

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

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

Attention: Planning Department

Dear Sir/Madam,

OUR CDC No. 080/15
24 AVALON PARADE, AVALON NSW 2107

Please find attached a copy of the Complying Development Certificate for the proposed development.

The proposed works consist of a new consulting room fitout within Tenancy 5 at the above address.

A Complying Development Certificate has been approved by:

- Accredited Certifier, Mr. Luke Oldfield.
- Principal certifying Authority, Luke Oldfield

This letter is also to act pursuant to Clause 129D of the EP&A Regulation, and is intended to;

- Notify Council as to a significant fire safety issue/s as identified under 129B within our CDC inspection record which is attached for Councils consideration.

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

1. An Approved Complying Development Certificate with the supporting documentation
2. Record of inspection and notification of a significant fire safety issues

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

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

Yours faithfully,

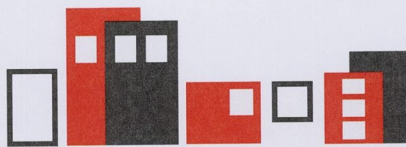


Luke Oldfield
Building Certificates Australia Pty Ltd

\$36

REC: 375135

27/2/15



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Complying Development Certificate

Issued under the Environmental Planning and Assessment Act 1979

Certificate No.	080/15
Subject Land Lot and DP:	Suite 5, 24 Avalon Parade, AVALON NSW 2107 SP 70356
Applicant Name: Address: PH:	Emma Van Wanrooy 267 Lower Plateau Road, Bilgola NSW 2107 0402 830 847
Owner Name:	M & K Van Asten
Description of Building Works	Consulting room fitout to Suite 5.
BCA Classification	Class 5
Cost of Works	\$44,825.00
Principal Contractor/Builder	TBA
Complying Development Certificate Date of CDC Application: Determination: Date of Determination: Date of Lapse:	17/02/2015 Approved 25/02/2015 25/02/2020
Relevant Planning Instrument: Land Use Zone:	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – Part 5 Commercial and Industrial Alterations Code Zone B2 – Local Centre
Approved plans:	Drawing prepared by Codef numbered PH-01/A dated 23/02/2015.
Attachments:	- Appendix of Supporting Documents - Conditions imposed on the development under the Regulations
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	A2 - Accredited Certifier - Building Surveying Grade 2 BPB 0311 Building Professionals Board

I certify that:

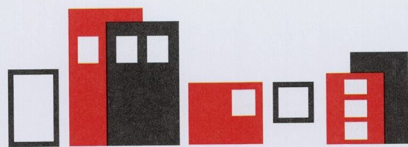
- the development is complying development and (if carried out as specified in the certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by this regulation concerning the issue of the certificate.

Signed:

Luke Oldfield

Accredited Certifier

Date: 25 February 2015



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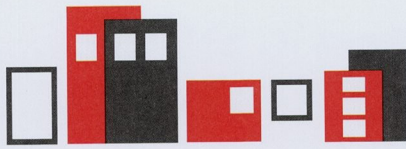
APPENDIX OF SUPPORTING DOCUMENTS CDC080/15

Attachments: Statutory Documents:

1. Application for a Complying Development Certificate,
2. Pre Complying Development Certificate inspection record,
3. Prescribed Conditions under the Regulations
 - 136B Erection of signs
 - 136E Development involving bonded asbestos material and friable asbestos material
 - 136H Condition relating to shoring and adequacy of adjoining property
 - 136J Development on contaminated land
 - 136K When complying development certificates must be subject to section 85A (9) condition
 - 136L Contributions and levies payable under section 85A (9) must be paid before work commences
 - 136M Condition relating to payment of security
 - 136N Principal certifying authority to be satisfied that preconditions met before commencement of work
- And, 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
4. Council/SEPP Conditions of Complying Development
5. Fire Safety Schedule issued with this Complying Development Certificate Dusanka Gendric of Codef Pty Ltd dated 16 February 2015
6. The Annual Fire Safety Statement by Aquafire Protection dated 5 December 2014.

Documents Relied upon:

7. Supporting Drawings and Design Statements;
 - 7.1. BCA Compliance Design Statement and Mechanical, Electrical and Fire Servicesd
 - 7.1.1. By: Dusanka Gendric of Codef Pty Ltd dated 16 February 2015.
 - 7.2. Stamped Approved Complying Development Architectural Plans;
 - 7.2.1. By: Drawing prepared by Codef numbered PH-01/A dated 23/02/2015.
 - 7.3. Supporting Mechanical drawings and design statement;
 - 7.3.1. By: Grahame Gorman of Enviro Air Conditioning Pty Ltd dated 06/02/15
 8. Receipt of payment of the Long Service Levy (LSL) Dated: 23 February 2015.
 9. All other supporting documents
 10. Planning Certificate 149 (2) and (5) by Pittwater Council dated 09/02/15
 11. Strata Plan SP70356 including site plan and Ground Floor Tenancy Plan.
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BEFORE YOU BEGIN WORK - YOU MUST!

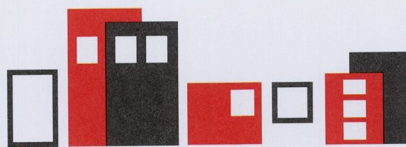
1. Appoint a PCA if not already done;
2. This Complying Development Consent does **Not** approve any works outside this Lot and DP no. Where your development results in the necessity to upgrade or connect to footpaths, roads and public drainage systems you will need further approval from Council before you undertake such works. You may also need approval for hoarding and construction (work) zones.
3. Two days before any site works, building or demolition begins, the applicant must: (if not already done)
 - a) forward a Notice of Commencement of Work and Appointment of Principal Certifying Authority to the Council;
 - b) notify PCA that you intend to commence work; (Have you a PCA?)

When you notify your PCA, you must demonstrate that all Pre-Commencement Conditions have been satisfied within your consent. Ensure that:

1. Protection of adjoining areas
 2. Toilet Facilities
 3. Waste Management
 4. Adjoining wall dilapidation report
 5. Run-off and erosion controls
 6. Tree Protection Measures
4. Before any site works, building or demolition begins;
 - a) notify the council of the name, address, phone number and licence number of the builder; and
 - b) erect a sign at the front of the property with the builder's name, licence number, site address and the number given by the Council to the application for the complying development certificate; and
 - c) provide a temporary on-site toilet if access to existing toilets is not adequate; and
 - d) protect any public land or place from obstruction, inconvenience or damage due to the carrying out of the development; and
 - e) prevent any substance from falling onto any public land or place; and
 - f) pay any section 94 or 94A contributions if required by a contributions plan applying to the land; and
 - g) pay any damage or security deposits to Council; and
 - h) Obtain any road opening permits under the Local Government Act
 - i) comply with any other conditions prescribed by the *Environmental Planning and Assessment Regulation 2000 and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

NOTE: This item does not impose a requirement on an applicant if it is complied with by the builder.

NOTE: The Applicant and Builder must be aware of all development Consent Conditions.



Conditions of Complying Development Certificate
(Prescribed Conditions under the Regulations) (22/02/2014)

Division 2A Conditions of complying development certificate

136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.
- (3) 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.
- (4) This clause 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.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

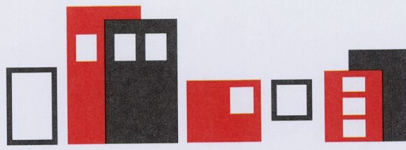
136E Development involving bonded asbestos material and friable asbestos material

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
 - (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 licence under clause 458 of the Work Health and Safety Regulation 2011,
 - (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,
 - (d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- (2) This clause applies only to a complying development certificate issued after the commencement of this clause.
- (3) 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.

