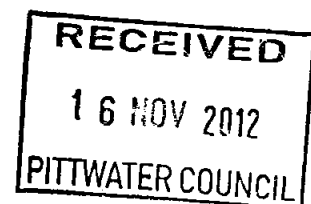




Our ref: J120562

14 November 2012

Pittwater Council
DX 9018
MONA VALE



Attention: Customer Service

Subject: Final Occupation Certificate No. J120562
Shop 3, 12 Jacksons Road, Warriewood

We refer to our engagement in respect of the above and enclose the Final Occupation Certificate for such in accordance with the provisions of Clause 142 of the Environmental Planning and Assessment Regulation 2000.

Also please find enclosed a cheque for \$36.00 being the registration fee for the above.

Should you require any further information please contact the undersigned.

Yours faithfully

Alex Mullin
For **Vic Lilli & Partners**

CC NL2 Investments T/A Tropic Cafe
31 Grey Street
CARLTON NSW 2218

Encl.

\$36 REC: 332338 16/11/12

VIC LILLI & PARTNERS - Accredited Building Certifiers

T 02 9715 2555 **E** info@viclilli.com.au Locked Bag 3013 Burwood NSW 1805. DX 8505
F 02 9715 2333 **W** www.viclilli.com.au Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134
A division of Mondan Management Pty Ltd ABN 60 119 432 094



Our ref: J120562

14 November 2012

NL2 Investments T/A Tropic Cafe
31 Grey Street
CARLTON NSW 2218

Attention: Nick Livisianos

Subject: Final Occupation Certificate No. J120562
Shop 3, 12 Jacksons Road, Warriewood

We refer to our engagement in respect of the works completed at the above address. In that regard we are pleased to enclose the Final Occupation Certificate for those works.

Should you require any further information, please contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to be "Alex Mullin", written over a horizontal line.

Alex Mullin
For **Vic Lilli & Partners**

Encl.

VIC LILLI & PARTNERS - Accredited Building Certifiers

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FINAL OCCUPATION CERTIFICATE No. J120562

FOR

NL2 INVESTMENTS T/A TROPIC CAFE

PREMISES

TROPIC CAFE
SHOP 3, 12 JACKSONS ROAD, WARRIEWOOD

DATE: 14 NOVEMBER 2012

REF: J120562

FINAL OCCUPATION CERTIFICATE J120562

FINAL OCCUPATION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979
Section 109(C) (1) & 109 (H)



Property to which this certificate relates

Address Tropic Cafe
Shop 3, 12 Jacksons Road, WARRIEWOOD NSW 2102
Lot No 220 DP 1159968

Applicant

Name NL2 Investments T/A Tropic Café
Address 31 Grey Street, CARLTON NSW 2218

Description of Development

This Final Occupation Certificate relates to the new cafe fitout approved pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Building classification 6

Complying Development Certificate Details

Certificate No.	Date of issue	Certifying authority
J120562	25 October 2012	Paul Ladogna BPB0219

Determination

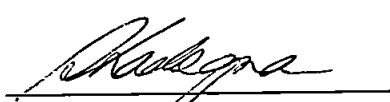
- A complying development certificate is in force for the development;
- A complying development certificate has been issued with respect to the plans and specifications relating to the building works;
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- The following documents have been considered.

Inspection schedule (Clause 151(2)(d) EP&A Regulation 2000)

Inspections of the building works have been carried out to the extent detailed in Annexure 1.

Fire Safety Certificate (Clause 153 EP&A Regulation 2000)

A Final Fire Safety Certificate has been issued for the building and is contained in Annexure 1.

Certificate Number	J120562
Date of certificate	14 November 2012
Signature	
Accredited Certifier	Paul Ladogna
Accreditation body	Building Professionals Board
Registration No	BPB0219

VIC LILLI & PARTNERS - Accredited Building Certifiers

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FINAL OCCUPATION CERTIFICATE J120562



FIRE SAFETY MEASURES THAT FORM PART OF THIS CERTIFICATE

Issued in accordance with Clause 168 (1) (c) of the Environmental Planning and Assessment Regulation 2000

Property address: Tropic Cafe
Shop 3, 12 Jacksons Road, WARRIEWOOD NSW 2102

Date of issue: 14 November 2012

Fire Safety Measure	Standard of Performance
Automatic fire detection and alarm system	BCA Spec E2.2a, AS 1670.1-2004, AS 1670.1-2001, AS 1851.8-1987
Automatic fail-safe devices	BCA D2.19, D2.21
Automatic fire suppression system (sprinkler)	BCA Spec E1.5, AS 2118.1-1999 AS 2118.1-2005, AS 1851.3-1985
Emergency lighting	BCA E4.2 & E4.4, AS 2293.1
Emergency warning and intercommunication system	BCA Clause E4.9 AS 1670.4-2004 & AS 4428.4-2004 AS 2220.1/2, AS 4428.1-1998, AS 1851.10
Exit signs	BCA E4.5 & E4.8, AS 2293.1
Fire hydrant systems	AS 2419.1-1996, AS 1851.4-1992
Fire hose reel system	AS 2441-1988, AS 1851.2-1995
Fire doors	AS 1905.1-1997
Fire dampers	AS 1668.1, AS 1682.1 & 2
Fire seals protecting openings in fire resisting components of the building	BCA Clause C3.15, AS 4072.1-1992, AS 1530.4-1975
Mechanical air handling system/smoke control	AS 1668.1
Portable fire extinguishers	AS 2444-2001, AS 1851.1-1995
Pressurising system	BCA Clause E2.3, AS 1668.1-1999
Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg.2000
Warning and operational signs	LGA 654, BCA D2.22 & D2.23

