning Certificate issued by Pittwater Council dated 24 March 2015 which confirms that:

- the land is zoned B7 Business Park; and
- that complying development under the Housing Alterations Code (Part 5) may be carried out in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**2 Proposed Development**

A plan of tenancy G.3 has been prepared by SBA Architects. The drawing reference is GA-701 Issue G.

**2.1 Proposed Alterations to Tenancy G.3**

Tenancy G.3 is located on the ground floor level at the western end of Stage 2 of the Peninsula Business Estate development.

Tenancy G.3 has a Gross Leasable Area (GLA) of 2,392m<sup>2</sup>.

The proposal involves use of the premises as a general self storage facility.

Tenancy G.3 will be leased by Betterstore Selfstorage (Dee Why) Pty Ltd.

**3 Planning Assessment**

This section provides an assessment of the proposed development against the applicable provisions detailed in Pittwater Local Environmental Plan 2014 and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**3.1 Pittwater Local Environmental Plan 2014 (PLEP 2014)**

As noted above, the subject site at No. 2 Daydream Street, Warriewood is zoned B7 Business Park pursuant to the provisions of PLEP 2014.

The dictionary to PLEP 2014 defines "storage premises" as follows:

*"storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage"*



units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.”

The proposed use of Tenancy G.3 by Better Storage meets the above definition of “storage premises”.

**3.2 Warriewood Valley Section 94 Contributions Plan**

Condition 10 in Part C of the Development Consent issued by Pittwater Council in relation to DA N0191/13 required that the Applicant (Livpac Developments Pty Limited) pay contributions in accordance with Warriewood Valley Section 94 Contributions Plan. The contributions were payable prior to issue of the Construction Certificate for Stage 2 of the Peninsula Business Estate development.

No developer contributions are payable in relation to the complying development proposal the subject of this report.

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

Control	Proposal	Comments
<b>Part 1 - General</b>		
<b>1.4</b> <i>Land to which Policy applies</i>	The Policy applies to the subject site.	
<b>1.17A Requirements for complying development for all environmental planning instruments</b>	The development does not require the concurrence of another person and the land is not mapped as being critical habitat, a wilderness area, heritage listed or environmentally sensitive.	The proposed development is located on land that meets the complying development criteria.
<b>1.18 General requirements for complying development for this Policy</b>	The proposed use: <ul style="list-style-type: none"> <li>Is not exempt development.</li> <li>Is best defined as “storage premises” and the subject site is zoned B7 Business Park under the provisions of Pittwater LEP 2014. Storage premises are listed as being permissible with consent in the B7 Business Park zone.</li> <li>Does not require an environmental protection license.</li> <li>Is not designated development.</li> </ul>	The proposed development meets the complying development criteria.  Certifier to note relevant conditions to issue.

Control	Proposal	Comments
<b>Part 1 - General</b>		
<b>1.18 General requirements for complying development for this Policy</b>	<ul style="list-style-type: none"> <li>The subject site does not contain a draft heritage item.</li> <li>Tenancy G.3 will be connected to the building’s existing base building water supply and sewerage infrastructure, with Livpac Developments being the Account holder.</li> </ul>	The proposed development meets the complying development criteria.  Certifier to note relevant conditions to issue.
<b>Part 5 – Commercial and Industrial Alterations Code</b>		
<b>5.5 – First use of premises</b>	The proposed use is not a funeral home, sex services premises, restricted premises, retail premises where firearms are sold, a roadside stall, a market, food and drinks premises, a pub, a small bar, an entertainment facility or a registered club.  Tenancy G.3 will be connected to the building’s existing base building water supply and sewerage infrastructure, with Livpac Developments being the Account holder.	The proposed first use of Tenancy G.3 as storage premises is development specified for this Code.
<b>5.6 – Development Standards</b>	<ul style="list-style-type: none"> <li>The proposal will not result in an increase in the Gross Floor Area (GFA) of The Peninsula Business Estate development.</li> <li>The proposal will not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to hours of operation, noise, car parking, loading, vehicular movement, traffic generation, waste management or landscaping.</li> <li>* Carparking has been provided in accordance with the approved plans.</li> </ul>	The development standards specified at Clause 5.6 are met.

Table 1: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Assessment

### 3.4 Environmental Planning and Assessment Regulation 2000

Control	Proposal	Comments
Part 7 – Procedures relating to complying development certificates		
129B, 129C and 129D	Certifier to note site inspection and recording and fire safety notification requirements.	
130	Certifier to confirm whether the building is the subject of an alternative solution relating to fire safety. Certifier to endorse plans. Certifier to notify Council of the CDC determination.	
130A	Certifier to note the NSW Rural Fire Service and Council notification requirements given that the north western part of the subject site is mapped as bushfire prone land.	

Table 2: Environmental Planning and Assessment Regulation Assessment

### 4 Conclusion

This Planning Report has been prepared to accompany a CDC application which seeks approval to use Tenancy G.3 located on the ground floor level in Stage 2 of The Peninsula Business Estate development at No. 2 Daydream Street, Warriewood as a storage facility.

The proposal has been assessed against the relevant controls detailed in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Environmental Planning and Assessment Regulation 2000.

