

- ACCREDITED CERTIFIERS
- PRINCIPAL CERTIFYING AUTHORITY
- CONSTRUCTION CERTIFICATES
- FIRE SAFETY/BUILDING CONSULTANTS

NSW BUILDING CERTIFIERS

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

**Premises: 13 Waratah Street, Mona Vale
Development Consent No: N0088/09**

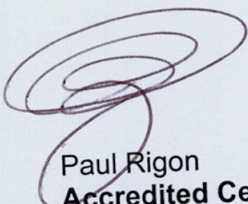
Please find attached a copy of the Occupation Certificate issued by NSW Building Certifiers in relation to the above development.

We have also attached a cheque to the value of \$30.00 for the registration of this certificate.

Please forward a receipt for this payment at your earliest convenience.

If you need more information, please contact me on 0400 113 802.

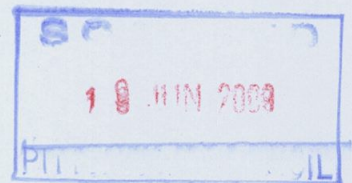
Yours sincerely,



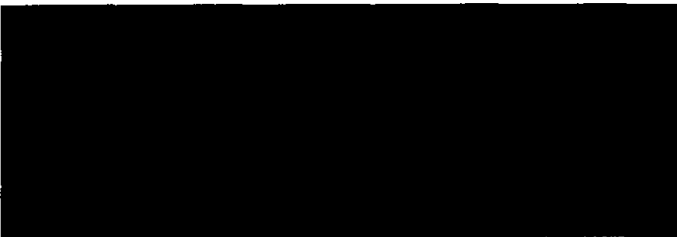
Paul Rigon
Accredited Certifier

12 June 2009

rec-260986
17-6-09



- ACCREDITED CERTIFIERS
- PRINCIPAL CERTIFYING AUTHORITY
- CONSTRUCTION CERTIFICATES
- FIRE SAFETY/BUILDING CONSULTANTS



Occupation Certificate

Section 109C(1)(c) of the Environmental Planning and Assessment Act 1979

PCA, Applicant & Site Details

1 **Location and Title Description of the Property/Land**

Street No & Street	13 Waratah Street
Suburb	Mona Vale NSW 2103
Lot & DP	Lot 100 DP 577898
Shop	1

2 **Applicant**

Family/Company Name	Van Nguyen
	Vina Bake House
Postal Address	13 Waratah Street
	MONA VALE NSW 2103

3 **Principal Certifying Authority**

Name	Mr Paul Rigon
Accreditation No	BPB0346
Accreditation Body	Building Professionals Board

Certification Details

4 **Particulars**

Type of Occupation	Interim
Certificate	
Determination of	
Occupation Certificate	Approved
Determination Date	12 June 2009
Occupation Certificate No	34/09
Building Code of Australia	Class 6 – bakery



Classifications

Development Consent No N0088/09 dated 28 April 2009
and Date
Building Details Fit out and use shop 1 as a bakery with seating for 20

5 **PCA's Certification Statement**

- I have been appointed as the Principal Certifying Authority under S109E
- I have taken into consideration the health and safety of the occupants of the building
- A Development Consent is in force with respect to the building
- A Construction Certificate has been issued with respect to the plans and specifications for the building
- The building is suitable for occupation and use in accordance with its classification under the Building Code of Australia
- Where required, a final fire safety certificate has been issued for the building
- Where required, a report from the commissioner of the Fire Brigades has been considered

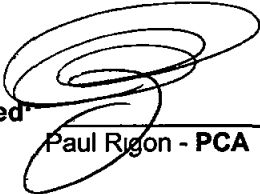
6 **Final Report**

The Accredited Certifier certifies that the subject stages were inspected and found to be satisfactory and the development is completed in accordance with the approved plans and specifications and Council's Development Consent conditions if applicable

