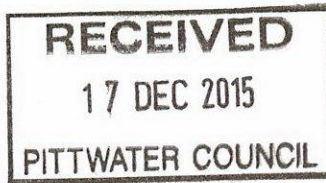


15 December 2015



The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660



Advance Building Approvals Pty Ltd

ABN 93 096 551 816

Suite 1004, 370 Pitt St Sydney NSW 2000

PO Box A1123, Sydney South NSW 1235

E: aba@advanceba.com.au

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

F: (02) 9283 6252

Attention: Customer Services

Dear Sir/Madam

**SHOP 1, 10 PARK STREET, MONA VALE
PITTWATER PLACE SHOPPING CENTRE
MINOR TILING AND EPOXY APPLICATION TO FLOORING FOR "Pittwater Fine Quality
Meats"
OCCUPATION CERTIFICATE**

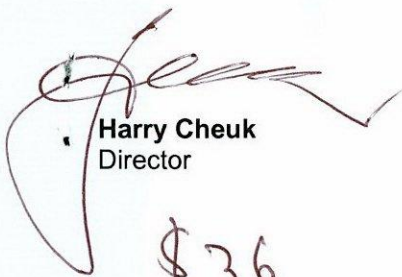
Please find enclosed the following documents for the above project:

1. Copy of Final Occupation Certificate No. CF15394OC01 issued by Advance Building Approvals in accordance with Part 4A of the Environmental Planning and Assessment Act 1979;
2. Copy of Fire Safety Certificate;
3. Copy of Fire Safety Schedule;
4. Cheque for \$36.00 being certificate registration fee;
5. Copy of Mandatory Critical Stage Inspection Report;
6. Copy of other supporting documents and certificates.

Please contact the undersigned for any enquiries.

Yours sincerely,

FOR ADVANCE BUILDING APPROVALS PTY LTD



Harry Cheuk
Director

\$36

PRvc

Rec: 389745

CF15394-LT-151215-Pittwater-OC-HC

Suite 1004, 370 Pitt Street
Sydney NSW 2000
Tel: 9283 6299 Fax 9283 6252

This certificate is issued by a certifying authority (a council or a private certifier) and allows the applicant to occupy or use the building or part of the building as set out in the certificate.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐

Name of Applicant (company or individual)

Name of contact person (if Applicant is a company)

Flat/Level

Street number, street name

Suburb or town

State

Postcode

Daytime telephone

Fax

Mobile

Email

2. Details of the building

Flat/Level

Street number, street name

Suburb or town

Postcode

Description of the building work

Lot no.

Section

DP no.

Volume/folio

Development application or complying development certificate no.

3. Decision of the certifying authority

Type of certificate issued:

- ☐ an interim occupation certificate
☒ a final occupation certificate

Date of this decision

4. Information attached to this decision

- ☒ A schedule of fire safety measures
☒ The fire safety certificate for new/modified essential fire safety measures

5. Final occupation certificate

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

- ☐ the health and safety of the occupants of the building have been taken into consideration
- ☐ a current development consent has been granted for the development
- ☒ a current complying development certificate has been issued for the development
- ☐ a current construction certificate has been issued with respect to the plans and specifications for the building
- ☒ the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia as a class building
- ☒ a final fire safety certificate has been issued for the building
- ☐ a report from the Commissioner of Fire Brigades has been considered.

NOTE: In preparation of this Occupation Certificate we have relied upon design, installation and inspection certificates from relevant consultants/contractors, as appropriate.

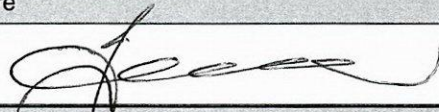
Occupation certificate no.

Date of the certificate

6. Signature

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

Signature



Name

Flat/Level

Street number, street name

Suburb or town

State

Postcode

Telephone

Fax

If the certifier is an accredited certifier:

Accreditation body of the certifier

Accreditation no. of the certifier

Mandatory Critical Stage Inspection Report

Type of Critical Stage Inspection		Please indicate Class of building and circle below the type of CSI carried out for this Report. (Class: <u>6</u>)		
		Class 1, 10	Class 2, 3, 4	Class 5, 6, 7, 8 & 9
1	After excavation for, and prior to the placement of any footings	✓	X	X
2	After the commencement of the excavation for, and before the placement of the first footing	X	✓	✓
3	Prior to pouring any in-situ reinforced concrete building element	✓	X	X
4	Prior to covering of the framework for any floor, wall, roof or other building element	✓	X	X
5	Prior to covering waterproofing in any wet areas (only 10% for Class 2, 3 & 4 buildings)	✓	✓	X
6	Prior to covering any stormwater drainage connections	✓	✓	✓
7	After the barrier to a swimming pool has been erected	✓	✓	✓
8	After the building work has been completed and prior to any occupation certificates being issued in relation to the building	✓	✓	(✓)