Note 1. Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2. The effect of subclause (1) (a) is that the development will be a workplace to which the Occupational Health and Safety Regulation 2001 applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.



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Note 4. Demolition undertaken in relation to complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* must be carried out in accordance with Australian Standard AS 2601—2001, *Demolition of structures*.

136F, 136G (Repealed)

136H Condition relating to shoring and adequacy of adjoining property

- (1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - (a) protect and support the building, structure or work from possible damage from the excavation, and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (2) The condition referred to in subclause (1) 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.

136I Traffic generating development

If an application for a complying development certificate is required to be accompanied by a certificate of Roads and Maritime Services as referred to in clause 4 (1) (k) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the certificate of Roads and Maritime Services must be complied with.

136J Development on contaminated land

- (1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4 (1) (l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.
- (2) Subclause (1) does not apply to complying development carried out under the complying development provisions of *State Environmental Planning Policy (Port Botany and Port Kembla) 2013* in the Lease Area within the meaning of clause 4 of that Policy.

136K When complying development certificates must be subject to section 85A (9) condition

- (1) This clause applies if a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).
- (2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 85A (9) of the Act.
- (3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L Contributions and levies payable under section 85A (9) must be paid before work commences

- (1) A complying development certificate issued subject to a condition required by section 85A (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.
- (2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M Condition relating to payment of security

- (1) This clause applies to a complying development certificate authorising the carrying out of development if:
 - (a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and
 - (b) the development is to be carried out on land adjacent to a public road, and
 - (c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:
 - (i) development of the same type or description, or
 - (ii) development carried out in the same circumstances, or
 - (iii) development carried out on land of the same size or description.



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- (2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work authorised by the certificate commences.
- (3) The security may be provided, at the applicant's choice, by way of:
 - (a) deposit with the council, or
 - (b) a guarantee satisfactory to the council.
- (4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.
- (5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N Principal certifying authority to be satisfied that preconditions met before commencement of work

- (1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.
- (2) A principal certifying authority for building work or subdivision work to be carried out on a site, and over which the principal certifying authority has control, is required to be satisfied that any preconditions in relation to the work and required to be met before the work commences have been met before the work commences.



Conditions of Complying Development Certificate

*(Prescribed Conditions under the State Environmental Planning Policy
(Exempt and 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

(Clauses 5.25 and 5A.31)

Note 1. 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 2. Division 2A of Part 7 of the Environmental Planning and Assessment Regulation 2000 specifies conditions to which certain complying development certificates are subject.

Note 3. 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 4. 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 5. 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.

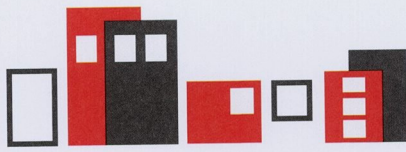
Note. Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

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



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- (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*.



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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

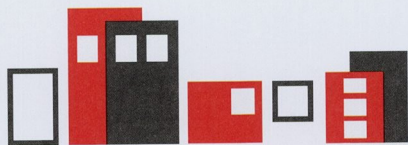
If the work relates to premises at which a **skin penetration procedure**, within the meaning of the Public Health Act 2010, will be carried out, the premises must be notified as required by Part 4 of the Public Health Regulation 2012 before an occupation certificate (whether interim or final) for the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



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Building Regulations, Certification & Fire Safety Consultants
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ADVISINGS: BEFORE YOU BEGIN WORK

1. This Complying Development Consent does Not approve any works outside this Lot and DP no. Where your development results in the necessity to upgrade or connect to footpaths, roads and public drainage systems you will need further approval from Council before you undertake such works. You may also need approval for hoarding and construction (work) zones.
2. Two days before any site works, building or demolition begins, the applicant must: (if not already done)
 - a) forward a *Notice of Commencement of Work and Appointment of Principal Certifying Authority* (Form 7 of the *Environmental Planning and Assessment Regulation 1994*) to the Council; and
 - b) inform the adjoining owners in writing that work will commence.
3. Before any site works, building or demolition begins, the applicant must:
 - c) notify the council of the name, address, phone number and licence number of the builder; and
 - d) erect a sign at the front of the property with the builder's name, licence number, site address and the number given by the Council to the application for the complying development certificate; and
 - e) provide a temporary on-site toilet if access to existing toilets is not adequate; and
 - f) protect and support any neighbouring buildings and land; and
 - g) protect any public land or place from obstruction, inconvenience or damage due to the carrying out of the development; and
 - h) prevent any substance from falling onto any public land or place; and
 - i) pay any section 94 contributions if required by a contributions plan applying to the land; and
 - j) comply with any other conditions prescribed by the *Environmental Planning and Assessment Regulation 2000* and *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

NOTE: This item does not impose a requirement on an applicant if it is complied with by the builder.

SYDNEY WATER – REFERRAL REQUIREMENTS

The plans approved as part of the Complying Development Certificate shall be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Waters assets, sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. If the development complies with Sydney Waters requirements, the approved plan will be stamped appropriately.

WORKCOVER REQUIREMENTS

The applicant, owner and builder is advised to ensure that the relevant requirements of WorkCover New South Wales are complied with, in relation to Occupational Health and Safety, including the handling of hazardous materials (ie. materials containing asbestos)

SITE MANAGEMENT

4. Run-off and erosion controls must be implemented before construction to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
 - a) divert uncontaminated run-off around cleared or disturbed areas;
 - b) erect a silt fence to prevent debris escaping into drainage systems or waterways;
 - c) prevent tracking of sediment by vehicles onto roads;
 - d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.
5. Removal or disturbance of vegetation and topsoil must be confined to within 3 metres of the proposed building.

DEMOLITION

6. Any demolition works authorised by the certificate are to be carried out in accordance with Australian Standard AS 2601 – 1991 – The Demolition of Structures and comply with any Council policy on Waste Management.
7. Dust Mitigation must be implemented in accordance with "Dust Control- Do it right on site" published by the Southern Sydney Regional Organisation of Councils.

DRAINAGE



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8. The completed building is to have a drainage system so that:
- the land surrounding any structure is graded to divert surface water to the street, and is clear of existing and proposed structures and adjoining premises;
 - Is complaint with Councils Stormwater Management codes and Policies; and
 - if the water drains to the rear of the property, it is collected and drained via a gravity system to a Council stormwater line or disposed of in a manner consistent with the Council's Soil and Water Management Policy.

SURVEY CERTIFICATE

9. Prior to the commencement of any work the principal contractor must ensure that a surveyor registered under the Surveying Act 2002 sets out:
- The boundaries of the site by permanent marks (including permanent recovery points)
 - The location and level of foundation excavations, footings, walls and slabs by permanent marks, pegs or profiles relative to the boundaries of the land and relative to Australian Height Datum ("ADH") in compliance with the approved plans
 - Establishes a permanent datum point (bench mark) within the boundaries of the site relative to ADH, and
 - Provides the following reports to the Principal Certifying Authority at the following stages:
 - Set out before commencing works
 - Before the concrete is poured for the ground floor slab or before the sub-floor formwork is completed, showing the location of the structure to the boundaries.
 - At completion of the lowest floor, confirming that levels are in accordance with the certificate (and those levels must relate to the datum on the certificate).
 - Completion of any roof framing, and
 - Completion of all work- detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A Final Check Survey must indicate the reduced level of the main ridge.
10. Driveways are to be constructed in accordance with any relevant requirements of AS2890.1-1993 Parking facilities Part 1: Off-street car parking, with appropriate transition zones.