Date	Inspection	Inspected by
10 June 2009	Final inspection	Paul Rigon

7 **Occupation Certificate Attachments**

- Occupation Certificate application form, NSW food authority notification confirmation, fire safety certificate dated 8 June 2009, email from Tom Prsa dated 5 June 2009, structural certificate by Ultra Design dated 11 June 2006, certificate by SJ Plumbing & Contracting dated 3 June 2009, certificate by All Bright dated 31 May 2009, certificate by Van Long Machinery Pty Ltd dated 28 May 2009, certificate by Forcefire dated 3 June 2009, fire safety schedule

Signed 
Paul Rigon - PCA

Date 12 June 2009

Van Nguyen
Shop 1, 13 Waratah Street
MONA VALE NSW 2103

Dear Van,

**Premises 13 Waratah Street, Mona Vale
Development Consent No N0088/09**

Please find attached a copy of the Interim Occupation Certificate issued by NSW Building Certifiers in relation to the above development

As previously advised you are required to comply with conditions B6, B7, B10, B11, B14, B16, B19, E2, E3, E4, E5 of Development Consent No N0088/98 dated 28 April 2009 by 1 July 2009 otherwise further action will be taken

If you need more information, please contact me on 0400 113 802

Yours sincerely,



Paul Rigon
Accredited Certifier

12 June 2009

- ACCREDITED CERTIFIERS
- PRINCIPAL CERTIFYING AUTHORITY
- CONSTRUCTION CERTIFICATES
- FIRE SAFETY/BUILDING CONSULTANTS



Fire Safety Schedule

(Clause 168 of the Environmental Planning and Assessment Regulation 2000)

Premises 13 Waratah Street, Mona Vale
Development Consent No N0088/09
Occupation Certificate No 34/09

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

Existing Essential Fire and Other Safety Measures	Standard of Performance
Emergency lighting	AS 2293 1 –2005
Exit signs	AS 2293 1 – 2005
Portable fire extinguishers	AS 2444 – 2001
Fire hose reels	AS 2441-1988
Fire hydrants/boosters	AS 2419 1-1996
Fire sprinklers	AS 2118 2-1995
Proposed Essential Fire and Other Safety Measures	Standard of Performance
Portable fire extinguisher/fire blanket	BCA 2009 E1 6 AS 2441-2001
Automatic fire suppression system (sprinklers)	BCA Spec E1 5 and AS 2118 1-1999
Exit signs	BCA E4 5-4 8 AS 2293 1-2005
Emergency lighting	BCA E4 2,4 4 AS 2293 1-2005

Final/Interim Fire Safety Certificate

Under the Environmental Planning and Assessment Regulation 2000 - Division 4 Clauses 170 and 173

Type of Certificate See Note 1 ☐ Interim Certificate ☒ Final Certificate

Owner's Details (please print)

Name VAN NGUYEN

Address NO 1, 13 WARATAH STREET, MONA VALE

Owner's Declaration I VAN NGUYEN
of SHOP 1, 13 WARATAH STREET, MONA VALE

Certify that

- a) each of the essential fire safety measures listed below
- has been assessed by a person (chosen by me) who was properly qualified to do so and
 - was found when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached), for the building for which the certificate is issued
- b) The information contained in this certificate is to the best of my knowledge and belief true and accurate

Identification of Building

House/Unit No & /or Name SHOP 1, 13 WARATAH STREET

Suburb MONA VALE Council PITTWATER

Nearest Cross Street WARATAH STREET Building Use: Flat/Shop etc SHOP

Does this Certificate cover PART Description of Part SHOP 1
Whole or Part (of building)? (where applicable)

Essential/Critical Fire Safety Measures See Note 3 - Current Fire Safety Schedule

Measure/Item	Standard of Performance	Assessment Date
Exit signs	AS2293 1 2005 BCA Clauses E4 6/NSW E4 8 E4 7 E4 9	21/5/09
Emergency lighting	AS2293 1 2005 BCA Clauses E4 2/E4 4	21/5/09
Smoke detectors	AS2118 1-1999 BCA Spec E1 5	5/6/09
Portable Fire Extinguisher/Fire Blanket	AS2444 2001 BCA E1 6	5/6/09