FINAL OCCUPATION CERTIFICATE J120562



Annexure 1 Statutory Documentation

Inspection Schedule	1 page
Fire Safety Certificate	3 pages
Occupation Certificate Application form	2 pages

Annexure 2 Supporting Documentation

Compliance Certificate/Evidence of Suitability

Plumbing Certification

Imperial Plumbing Pty Ltd

Dated 12 November 2012

1 page

Electrical Certification

J. Bonaccorsi

Dated 7 November 2012

1 page

ANNEXURE 1

Statutory Documentation

FINAL OCCUPATION CERTIFICATE J120562



Inspection Schedule

Date	Inspection	Inspected by
12 November 2012	Final	Paul Ladogna BPB0219

Environmental Planning and Assessment Regulation 2000

Amendments

Schedule 1

Fire Safety Certificate

Issued under the *Environmental Planning and Assessment Regulation 2000*

Type of Certificate (see note 1)	Interim <u>Final</u>	
Certificate	I, <u>Matthew Fagan</u>	
Name owner/agent	of <u>Griffon Fire Protection</u>	
Address	certify that:	
See Note 2 (over leaf) assessment requirements	(a) each of the essential fire measures listed below:	
See note 3 (over leaf) relevant fire safety schedule	- has been assessed by a person (chosen by me) who was properly qualified to do so, and - was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.	
Identification of building (location)	Street: side of street: nearest cross street: house/unit no or name:	<u>Shop 3 'Tropics'</u> <u>Centro Warriewood</u> <u>12 Jacksons Rd.</u>
Particulars of building	Whole <u>part</u> Description of part (where applicable)	<u>Fire Sprinkler that was obstructed by the letter 'P' at Front of tenancy only. Sprinkler is now unobstructed.</u>
Date of assessment	<u>14-11-12</u>	
Owner's details	Name Address	<u>as above.</u>
Essential fire Safety Measures (see note 3)	Measure <u>Fire Sprinkler</u> (one only) See attached schedule	Standard of Performance <u>AS 2118-1999</u>
Date of certificate	Date this <u>14</u> day of <u>November 2012</u>	
Signature	 Owner/ agent <u>Griffon Fire Protection</u>	

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to the council and the Commissioner of the New South Wales Fire Brigades.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

FIRE SAFETY CERTIFICATE

Amendments	Schedule 1
Fire Safety Certificate	
Issued under the <i>Environmental Planning and Assessment Regulation 2000</i>	

Measure	Standard of Performance
Automatic fire suppression system (sprinkler)	BCA Spec E1.5, AS 2118.1-1999

Fire Safety Certificate

Issued under the *Environmental Planning and Assessment Regulation 2000*

Notes for completing Final/Interim Fire Safety Certificate

Note 1 An **interim fire safety certificate** or a **final fire safety certificate** is required before:

- an interim occupation certificate can be issued to allow a partially completed new building (including an altered portion of, or an extension to, a new building) to be occupied or used, or
- an interim occupation certificate can be issued to allow a change of building use for part of an existing building.

A **final fire safety certificate** is required:

- before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to, a new building) to be occupied or used, or
- before a final occupation certificate can be issued to allow a change of building use for an existing building, or
- in accordance with a fire safety order given by a council.

An **interim fire safety certificate** is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which an interim occupation certificate will be sought.

A **final fire safety certificate** must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3), subject to the following:

An **interim fire safety certificate** or a **final fire safety certificate** need not deal with those essential fire safety measures which have been the subject of some other final safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order, has specified otherwise in the schedule.

See also note 3.

Note 2 The person who carries out the assessment:

- must inspect and verify the performance of each fire safety measure being assessed, and
- In the case of a (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment in the building.

Note 3 The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following:

- development consent for a change of building use,
- complying development certificate for the erection of a building or a change of building use,
- construction certificate for proposed building work, including building work associated with a change of building use,
- a fire safety order.

The fire safety schedule will also identify the required standard of performance for each essential fire safety measure.



Application for an Occupation Certificate

Information for the applicant

- This form may be used to apply for:
 - a **final occupation certificate** to authorise the commencement of occupation or use of a new building, or
 - an **interim occupation certificate** to authorise the commencement of occupation or use of a partially completed new building.
- Once completed, submit this application form to the principal certifying authority (PCA).