NOISE CONTROL

Noise arising from demolition/ excavation/ construction works shall be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the *NSW EPA Environmental Noise Control Manual*.

ANCILLARY ASPECTS OF THE DEVELOPMENT

This Complying Development Consent does **Not** give approval to works and/or structures over, on or under public roads/laneways, parks or footpaths.

Levels of driveways, paths and fences or other construction works adjacent to the street alignment are to be designed to match the fence alignment (also known as design alignment or driveway property boundary alignment) levels issued by Council (details of which are available from Council).

The owner must procure the repair, replacement or rebuilding of all road pavement, kerb, gutter, footway, footpaths adjoining the site or damaged as a result of work under this consent or as a consequence of work under this consent. Such work must be undertaken to the satisfaction of Council.

DEVELOPMENT CONSENT IS NOT GRANTED IN RELATION TO THESE MATTERS

- This approval does not give consent to air conditioning condenser units and associated equipment. A separate Development Consent or Complying Development Certificate and Part 4A Certificates, as appropriate, will need to be obtained prior to the such development work commencing
- This approval does not give consent to the removal and/or pruning of any trees on site. All persons must comply with Councils Tree Preservation Order.



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13. This approval does not authorise any trespass, encroachment or carrying out of any works upon any adjoining land or building whether private or public. Where any access, underpinning, shoring or any other works are proposed to be carried out upon any adjoining land, the owner must obtain:
- (a) the consent of the owners of the adjoining land to access, carry out works or encroach upon their land, or otherwise affect an easement, right-of-way or other restriction on the certificate, or
 - (b) an access order under the Access to Neighbouring Land Act 2000, or
 - (c) an easement under section 88K of the Conveyancing Act 1919, or
 - (d) an easement under section 40 of the Land & Environment Court Act 1979 as appropriate.
14. This approval does not give consent to the placement of any articles, materials or waste containers in a public place or to hoist or use a crane over a footpath or any other land whether public or private outside the allotment boundary. A separate application is to be submitted to and approved by Council in accordance with Section 68 of the Local Government Act 1993.

OCCUPATION CERTIFICATE

A person must not commence occupation or use of the whole or any part of a new building (within the meaning of section 109H(4) of the Act) unless an Occupation Certificate has been issued by the Principal Certifying Authority (PCA) in relation to the building or part.

- All work undertaken comply and satisfy the relevant Australian Standards, Building Code of Australia and all DA/CDC Conditions have been satisfied,
- Any variations to the building design, as approved under the Construction Certificate, Complying Development Certificate, which may be contrary to the requirements of the DA/CDC consent and the Building Code of Australia, have been appropriately disclosed to the PCA in writing.



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RECORD OF SITE INSPECTION

*Issued under the Environmental Planning and Assessment Regulation 2000
Record of inspections conducted under section 129B, 129C, 143C*

Subject Land: 24 Avalon Parade, AVALON NSW 2107

Type of Inspection: Pre CDC Inspection

CDC No. CDC 080/15
CDC Application Date: 17/02/2015

The above Pre-CDC Inspection are ☒ Satisfactory
☐ Unsatisfactory

Are there any 'significant' life safety matter/s needed to be reported to Council ☒ No, no obvious Life Safety items observed to the parts of the building affected by the application and their egress routes.

Comments:

- Works have not started which are subject to this Complying Development Certificate.
- Attached is a list of the buildings current fire safety measures and measures affected by the new works listed.
- I confirm that the proposed Complying Development Drawings and Specifications provided adequately and accurately depict the existing site conditions.
- Details of 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;
 - Not being complying development, or;
 - Not complying with the Building Code of Australia.
- If required, life safety items have been identified and Council advised.

Accredited Certifier

Accreditation Level:
Registration No.:
Accreditation Body:

A2 - Accredited Certifier - Building Surveying Grade 2
BPB 0311
Building Professionals Board

Signed:

Luke Oldfield
Accredited Certifier

Date of Inspection: 19 February 2015



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FIRE SAFETY SCHEDULE

Clause 168 of the Environmental Planning and Assessment Regulation 2000

Premises: 24 Avalon Parade, AVALON NSW 2107
Complying Development Certificate No.: 080/15

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

Essential Fire and Other Safety Measures	Standard of Performance	Existing	Proposed
Emergency Lighting	<u>Existing:</u> AS 2293.1 (1998) <u>New:</u> BCA Clause E4.2, E4.3 & E4.4 and AS 2293.1 - 2005	✓	✓
Exit Signs	<u>Existing:</u> AS 2293.1 (1998) <u>New:</u> BCA Clause E4.5, E4.8 and AS 2293.1 - 2005	✓	✓
Portable Fire Extinguishers	AS 2444 (1995, as amended)	✓	
Fire Hose Reel Systems	AS 2441 (1988)	✓	
Automatic Fire Detection & Alarm System	AS 1670 (1995)	✓	✓

Information within this schedule was obtained from Celsius Fire Services Pty Ltd.



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

25 February 2015

Emma Van Wanrooy
267 Lower Plateau Road
Bilgola NSW 2107

Dear Emma

**RE: 24 AVALON PARADE , AVALON NSW 2107
SHOP FIT OUT SUITE 5 ONLY**

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

This Complying Development Certificate relates to a new consulting room fitout within Tenancy 5 at the above address.

Your Complying Development Certificate has been approved by:

- Accredited Certifier, Mr. Luke Oldfield
- PCA for this Complying Development Consent is Mr. Luke Oldfield

Please find attached the following documentation for your records

- Complying Development Certificate No. CDC 285/12
- Complying Development Certificate Conditions of Consent
- Approved Construction Plans
- Notice of Critical Stage Inspections (Below)
- Fire Safety Schedule

Further, pursuant to section 109E of the Environmental Planning and Assessment Act 1979, Building Certificates Australia formally confirms our appointment as the Principal Certifying Authority (PCA) for development consent (CDC 285/12).

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

Compliance with your CDC Plans and Conditions of Consent

You are also reminded that the proposed works must be carried out in strict accordance with the Approved Plans and all conditions of development adhered to.

Any proposed changes and/or alterations to the approved design must be assessed and approved by an amended Complying Development Certificate for those changes before works commences on those changes.

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



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Notice of Critical Stage Inspections of Works

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

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

- Prior to commencement of Building Work; (Undertaken)
- Final Inspection prior to occupation

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

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

In relation to our inspections:

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

Obtain an Occupation Certificate prior to Use/Occupation

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

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

Yours faithfully

Luke Oldfield

Building Certificates Australia Pty Ltd



APPENDIX 1: OCCUPATION CERTIFICATE

This is a **DRAFT ONLY**, is not exhaustive and pending our inspections we may require additional documentation in order to be in a position to issue an Occupation Certificate.

At this stage of the project, it is intended to give the applicant an indication of what is likely be requested at the completion of the project, and help ensure necessary certificates are obtained from the relevant contractors throughout the project.