Signature [Signature] Date of Statement 08/06/09
Owner/Agent



Paul Rigon

From Tom_Prsa@pittwater.nsw.gov.au
Sent Friday, 5 June 2009 12:59 PM
To nswcertifiers@bigpond.com.au
Cc pshad@ihug.com.au
Subject N0088/09 13 Waratah St Mona Vale VINA BAKEHOUSE

Paul

With further discussion from Management of Council, the only way occupation can occur with the current state of the fit out is for

An interim occupation certificate may be issued BUT on the proviso the outstanding conditions of consent are complied with in the time frame of 1 July 09. If after this date the conditions of consent are not complied with, then further action will be taken.

From my involvement with this shop, it was noted the following are outstanding or not in compliance with conditions placed on the consent:

B6, B7, B10, B11, B14, B16, B19

E2, E3, E4, E5

If you have any further questions or concerns please call me on 9970 1225

Regards

Tom Prsa
Environmental Health Officer
Pittwater Council

Tom Prsa
Environmental Health Officer
Pittwater Council

mailgate.pittwater.nsw.gov.au made the following annotations:

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies.

The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited.

Any views expressed in the contents are those of the individual sender, except where the sender specifically states them to be the views of Pittwater Council. Pittwater Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission.

Pittwater Council

www.pittwater.nsw.gov.au

This e-mail has been scanned for viruses by MCI's Internet Managed Scanning Services - powered by MessageLabs. For further information visit <http://www.mci.com>

9/06/2009



ULTRA DESIGN

& ENGINEERING (AUST.) PTY LTD

BUILDERS LICENCE NO 65760C

11/6/2009

To whom it May Concern.

Re: Fit Out Shop No' (1) / 13 Waratah St., Manavale

Dear Sir/Madam,

This is to Certify that the above site address was inspected during construction/preparation.

This certificate is to confirm that existing walls & proposed ones are Structurally Capable to tolerate proposed loadings.

Should there be any further enquiries, please don't hesitate to contact the undersigned.

Yours Faithfully,

H A SAKI

H A SAKI (B.E) Hon's, M. Struct, ENG., MIE Aust, CPENG, NPER (CIVIL/Struct)
Accredit Certifier (CIVIL & Structural), Consulting Structural & Civil Eng.

CONSULTING ARCHITECTURAL, STRUCTURAL, CIVIL ENGINEERS AND LICENCED BUILDERS

Level 1, 69 Chapel Road South, Bankstown NSW 2200 Email design@ude.com.au Web www.ude.com.au

Telephone (02) 9796 4317 Telephone (02) 9796 4333 Facsimile (02) 9790 3966

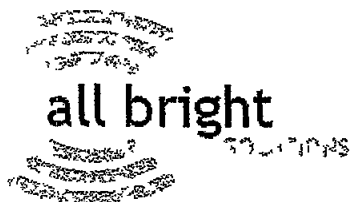
3 6 09

To whom it my concern

Certification that the hot water system in the Vina Bake house complies with section 8
of AS 3500 4

Sandy Junghans

SJ PLUMBING & CONTRACTING



Lighting output

93 Wilkins Street
Bankstown NSW 2200
Ph 0411 243 796
Fax (02) 9708 0192
Email david@ailbright.com.au
ABN 49 131 583 670

Date 31stth of May, 2009
Project Address Vina Bakery
Shop 1/13 Waratah Street,
Mona Vale, 2103