SECTION A. Type of occupation certificate applied for (Tick one)

☐

Interim occupation certificate

☒

Final occupation certificate

SECTION B. Details of the applicant

*An application for an occupation certificate may only be made by a person who is eligible to appoint a PCA for the development. An application may not be made by the person who carried out the building work or subdivision work unless that person owns the land on which the work was carried out.

Mr ☒Ms ☐Mrs ☐Dr ☐Other:

First name

NICK

Family name

LIVISIANOS

Company (if applicable)

NL2 Investments P/L

ABN (if applicable)

54039 442 715

Unit/Street no.

31

Street name

Grey st

Suburb or town

Carlton

State

NSW

Postcode

2218

Daytime telephone

Fax

Mobile

0432 998 400

Email

SECTION C. Details of building

Unit/Street no.

Shop 3

Street name

Centro Warriewood Jacksons Rd

Suburb or town

Warriewood

Postcode

2102

Lot no.

220

Section

DP / SP no.

1159968

Volume/folio

Description of the building or part of building to which the application relates

If the application relates to a new use of the building or part of the building, also describe the new use.

Minor refurbishment to existing gate

Building classification under the Building Code of Australia, as identified by the complying development certificate

Existing classification

6

New classification (if changed)

SECTION D. Attachments relating to the proposed development

1. Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s).

- | | |
|---|--|
| ☒ Complying development certificate | ☐ Compliance certificate (if applicable) |
| ☒ Fire safety certificate (if applicable) | ☐ Each BASIX certificate for the development (if applicable). |

2. Does the development (see note below) involve an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement?

If YES, provide either or both of the following from a "fire safety engineer" (a private accredited certifier holding Category C10 accreditation):

- A compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that building work relating to an alternative solution that was the subject of a compliance certificate or report under clause or 144A(a) EP&A Regulation – (the first certificate or report) has been completed and complies with that alternative solution.
- A written report that includes a statement that the building work relating to the alternative solution that was the subject of the first certificate or report has been completed and is consistent with that alternative solution.

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

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

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

3. Does the application relate to a residential flat development for which the development application was required under Clause 50(1A) of the EP&A Regulation to be accompanied by a design verification from a qualified designer?

If YES, provide a statement from a qualified designer which verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications on which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65-Design Quality of Residential Flat Development (SEPP No. 65)

Note: If the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP No. 65 to the extent to which they aim to

- reduce consumption of mains-supplied potable water, or reduce emissions of greenhouse gases, in the use of the building or in the use of the land on which the building is situated, or
- improve the thermal performance of the building.

SECTION E. List of documents

Prepare and attach a list of all of the documents provided under SECTION D.

SECTION F. Delivery of the application

Applications for occupation certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

SECTION G. Signature of applicant(s)

Signature of applicant(s)

Name(s)

N. L. LUISIANOS

Date

13/11/12

SECTION H. Date of receipt of application

To be completed by the certifying authority immediately after receiving this Application.

This Application was received on

13 NOV 2012

(insert date).

BY:

ANNEXURE 2

Supporting Documentation

CERTIFICATE OF COMPLIANCE –
ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 2232009

CUSTOMER DETAILS

Name: Tropics

Site Address: Centro Warriewood

Cross Street:

Postcode:

Telephone Contact:

Meter No:

NMI (if applicable):

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

Type of Installation	☐ Residential	☒ Commercial	☐ Industrial	☐ Rural	☐ Other
Special Conditions	☐ over 100 amps	☐ High Voltage	☐ Hazardous Area	☐ Generator	☐ Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

☐ New Installation ☐ Network connection or metering

☐ Additions or alterations to a switchboard or associated equipment ☐ Defect Rectification No:

DETAILS OF EQUIPMENT Describe the equipment and estimate load increase of the work affected by this Notice. If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
☐ Switchboards			
☐ Circuits			1x 32Amp CCY + GPO outlet
☐ Lighting			5x double GPO's
☐ Socket-outlets			3x double sockets per fridges
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by: J. BONACCORSI Licence No: 218606c

TEST REPORT Indicate the relevant tests and checks that have been performed on the work. If test records are provided attach as separate sheets.

☒ Earthing system integrity Ω	☒ Residual current device operation
☒ Insulation resistance $M\Omega$	☒ Visual check that installation is suitable for connection to supply
☒ Polarity	☒ Stand-alone power system complies with AS 4509
☒ Correct circuit connections	☐ Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name: J. BONACCORSI Licence No: 218606c

Signature: [Signature] Date of Testing: 7-11-12

CERTIFICATION I, the Electrical Contractor give notice to the Customer and (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name: J. BONACCORSI Licence No: 218606c

Signature: [Signature] Date of Notice: 7-11-12

Address: 116 WACEBURG RD LEPPINGTON Telephone No. or Other Contact: 0424 431 731

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by: Date:

Comments:

NECA national electrical and communications association