<i>Occupation Certificate Requirements</i>		<i>Received</i>
1.	Application Form for an OC Please complete and return the attached Application Form: “Occupation Certificate Application”	
2.	Floor surfaces and floor finishes throughout the building have been subject to a pendulum test certification (on-site, if necessary) to achieve a slip resistance classification under wet & dry conditions to comply with AS/NZS 4586: 2004 ‘Slip Resistance Classification of New Pedestrian Surface Materials’ an assessment of the recommendations for specific locations set out in HB197:1999.	
3.	Certification for modifications to the existing Automatic Smoke Detection and Alarm system to AS 1670.1 – 1995.	
4.	Certification for modifications to Building Occupant Warning System to AS 1670.1.	
5.	Certification for Emergency Lighting and Exit Signs to AS 2293.1 – 2005.	
6.	Provide a Final Fire Safety Certificate for new or altered Fire Safety Measures as listed in the Fire Safety Schedule	
7.	Certification of floor coverings with respect to the required critical radiant flux and wall and ceiling linings with respect to the required material group number in accordance with Specification C1.10 of the BCA.	
8.	A Mechanical contractor is to certify the installation of all mechanical systems in accordance with Part J5 of the BCA.	
9.	A Electrical contractor is to certify the installation of all internal and external artificial lighting, decorative or display lighting and power supply associated with boiling or chilled water storage units in accordance with Part J6 of the BCA.	
10.	Mechanical Ventilation for the building complies with AS1668.2 and AS/NZS 1668.1.	
11.	Plumbing works complies with AS 3500	
12.	Electrical works complies with AS3000	
13.	Glazing complies with AS1288.	
14.	Builders Completion Letter - Provide a letter from the builder confirming that: – All works undertaken on the development been carried out in a good and workmanlike manner by appropriately licensed contractors, – All work undertaken comply and satisfy the relevant Australian Standards, Building Code of Australia.	

PURSUANT TO THE PROVISIONS OF PART 4A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND CLAUSE 48 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000.
Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1 (Class 2 & 9 buildings)
All works must comply with the BCA and Relevant Australian Standards.

SITE ADDRESS: 5/24 AVALON PARADE, AVALON, NSW 2107.

DA/CDC No:

I, DUSANKA GENDIC of CODEF PTY LTD
(Name of Appropriately Qualified Person) (Firm Name and ABN No)

I am an Architect / Builder (Office/Field Designer) Certifier / Specialist Contractor / Engineer (Please circle)

Qualifications: REGISTERED ARCHITECT - INTERIOR (UTS)
Phone Number: 0810546973 Fax: - Mob: -

I hereby certify that

I am an appropriately qualified and competent person in this area and in conjunction with other professionals and trades, engaged for this project through the construction process, I can certify that the design and performance of the design systems, plans/specifications provided to the Certifier/Council have been checked and at the completion of this project can and will comply with the following:

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

BCA Clauses: (Please tick relevant clauses)	
☒ Spec. C1.1.1 - Fire Resisting Construction	☐ Clause D3.6 - Identification of Accessible Facilities, Services, and Features
☒ Spec. C1.10 - Fire Hazard Properties	☐ Clause D3.8 - Exits
☐ Spec. C1.11 - Performance of external Walls in a fire	☐ Clause D3.17 - Waterproofing of Wet Areas
☐ Clause C2.1.2 - Separation of Equipment	☐ Clause F2.4 - Provision for Accessible Sanitary Facilities
☐ Clause C2.1.3 - Electricity Supply System	☐ Clause F2.5 - Construction of Sanitary Compartments
☐ Clause C3.4 - Acceptable Methods of Protection (of openings)	☐ Clause F3.1 - Rooms Heights
☐ Clause C3.8 - Openings in Fire Isolated Exits	☐ Part F4 - Lighting and Ventilation
☐ Clause C3.15 - Openings for Service Installations	☐ Clause D2.13 - Landings
☐ Clause D2.7 - Installations in Exits and Paths of Travel	☐ Clause D2.14 - Landings
☐ Clause D2.15 - Thresholds	☐ Clause D2.15 - Thresholds
☐ Clause D2.16 - Handrails	☐ Clause D2.16 - Handrails
☐ Clause D2.21 - Operation of Latch	☐ Clause D2.21 - Operation of Latch
☐ Clause D2.23 - Signs on Doors	☐ Clause D2.23 - Signs on Doors
☐ Clause D3.2 - General Building Access Requirements	☐ Clause D3.2 - General Building Access Requirements
☐ Clause D3.3 - Parts of a Building to be Accessible	☐ Clause D3.3 - Parts of a Building to be Accessible

(If you're unsure, refer to the BCA or Standards, you can always call your PCA or BCA consultant for more guidance)

2. The Building's is to be or is constructed in accordance with Type A Construction as detailed under Spec. C1.1.1 - Fire Resisting Construction under the Building Code of Australia;
3. All architectural/structural/ventilation plans and specifications, provided to the Accredited Certifier / Council are released for construction are consistent with the lodged design.
4. All relevant Australian Standards listed in the Building Code of Australia (Specification A1.3).
5. Other practices or standards relied upon for this certification:

6. All works to be undertaken will comply with all DA/CDC Conditions, and all relevant Conditions have been satisfied and implemented into the Construction Plans and/or design as required prior to the issuing of a Construction Certificate or Compulsory Development Certificate.
7. There are no variations at all to the building design, scale, height and appearance as approved under the Development Consent issued by Council.

8. The following specific Australian Standards but also not limited to

Most Common Australian Standards and Other References (Please tick relevant Standards)	
☒ Mechanical Ventilation to comply with AS1668	☐ All requirements and recommendations contained in the BASIX assessment have and will be implemented into the construction of the building to achieve the calculated energy efficiency rating.
☒ All Plumbing works to comply with AS 3500	☐ All balustrades, being glass or other to comply with the structural loading requirements of AS1170.1
☒ All Electrical works to comply with AS 3000	☐ The layout and configuration of the carparking areas, complies with AS2890, and relevant Council policies, including the installation of pedestrian and vehicular safety barriers in carparking areas where there is a >1m fall to AS1170.1
☐ All Waterproofing to wet areas to comply AS3740	☐ Fencing to the Swimming Pool will comply with the Swimming Pools Act 1992, and AS1926.1
☐ All Glazing to comply with AS1288 and if a balustrade, will be structural in accordance with AS1170 and AS1288	☐ Swimming pool / spa units will be installed to comply with the requirements of AS1926.1 2003, Swimming pool safety, Part 3: Water recirculation and filtration systems
☐ All Fit-out works to a Food Premises are to be in accordance with AS/NZS Design, Construction and with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003	☐ Termite protection measures have been implemented into the building construction in accordance with AS3660.1
☐ All Fit-out works where skin penetration procedures are carried out which a skin penetration procedure within the meaning of the Public Health Act 1991 will comply with the Public Health (Skin Penetration) Regulation 2000	
☐ The building is designed and will comply with AS3959	
☐ Construction of buildings in Bushfire Prone Areas	
☒ All doors, ramps, fixtures and toilets designs comply with AS1428.1 and 4 Access and Mobility requirements	

9. Please identify which Fire Safety Measures are to be installed, altered or affected due to your project for our review; (please tick) Final Fire Safety Certificates will be required for each measure offered, if works are to an existing building, see also the Buildings Statement/Schedule for installed measures within the building