Site Details	
Address:	Shop 1, 10 Park Street, Mona Vale
Location of wet areas:	
DA/CC(CDC)No:	CF15394-C001

Record of Inspection		
Date of Inspection:	15/12/15	
Inspection by PCA:	Name of PCA:	Harry Cheuk
	Accreditation No:	BPB0060 (Building Professionals Board)
Inspection by other Accredited Certifier:	Name of Accredited Certifier:	
	Accreditation No:	
Has Report by Accredited Certifier been attached? (Yes / No)		
Was work carried out satisfactorily?	(Yes / No) <u>Yes</u>	
Notes:		

Missed Inspection		
Was Inspection missed due to "unavoidable circumstances"?	(Yes / No) <u>No</u>	If yes, what are the unavoidable circumstances?
Principal Contractor	Name:	
	Address:	
	Tel:	
Was the work carried out satisfactorily?	(Yes / No)	
Evidence of compliance received:		
Notes:		

Signature of PCA: _____

Date: _____

Application Form for an Occupation Certificate

 Date received: 11/12/15

Information for the Applicant:

- If you want to occupy or use a new building, or change the use of an existing building, you need an occupation certificate before you can do so. You can use this form to apply for an occupation certificate.
- This form may be used to apply for:
 - a **final occupation certificate** to authorise the commencement of occupation or use of a new building, or
 - a **interim occupation certificate** to authorise the commencement of occupation or use of a partially completed new building.
- To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.
- Once completed, you need to submit this form to the principal certifying authority you have appointed for the development.

1. Details of the applicant

Important note for the applicant: An application for an occupation certificate may only be made by a person who is eligible to appoint a PCA, and that person must have the benefit of the development consent or complying development certificate for the development. An application may not be made by the person who will carry out or has carried out the building work or subdivision work unless that person owns the land on which the work is to be or was carried out.

Mr ☒	Ms ☐	Mrs ☐	Dr ☐	Other ☐		
Applicant's name (company or individual)				Name of contact person (if applicant is a company)		
PITWATER FINE QUALITY HOMES				JAMIE COOK		
Unit no. / Level		Street number, street name				
1		10 PARK ST				
Suburb or town				State	Postcode	
MONA VALE				NSW	2103	
Daytime telephone		Fax	Mobile			
99816788			0419604313			
Email						

2. Details of the building

Unit no. / Level		Street number, street name	
		10 PARK ST	
Suburb or town		State	Postcode
MONA VALE		NSW	2103
Lot no.	Section		
Lot 1			
DP/MPS no.	Volume/folio		
DP 818304			

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

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

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

SHOPPING CENTRE. TILVE & EPOXY APPLICATION

DA No.	<u>/</u>	Date of approval (original consent):	8/12/15
CDC No.	CF15394CD01	CC No.:	<u>/</u>

4. Type of occupation certificate applied for (Tick one)

Interim occupation certificate

Final occupation certificate

5. Building classification under the BCA, as identified by the complying development certificate or construction certificate

Existing use

VACANT / FOOD PREP

New use
(if changed)

BUTCHER

Existing BCA
classification

6

New BCA classification
(if changed)

6

6. Information to be attached to the application

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

- ☐ a copy of the development consent or the complying development certificate
- ☐ a copy of the construction certificate, where relevant
- ☒ a copy of the final fire safety certificate, where relevant
- ☐ a copy of the interim fire safety certificate, where relevant
- ☒ any other certificate or documents on which you rely, eg a compliance certificate
- ☐ each BASIX certificate for the development (if applicable)

6.1 Does the development involve an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement?

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

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

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

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

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

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

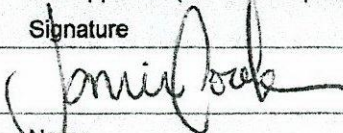
If YES, provide a statement from a qualified designer which verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications on which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65-Design Quality of Residential Flat Development (SEPP No. 65)**Note:** If the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP No. 65 to the extent to which they aim to

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

7. Signature

The applicant (with details provided in Section 1) must sign the application.

Signature



Name

JAMIE COOK

Date

11/12/15

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

Fire Safety Certificate issued

under Environmental Planning and Assessment Regulation
2000

Date received: 11/12/15

The owner of a building, or the owner's agent, needs to provide a fire safety certificate to the certifying authority (a council or a private certifier) with an application for an occupation certificate. You can use this form to do so. A copy of the certificate also needs to be given to the Commissioner of New South Wales Fire Brigades, and displayed in the building in a prominent position. To complete this form, please place a cross in the boxes ☐ and fill out the white sections as appropriate.