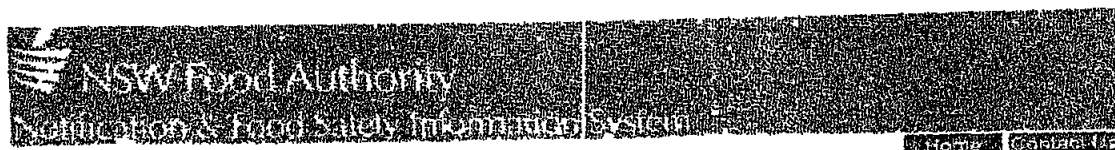
To whom it may concern,

This is to certify that the above addressed premises has less than 8W per square meter of lighting in the kitchen and less than 20W per square meter of lighting in the dinning area

If you have any queries in regards to this certificate, Please do not hesitate to contact the undersigned

Yours Sincerely,

David Dannaoui,



Notification Confirmation

Your Notification for this Food Business has been recorded by NAFSIS

Please PRINT or keep your own record of the following details



Business Notification Reference Number 50245
 Date of Notification 01 Jun 2009
 Proprietor / Company Name VAN HUNG NGYEN
 Trading Name VINA BAKEHOUSE
 Office Address 1/13 WARATAH ST MONA VALE

To keep a record of this notification either press Print or highlight the text area with your mouse press Ctrl-C, then paste the details into another application such as Microsoft Word or Excel

Please note your Online access code (for viewing / changing details online) fbw954

The above access code is confidential and is to be used in conjunction with your Notification Reference number to view / change your notification details online. We recommend you change this access code from time to time to maintain privacy and security

Enter additional premises	Enter additional food types
Change premise details	Exit to home page
View / Edit notification details	New business notification



VAN LONG MACHINERY PTY LTD

Bakery & Catering Equipment Sales & Service

ACN 097 680 987 ABN 82 097 680 987
64 Harley Crescent,
Condell Park NSW 2200

Telephone 02 9790 3997
Facsimile 02 9790 4997
Email vanlongmachine@bigpond.com.au

28 May 2009

To Whom It May Concern:

Dear Sir/Madam,

I hereby certify that the ventilation equipments installed at.

Vina Bake House
Shop 1 Bungan St
Mona Vale

Meets the Requirements of Australian Standard 1668.1 and 1668.2

Yours Truly

Van Nghia Nguyen
Managing Director



all bright

SOLUTIONS

Emergency cert

93 Wilkins Street
Bankstown NSW 2200
Ph 0411 243 796
Fax. (02) 9708 0192
Email david@alibright.com.au
ABN 49 131 583 670

Date 31stth of May, 2009
Project Address Vina Bakery
Shop 1/13 Waratah Street,
Mona Vale, 2103

To whom it may concern,

This is to certify that the above addressed premises has been installed, tested and commissioned with emergency lighting according to clause E4 4 of the Building Code of Australia 2007 and AS 2293 1 and AS 2293 2, and exit signs clause E4 5 and Clause NSW E4 6 of the building code of Australia 2007 and AS 2293 1 and AS 2293 2

If you have any queries in regards to this certificate, Please do not hesitate to contact the undersigned

Yours Sincerely,

David Dannaoui,



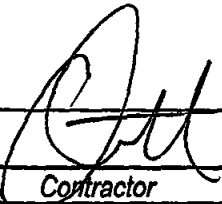
FORCEFIRE

DETECT ► SUPPRESS

FINAL/INTERIM FIRE SAFETY CERTIFICATE

-- (Form 15) --

issued under the Environmental Planning and Assessment Regulations 1994 Clauses 80E & 80F

Type of Certificate See note 1 (over leaf)	☒ interm ☐ final
Certificate name contractor address See Note 2 (over leaf) assessment requirements See Note 3 (over leaf) relevant fire safety schedule	We Force Fire & Safety of P O Box 3374 Wetherill Park NSW 2164 certify that. (a) each of the essential fire measures listed below: • has been assessed by a person (chosen by me) who was properly qualified to do so, and • was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate issued • (b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate
Identification of building Location	Street Bungan Street Side Street. - Nearest cross street - House/unit no or name Bungan Court Shopping centre
Particulars of building	Whole/part Part – Bakery Tenancy
Date of assessment	3 6 09
Owner's details name address	
Essential fire safety Measures See Note 3	Measure Standard of Performance • Fire Sprinkler System AS2118 – 1999 • Portable fire Extinguishers AS2444-1999
Date of Certificate	3 6 09
Signature	 Contractor