Fire Safety Measures - (Please tick relevant services)	
☐ Access panels, doors and hoppers to fire resisting shaft	☐ Mechanical air handling systems
☐ Automatic lift safe devices	☐ Smoke Exhaust System
☐ Automatic fire detection and alarm system	☐ Zone Smoke Control System
☐ Automatic fire suppression system (sprinklers)	☐ Air Pressurisation System
☐ Emergency Lifts	☐ Auto Shutdown of Air handling System
☒ Emergency Lighting	☐ Mechanical ventilation to carpark
☐ Emergency Warning and Inter-communication System	☐ Perimeter Vehicular Access for Emergency Vehicles
☐ Exit Signs	☐ Openings in fire isolated lift shafts
☐ Fire Doors	☐ Path of travel for stairways, passageway and ramps
☐ Fire Control Centres and floors	☐ Portable fire extinguishers
☐ C2.12 (Separation of Equipment),	☐ Pressurising Systems
☐ C2.13 (Electricity Supply Systems),	☐ Required (Automatic) Exit Doors
☐ C3.4 (Methods of Protection),	☐ Safety Curtains in Pressurised Openings
☐ C3.5 (Floors in Fire Walls),	☐ Smoke Control Systems
☐ C3.6 (Sliding Fire Doors),	☒ Smoke detectors and heat detectors
☐ C3.7 (Horizontal Exits),	☐ Smoke dampers
☐ C3.8 (Openings in Fire Isolated Exits),	☐ Smoke and Heat Vents
☐ C3.10 (Opening in Fire Isolated Lift Shafts),	☐ Smoke doors
☐ C3.11 (Bouncing Construction),	☐ Solid Core Doors
☐ D2.8 (Enclosure of Space under Stairs),	☐ Stretcher Lifts
☐ Spec L3.8 (Fire Control Rooms),	☐ Wall wetting/drencher systems
☐ Fire hydrant systems	☐ Warning and Operational Signs -
☐ Fire seals (protecting openings in fire-resisting components of the building/Fire Colony)	☐ BCA C3.6 (Sliding Fire Doors),
☐ Fire Shutters	☐ D2.23 (Signs on Fire Doors),
☐ Fire Windows	☐ C3.3 (Lift Signs, NSW H101.8 (Stage Load Notices),
☐ Hose reel system	☐ EPA Reg's 2000, Clause 103
☐ Fire rated lightweight construction	☐ Standby Power Systems
☐ Alternative Solution Listing/Proposed:	

I confirm to the best of my knowledge, information and belief that the above are true and correct

Signature: DUSANKA GENDIC Date: 16/02/15

Enviro

Air Conditioning (NSW) Pty. Ltd.

P.O. Box 8235 Baulkham Hills BC NSW 2153

ABN: 72 080 266 655

RTA: AU13561

Tel: 9634 8599

Fax: 9634 8566

Email: enviroair@bigpond.com

Schedule B

Certificate of Performance Of Mechanical Ventilation Systems For

(A) Ventilation

Date – 6th February 2015

Location –

Tel –

Fax –

Certifier – Enviro Air Conditioning (NSW) Pty Ltd

P. O. Box 8235

Baulkham Hills B. C. NSW 2153

Tel – 02 9634 8599

Fax – 02 9634 8566

It is hereby certified that the comfort conditioning and the mechanical ventilation system installed at the above location, perform and comply with the Local Government Act and Ordinances there under, and with Australian standards AS 1668.1 and AS 1668.2, and are installed to the manufacturers specifications.

Mr. Grahame M Gorman

ENVIRO AIR CONDITIONING (NSW) PTY. LTD.
Air Conditioning Engineer

Enviro

Air Conditioning (NSW) Pty. Ltd.

P.O. Box 8235 Baulkham Hills BC NSW 2153

ABN: 72 080 266 655

RTA: AU13561

Tel: 9634 8599

Fax: 9634 8566

Email: enviroair@bigpond.com

16/02/2015

Stephen Kiraly and Emma van Wanrooy
5/24 Avalon Parade
Avalon NSW 2107

Tel – 0437 066 939

Email – Stephen.kiraly@gmail.com

Dear Stephen and Emma,

Following your site plan and discussion with you, we have much pleasure in submitting the following quotation for your perusal.

To supply and install one new single phase Actron Air 9kW reverse cycle split ducted air conditioning system, Model No: SRE091C.

Cost - \$9,190.00 + GST

The new ducted system would comprise of one indoor unit, one outdoor unit, four supply air diffusers with one zone, one return air grill with fresh air intake, ductwork, one electronic wall controller, refrigeration pipework, condensate drain, and interconnecting wiring.

A full five years parts and labor warranty applies to the air conditioning unit, and a full twelve months warranty applies for the associated controls and installation.

We trust that the above meets with your approval. If you have any further questions, please do not hesitate to contact us.

Yours faithfully



Grahame Gorman

Enviro Air Conditioning (NSW) Pty. Ltd.

PITTWATER COUNCIL

Section 149 Pt 2 & 5 Planning Certificate

Environmental Planning & Assessment Act, 1979

Applicant: EMMA JANE VAN WANROOY
267 LOWER PLATEAU ROAD
BILGOLA PLATEAU NSW 2107

Cert. No: 5/2015/0019
Cert. Date: 09/02/2015
Fee: \$133.00
Property No: 91803

Your Reference:

Address of Property: 5/24 AVALON PARADE
AVALON BEACH NSW 2107

Description of Property: S/P 70356

Strata Unit Details (if applicable): LOT 5 SP 70356

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
Email: pittwater_council@pittwater.nsw.gov.au

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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 B2 Local Centre

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental protection works; Function centres; Home-based child care; Home industries; Horticulture; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Public administration building; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Sex services premises; Shop top housing; Signage; Tourist and visitor accommodation; Veterinary hospitals

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 200m², 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 COASTSEP&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 WORKSEP&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 SUBSIDENCEEP&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 REALIGNMENTEP&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 RESTRICTIONSEP&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.

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 1-High Hazard in Council's Flood Risk Management Policy for Pittwater.

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:

Flood levels have been determined using the available information from the most recent flood analysis, incorporating hydraulic modeling, surveyed cross sections and contour plans. The Flood Levels are available from Council's website and should be compared with the surveyed floor level and ground levels to assess flood risk.

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 and is therefore classified as being subject to a High Hazard Risk under Council's Flood Risk Management Policy for Pittwater. Advice should be sought from Council regarding the High Hazard classification of the land.

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.

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. 2 - Open Space Bushland and Recreation

This Plan was approved by Council to levy monetary contributions to ensure that an adequate level of open space, bushland and recreation opportunities are provided as new development occurs.

S.94 Plan No. 3 - Public Library Services

This Plan was approved by Council to levy monetary contributions to meet the recreational and informational needs of the potential incoming population as a result of residential subdivision of land; dual occupancy development; and medium density residential development. This will be achieved by increasing available library resources and equipment and improving the capacity of library infrastructure

S.94 Plan No. 18 - Community Service Facilities

This Plan was approved by Council to levy monetary contributions for the provision of an adequate level of community service facilities to meet the demand as new residential development occurs.