Based on the assessment detailed in this Planning Report, LPG is of the opinion that subject to the Certifier clarifying and noting the matters identified in Tables 1 and 2, the proposal may be assessed and approved in accordance with the complying development provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



# Memo

## FIRE SAFETY REVIEW

Attention:	Tony Heaslip	Date:	19 August 2015
From:	Dean Goldsmith	Pages:	1
Project:	Better Storage – Tenancy G.3	Project No:	150331
Address:	2 Daydream Street, Warriewood	CDC No.:	CDC-15087

Tony,

I have carried out a review of the proposed tenancy fitout at the subject premises for the purposes of determining whether the proposed first use of Tenancy G.3 is consistent with the existing Alternative Solutions that apply to the subject building pursuant to clause 130(2E) of the *Environmental Planning & Assessment Regulation 2000* and clause 5.3(a) of the SEPP (Exempt & Complying Development) Codes 2008.

In undertaking this review, I have considered the possible impact of the proposed first use of Tenancy G.3 upon the existing Fire Engineering Alternative Solutions that apply to the subject building.

### Referenced Documentation

This assessment is based on a review of the following documentation:

- Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.
- Architectural Plans – Location Plan – GA-102 Rev. M

### Project Description – Existing Building

For the purposes of the BCA 2012 the existing building can be described as follows:

<b>BCA Classification:</b>	Class 7b (as existing)
<b>Rise in Storeys:</b>	Three (3) (as existing)
<b>Type of Construction:</b>	Type A (as existing)
<b>Effective Height:</b>	Less than 12 m(as existing)

### Assessment and Conclusion

Pursuant to clause 130(2E) of the EP&A Regulation 2000, and clause 5.3(a) of the SEPP (Exempt & Complying Development) Codes 2008, I am of the opinion that the proposed first use of Tenancy G.3 for storage is consistent with the existing Alternative Solution Report currently in place for the building.

Regards,

Dean Goldsmith  
Grade A1 Accredited Certifier – Building Surveying  
Accreditation No. BPB 0141  
**Blackett Maguire + Goldsmith Pty Ltd**



**CLAUSE 129B PRE-CDC INSPECTION WORKSHEET**

Address:	2 Daydream Street, Warriewood	
Certifier:	Tony Heaslip	Project No: 150331
BPB Number:	BPB0178	Date: 12 August 2015
Inspection by:	Tony Heaslip	CDC No: CDC-15087

**Type of Inspection: Inspection for the purposes of Clause 129B of the EP&A Regulation 2000**

Fire Safety Measures identified in the existing building are the subject of this inspection / or as listed in the following Annual Fire Safety Statement dated:

Yes	No		Yes	No	
		Access Panels, Doors & Hoppers	✓		Paths of Travel
✓		Alarm Signalling Equipment			Perimeter Vehicular Access
		Automatic Fail Safe Devices	✓		Portable Fire Extinguishers
✓		Automatic Fire Detection & Alarm System			Pressurising Systems
✓		Automatic Fire Suppression Systems			
✓		Building Occupant Warning System (activated by the Sprinkler System)			
		Emergency Evacuation Plan			
		Emergency Lifts	✓		Required Exit Doors (power operated)
✓		Emergency Lighting			Residential Automatic Sprinkler System
✓		Exit Signs			Safety Curtains in Proscenium Openings
		Exit Signs (non-illuminated)			Self-Closing Fire Hoppers
		EWIS			Smoke Dampers
✓		Fire Blankets			Smoke Alarms
		Fire Control Centres and Rooms			Smoke Doors
✓		Fire Dampers			Smoke and Heat Vents
✓		Fire Doors			Smoke and/or Heat Alarm Systems
✓		Fire Hose Reels			Smoke Hazard Management Systems
✓		Fire Hydrant Systems			Solid Core Doors
✓		Fire Seals			Stand-by Power Systems
		Fire Shutters	✓		Wall-Wetting Sprinklers
		Fire Windows	✓		Warning & Operational Signs
✓		Lightweight Construction			
✓		Mechanical Air Handling Systems			

Do the plans and specification accompanying the application for the complying development certificate adequately and accurately depict the condition of the existing building, the subject of the inspection?

YES	NO
✓	

Are there any features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the Complying Development Certificate:

YES NO

	✓
--	---

- i. Not being complying development;
- ii. Or not complying with the Building Code of Australia

**IF YES, PLEASE GIVE DETAILS:**

.....

**129B Restriction on issue of complying development certificate**

A certifying authority must not issue a complying development certificate for development unless a council or an accredited certifier has carried out an inspection of the site of the development.

If the development affects an existing building that is a class 1b, 2, 3, 4, 5, 6, 7, 8 or 9 building, an inspection of the site of the development must include an inspection of:

- (a) the parts of the building affected by the development, and
- (b) the egress routes from those parts of the building

Comments

.....

**Clause 129D - have we become aware of any significant fire safety issues?**

Yes	
No	✓

If 'yes' - has a letter to Council been drafted within two (2) days of becoming aware of the issue?

Yes	
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**SIGNATURE:**

**NAME:** TONY HEASLIP

**DATE:** 12/8/15