Ref No 9829 doc

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

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

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

A final fire safety certificate is required

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

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

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

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

See also note 3

Note 2 The person who carries out the assessment

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

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

- development consent for a change of building use,
 - complying development certificate for the erection of a building or a change of building use,
 - construction certificate of proposed building work, including building work associated with a change of building use, or
 - a fire safety order
- The fire safety schedule will also identify the required standard of performance for each essential fire safety measure

- ACCREDITED CERTIFIERS
- PRINCIPAL CERTIFYING AUTHORITY
- CONSTRUCTION CERTIFICATES
- FIRE SAFETY/BUILDING CONSULTANTS



Occupation Certificate Application

Under Section 109C (1) (b), 81A (2) and 81A (4) of the Environmental Planning and Assessment Act 1979

1 Details of the applicant

Mr ☒ Ms ☐ Mrs ☐

Other

First name

VAN

Family name

NGUYEN

Company/ Organisation

VINA BAKE HOUSE

Flat/street no

13

Street name

WARATAH ST

Suburb or town

MONA VALE

State

NSW

Postcode

2103

2 Identify the land

Level / Flat no

3

Street no & Street name

WARATAH ST

Suburb or town

MONA VALE

State

NSW

Postcode

2103

Lot no

100

DP/ MPS no

577 898

Section

3 Describe the development

What type of work do you propose to carry out?

Building work



Subdivision work



Describe the work

BAKERY

4 Type of Application Proposed

Interim



Final



5 BCA Classification

6 Signatures

Applicant's Signature

Signature & Print Name

VAN NGUYEN

Date

28 / 05 / 2009

SUITE 15/2 12 GLEBE POINT ROAD
GLEBE
NSW 2037
WWW.NSWCERTIFIERS.COM.AU

MOBILE 0400 113 802
PHONE (02) 9518 7776
FAX (02) 9518 6310
EMAIL nswcertifiers@bigpond.com.au

Certificate Application Form

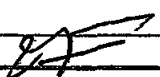
Owners' Consent

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

As the owner(s) of the above property, I/we consent to this application. I also consent for NSW Building Certifiers staff to enter the land to carry out inspections relating to this application.

Owners Signature

Signature



Name Of Person and/ or Company Name & Address

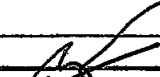
VAN NGUYEN
VINA BAKE HOUSE

Date

28/05/2009

Owners Signature

Signature



Name Of Person and/ or Company Name & Address

VAN NGUYEN
VINA BAKE HOUSE

Date

28/05/2009

Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you have done. Please indicate the material you have attached by placing a cross in the appropriate boxes ☐

- ☐ Structural certification
- ☐ Survey report
- ☐ Wet area waterproofing certificate
- ☐ Termite control certificate
- ☐ Smoke detector certificate
- ☐ Basix completion
- ☐ Glazing certificate
- ☐ Section 73 Certificate from Sydney Water
- ☐ Landscaping
- ☐ Fire safety measures
- ☐ Fire safety certificate
- ☐ Mechanical ventilation
- ☐ Stormwater drainage including works-as-executed stormwater detail
- ☐ Trade waste permit from Sydney Water for food premises
- ☐ Other (please specify)

OFFICE USE ONLY date received

SUITE 15/2-12 GLEBE POINT ROAD
GLEBE
NSW 2037
WWW.NSWCERTIFIERS.COM.AU

MOBILE 0400 113 802
PHONE (02) 9518 7776
FAX (02) 9518 6310
EMAIL nswcertifiers@bigpond.com.au