S.94 Plan No. 19 - Village Streetscapes

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of village streetscapes in Pittwater's main commercial areas which will be required as a consequence of development in the Pittwater Local Government 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

This land the subject of this certificate is not 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)

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:

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

MARK FERGUSON
General Manager

FIRE SAFETY SCHEDULE 24 AVALON PARADE AVALON NSW 2107

List of each fire safety measure in the building of part	Minimum Standards of performance specified by the fire safety schedule
Emergency Lighting	AS 2293.1 (1998)
Exit Signs	AS 2293.1 (1998)
Portable Fire Extinguishers	AS 2444 (1995, as amended)
Fire Hose Reel Systems	AS 2441 (1988)
Automatic Fire Detection & Alarm System	AS 1670 (1995)

PARADE

2007-7-27

AVALON

METAL AWNING
OVERHANG

N^o 24

BRICK RETAIL AND OFFICE BUILDING

ONE STOREY

TWO STOREY

(TILES 0.04)

BRICID

WICKHAM

ON

48.77

BY

COURTYARD

(REN. ON BDY)

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40.0 ml)

12. 5151759

 $(14.0.03)$

LOCATION PLAN

Reduction Ratio 1:200

Lengths are in metres

SURVEYORS REFERENCE: 01059

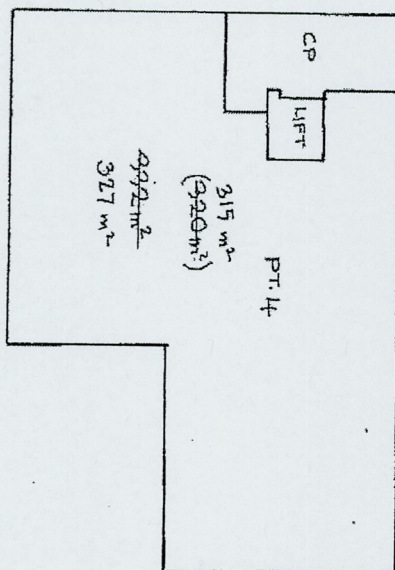
Authorized Personnel Changes/ Accredited Certificate

STRATA PLAN FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

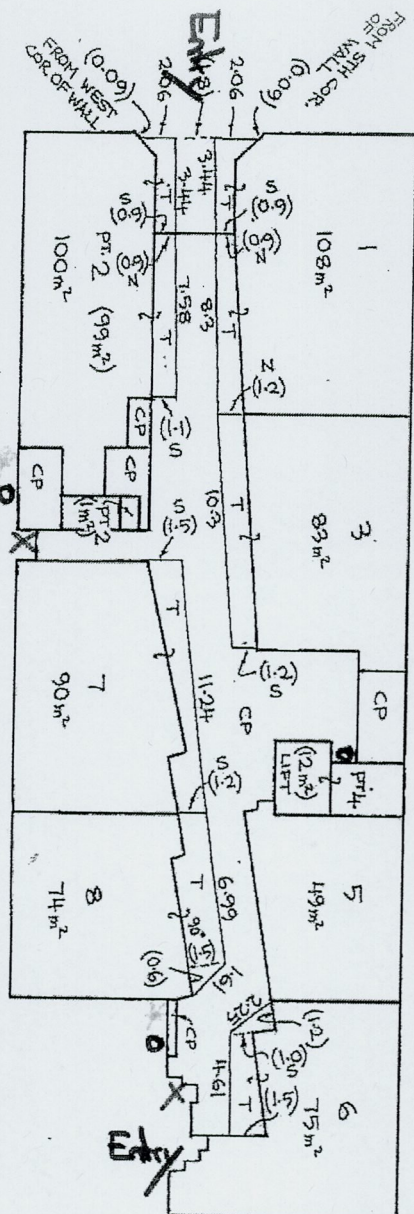
Sheet No. 3 of 3 Sheets

SP70356



FIRST FLOOR

X = Fire Exit
 = Fire Extinguisher



CP DENOTES COMMON PROPERTY

T DENOTES TABLE AND SEATING AREA WITH STRATA LIMITED TO 1.5 ABOVE THE UPPER SURFACE OF TILED FLOOR.

N(S) DENOTES MEASUREMENT FROM EXT. FACE OF GLASS ON LINE OF NORTH (SOUTH) FACE OF VISIBLE WALL.

GROUND FLOOR

AREAS ARE APPROXIMATE

Reduction Ratio 1:200

Lengths are in metres

SURVEYORS REFERENCE: 01059

Registered Surveyor

Authorised person to sign and stamp the plan

PLAN AMENDED IN L.P.T. AT SURVEYORS REQUEST. 12.5.2003

ANNUAL FIRE SAFETY STATEMENT

Under The Environmental Planning and Assessment Regulation 2000 (Part 9 / Division 5)

Type of Statement. ☒ Whole ☐ Part (cross one)

COUNCIL: PITTWATER COUNCIL

ADDRESS: PO BOX 882 MONA VALE NSW 1600

OWNER'S NAME: THE OWNERS – STRATA PLAN 70356

OWNER'S ADDRESS: C/- BODY CORPORATE SERVICES
LOCKED BAG 22, HAYMARKET NSW 1238

SITE ADDRESS: 24 AVALON PARADE, AVALON NSW 2107

INSPECTION DATE: 11-11-14

LIST OF ESSENTIAL FIRE SAFETY MEASURES:

List of each fire safety measure in the building of part	Date of Inspection	Minimum Standards of performance specified by the fire safety schedule
Emergency Lighting	11-11-14	AS 2293.1 (1998)
Exit Signs	11-11-14	AS 2293.1 (1998)
Portable Fire Extinguishers	11-11-14	AS 2444 (1995, as amended)
Fire Hose Reel Systems	11-11-14	AS 2441 (1988)
Automatic Fire Detection & Alarm System	11-11-14	AS 1670 (1995)



STATUTORY STATEMENT PURSUANT TO PART 9 / DIVISION 5 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000, MADE ON BEHALF OF "STRATA PLAN 70356 – THE OWNERS".

BY,

BORIS KRASTEV OF CELSIUS FIRE SERVICES PTY LTD TRADING AS AQUA FIRE PROTECTION.

Each essential fire safety measure specified in the statement has been assessed by properly qualified person and was found, when it was assessed, to be capable of performing;

- (i) In the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
- (ii) In the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and

The building has been inspected by properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for prosecution under Division 7 of the Environmental Planning & Assessment Regulation 2000.

The date on which this statement is issued

5th DAY OF DECEMBER, 2014

Signature

Contact Details

Phone: 1300 761 636 Fax: 1300 665 114

The fire safety schedule applicable to the building is attached.

Note:

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of Fire & Rescue NSW at, Locked Bag 12, Greenacre 2190.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Levy Online Payment Receipt

Building and Construction



PITTWATER HEARING
267 LOWER PLATEAU RD
BILGOLA PLATEAU NSW 2107

Application Details:

Applicant Name:	PITTWATER HEARING
Levy Number:	5087194
Application Type:	CDC
Application Number:	80/15
Approving Authority:	PITTWATER COUNCIL

Work Details:

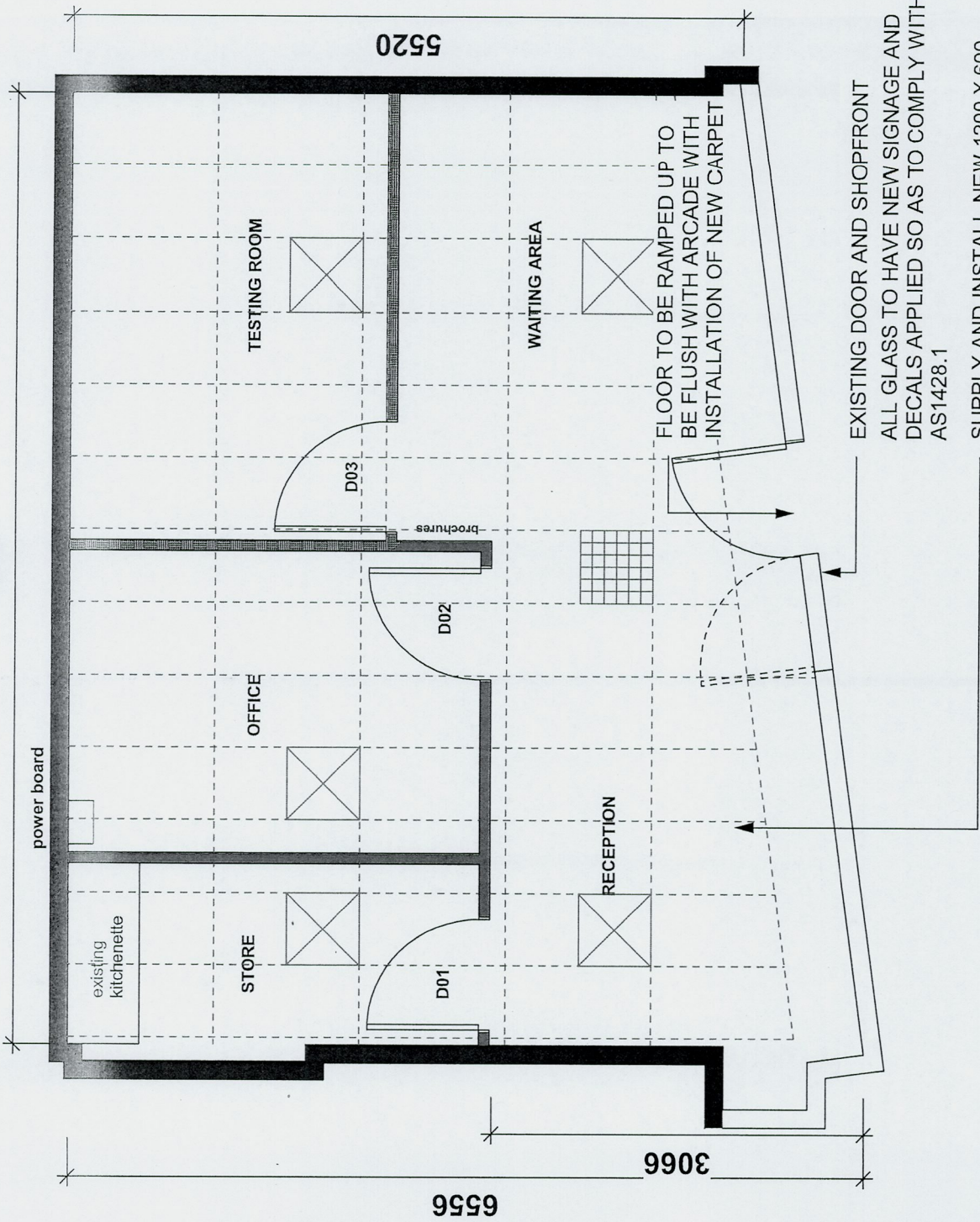
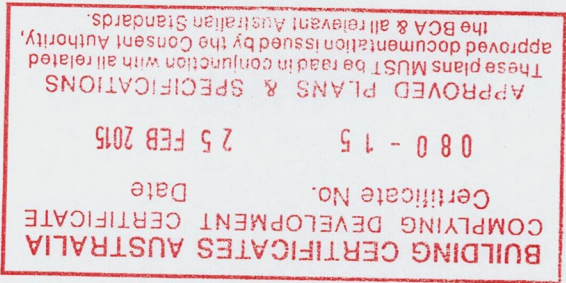
Site Address:	SE 5 24 AVALON PDE AVALON BEACH NSW 2107
Value of work:	\$44,825
Levy Due:	\$156.00

Payment Details:

LSC Receipt Number:	192304
Payment Date:	23/02/2015 9:18:16 PM
Bank Payment Reference:	789741961
Levy Paid:	\$156.00
Credit card surcharge:	\$0.62
Total Payment Received:	\$156.62

GENERAL NOTES

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10. REFER TO SPECIFICATION. THE SPECIFICATION FORMS PART OF THIS DRAWING.



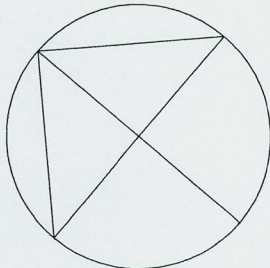
EXISTING DOOR AND SHOPFRONT ALL GLASS TO HAVE NEW SIGNAGE AND DECALS APPLIED SO AS TO COMPLY WITH AS1428.1

SUPPLY AND INSTALL NEW 1200 X 600 SUSPENDED CEILING GRID AT 2700 FCL TO ENTIRE TENANCY. TESTING ROOM TO HAVE INTERNAL CEILING WALL TO WALL.

CDC APPLICATION FLOOR PLAN
5/24 AVALON PDE, AVALON

01

SCALE 1:50 @ A3



PARTITION LEGEND

EXISTING MASONRY PARTITION

2700H (FFL to FCL) PARTITION WALL CONSTRUCTED FROM 64MM STEEL STUDS. INCLUDING CAVITY INSULATION WITH A MASS NOT LESS THAN 20kg/m2. 1 x 13MM SHEET OF PLASTERBOARD TO EACH SIDE TAPED, SET AND PAINT FINISHED. 100H NATURAL ANODISED SKIRTING.

FLOOR TO SLAB PARTITION WALL CONSTRUCTED FROM 64MM STEEL STUDS. INCLUDING CAVITY INSULATION WITH A MASS NOT LESS THAN 20kg/m2. 2 LAYERS x 10MM SHEET OF SOUNDCHek PLASTERBOARD TO ONE SIDE AND 1 LAYER X 10MM SHEET OF SOUNDCHek TAPED, SET AND PAINT FINISHED. 100H NATURAL ANODISED SKIRTING.

- D01
- D02
- D03
- 2700H SOLID MDF DOOR LOCKABLE WITH KEY. ALWAYS OPENABLE FROM INSIDE.
- CLEAR OPENING 850W.
- ACOUSTIC SEALS- RAVEN P10 DOORS SEALS AND RAVEN RP7 DROP DOWN SEAL TO BOTTOM OF DOOR. KABA 240 SERIES LEVER HANDLE- SATIN CHROME CODE:240 -36
- HARDWARE TO COMPLY WITH BCA D2.21. STANDARD HALF MOON DOOR STOP AND COAT HOOK ON EACH DOOR.

A	DG	FIRST ISSUE	23.02.15
No.	BY	AMENDMENT	DATE

PITTWATERHEARING

SHOP 5, 24 AVALON PDE,
AVALON NSW 2107

DESIGN BY:

CODEF

Contractor must verify all dimensions on site before commencing any work or making any shop drawings which must be approved before manufacture.

All dimensions in millimetres unless noted otherwise. Figured dimensions are to be used in preference to scaling from drawing

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DWG. TITLE			
CDC APPLICATION PLAN			
..			
SCALE	DRAWN BY	DATE	DWG. SIZE
1:50	DG	22.02.15	A3
JOB NO.	QUOTE NO.		
N/A	N/A		
DWG NO.	AMENDMENT		
PH- 01	A		

STRATA PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

STRATA CERTIFICATE

Home of Council Accredited Certifier KEITH APPS

being satisfied that the requirements of the Strata Schemes (Freehold Development) Act 1973 or Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed strata plan

Illustrated in the annexure to this certificate

The Accredited Certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata plan may be issued, have been complied with

The strata plan strata plan of subdivision is part of a development scheme. The Council Accredited Certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan does not affect the stage of the strata development

The Council does not object to the encroachment of the building beyond the alignment of the building

The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment

This approval is given on the condition that the use of the building is being used for the purpose of being used for the purpose of storage or accommodation of boats, motor vehicles, goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986

Date 17 MARCH 2003

Subdivision No. 59/03

Accreditation No. P309,002

Relevant Development Consent No. 590/99

Issued by PITTWATER COUNCIL

Authorised Person General Manager Accredited Certifier

SURVEYORS CERTIFICATE

I, ANTHONY CLARK GILBERT, of 124 PACIFIC HWY, ROSEVILLE 2069 a surveyor registered under the Surveyors Act 1959, hereby certify that:

(1) each applicable requirement of Schedule 1A to the Strata Schemes (Freehold Development) Act 1973

Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986 has been met

(2) (a) the building encroaches on a public place

(b) the building encroaches on a public place, in respect of which an appropriate easement has been created by registered plan

(3) the survey information recorded in the accompanying location plan is accurate

Signature: A. Clark Gilbert

Date: 28 MARCH 2002

THIS IS SHEET 1 OF MY PLAN IN 3 SHEETS

Urban subdivision, State-owned land or plan and quote registered number

*insert type being adopted: Model By-Laws adopted for this scheme

*Kemping of Animals - Option 4B/C

*Schedule of By-Laws in 1 sheets filed with plan

*No By-Laws apply

*Strike out whichever is appropriate

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT
1	15
2	15
3	10
4	16
5	8
6	11
7	13
8	12
AGGREGATE	100

PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1053688

SP70356

Registered: 29.5.2002

Purpose: STRATA PLAN

Ref Map: U2775 - 81

Last Plan: DP1053688

LGA: PITTWATER

Suburb/Locality: AVALON

Parish: NARRABEEN

County: CUMBERLAND

Name of, and address for service of notices on, the owners corporation. (Address required on original strata plan only)

THE OWNERS STRATA PLAN NO 70356 24 AVALON PARADE AVALON 2107

FOR LOCATION PLAN SEE SHEET 2

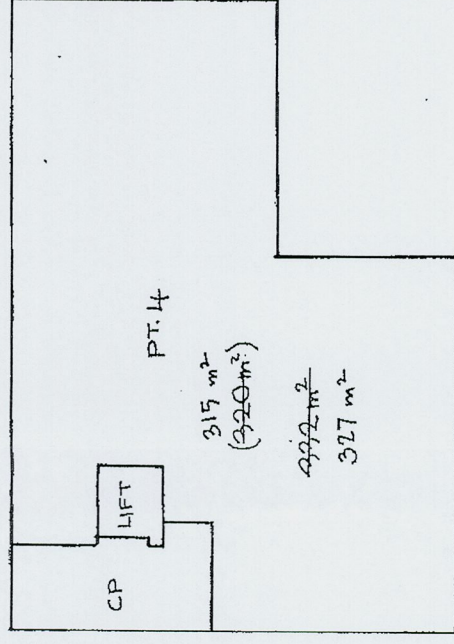
Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants

EXECUTED BY EBONY LAND PTY. LIMITED BY
A.G. GRIX
DIRECTOR
SIGNED BY BRUCE PETER MACKAY
B.P. MACKAY
SIGNED BY JUDITH ADA MACKAY
J.A. MACKAY

SIGNED for and on behalf of ST. GEORGE BANK LIMITED
BY Mark Bowles AND PETER SALLICE
This duty constituted attorneys WITH HEREBY DECLARE that at the time of execution by right of this document they have no notice of the revocation or the Power of Attorney Registered No. 125 Book 4182 under the authority of which they have just executed the within document.

Box:71-d /Req:K660497 /Doc:SP 0070356 P /Rev:29-May-2003 /Sts:OK:OK /Prt:28-Aug-2003 14:20 /Pg:ATL /Seg:1 of 3

Box:71-d /Reg:K660497 /Doc:SP 0070356 P /Rev:29-May-2003 /Sts:OK.OK /Prt:28-Aug-2003 14:20 /Pgs:ALL /Seq:3 of 3



SP70356

A hand-drawn diagram showing a line with a point labeled 'M' and a line segment labeled 'MA'.

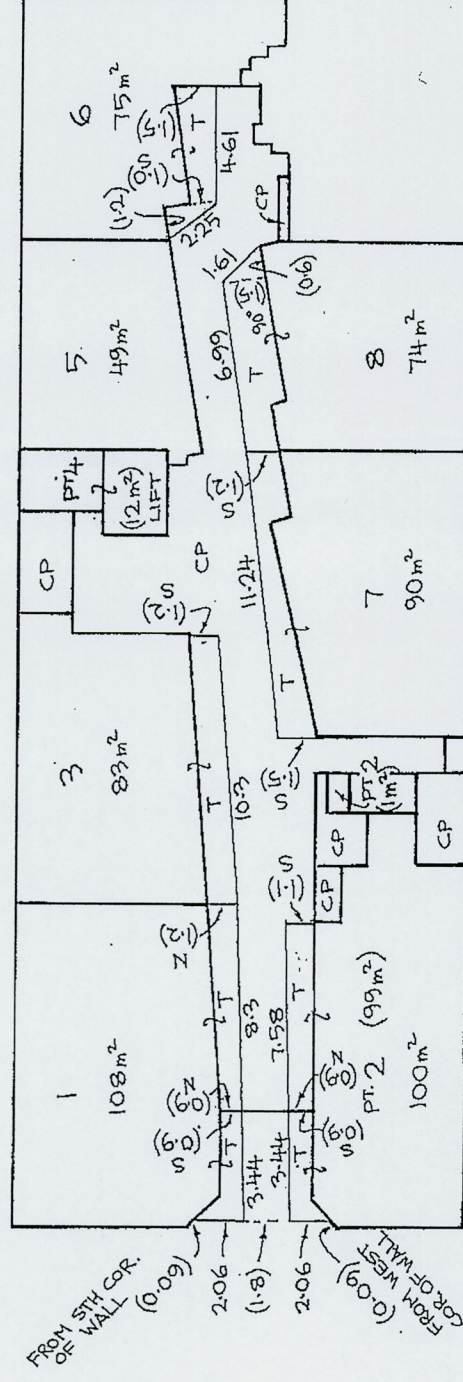
FIRST FLOOR

CP DENOTES COMMON PROPERTY

T DENOTES TABLE AND SEATING AREA WITH STRATUM LIMITED TO 15 ABOVE THE UPPER SURFACE OF TILED FLOOR.

N,(S) DENOTES MEAS'T FROM EXT. FACE OF GLASS ON LINE OF NORTH (SOUTH) FACE OF VISIBLE WALL.

GROUND FLOOR



Reduction Ratio 1:200

Lengths are in metres

AREAS ARE APPROXIMATE

Authorised Person: General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 01059

PLAN AMENDED IN L.P.I. AT SURVEYORS REQUEST. 2.5.2003