1. Details of the building being certified

Name of the **owner** of the building or part of the building:

First name

Family name (or Name of company)

THE REEF BUK AUSTRALIAN FUND I

Address of the building:

Flat/Level

Street number, street name

Shop 1

10, Park Street

Suburb or town

Postcode

Mona Vale

NSW 2103

Nearest cross street

PITWATER ROAD

This certificate is for:

☒ part of the building

☐ the whole of the building.

Description of the building or part of the building

Minor tiling and epoxy application to flooring for "Pittwater Fine Quality Meats"

2. Assessment of fire safety measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Measure	Standard of performance required by the fire safety schedule	Date of assessment
	Refer to page 3	

If you need more space, please attach additional pages.

3. Type of certificate

This is:

~~an interim fire safety certificate~~
✓ a final fire safety certificate

Date of this certificate

11/12/15

4. Certification

JAMIE COOK

of

PH Vets Fine Quality Meats

being the owner of the building described above, or the agent of the owner, certify that:

- ☒ each of the essential fire safety measures listed above:
- has been assessed by a properly qualified person, and
 - was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;
- ☒ the information contained in this statement is true and accurate to the best of my knowledge and belief.

5. Information attached to this certificate

- ☒ The current fire safety schedule for the building

6. Signature

The owner of the building, or the owner's agent, must complete and sign the certificate.

Signature

Jamie Cook

Name

JAMIE COOK

Address

203 BOWERWORKS Rd, Bona Heights

The capacity in which you are signing if you are not the owner of the building

Agent

7. Privacy policy

You need to provide the information in this certificate to the certifying authority if you are applying for an occupation certificate. You also need to give the information to the council and the Commissioner of New South Wales Fire Brigades if a fire safety order has been made for the building once you have satisfied that order. If you do not supply a fire safety certificate as required, you will be in breach of the *Environmental Planning and Assessment Act 1979* and you could be found guilty of an offence and/or required to take further action. Please contact the council if the information you have provided in this certificate is incorrect or changes.

Fire Safety Schedule (As listed in Attachment C of the CC/CDC)

The following list of essential fire safety measures are certified in this Fire Safety Certificate.

Item No.	* Date of Assessment	Required New Measures	Typical Standard of Performance
1.		Automatic fail safe devices	BCA part C3 & D2.21
2.		Automatic fire detection and alarm system	BCA E2.2 & Spec E2.2a & AS1670.1-1995, AS 3786-1993
3.		Automatic Fire Sprinkler System	BCA E1.5, Spec E1.5 & AS 2118.1-1999
4.	N/A	Emergency Lighting	BCA E4.2, E4.4 & AS 2293.1-1998
5.	N/A	Exit Signs	BCA E4.2, E4.4 & AS 2293.1-1998
6.		Fire Seals	BCA Part C3.12, C3.15, Spec C3.15
7.		Portable Fire Extinguishers	BCA E1.6 & AS 2444-1995
8.		Mechanical Air Handling System	BCA E2.2, Spec E2.2b & AS 1668.1-1998
Note:	This Fire Safety Schedule includes essential fire safety measures that are proposed to be installed / modified under this application. The list of existing essential fire safety measures installed in the building (as provided by the Applicant with the Application Form) is attached herewith.		

* Please enter the following in this column:

- Indicate **"Date of Assessment"** (i.e. date of the installation certificate) for items that have been installed or modified, or
- Enter **"N/A"** (i.e. Not applicable) for items that are not installed or modified, and are not required to be installed or modified as part of the works for this project.

Confirmation of Essential Fire Safety Measures that were not installed or modified

I, the undersigned, confirm that all essential fire safety measures marked as **"N/A"** in the above Table **are not required to be installed or modified and have not been installed or modified** as part of the proposed works completed under the Construction Certificate / Complying Development Certificate Application.

Signature: _____

Full Name: _____

Company Name: _____

Contact Tel. No: _____

Date: _____

James Cook
JAMES COOK
PITWATER FINE QUALITY WORKS
0419 604 313
11/12/15



INFINITY FIRE PROTECTION

ANNUAL FIRE SAFETY STATEMENT

Under Part 9 of the Environmental Planning and Assessment Regulation 2000

SITE DETAILS:

City/Municipality/Shire Of:	PITTWATER COUNCIL
Building Name:	PITTWATER PLACE
Street Address:	10 PARK STREET
Suburb/City:	MONA VALE
State/Postcode:	NSW 2103
Owner's Name:	Triplex Property Services Pty Ltd C/- Centre Management 10 Park Street, Mona Vale NSW 2103
Date Of Assessment:	30 th July 2015

LIST OF ESSENTIAL / CRITICAL FIRE SAFETY MEASURES:

MEASURE	STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shafts	BCA C3.13 & AS1905.1-1997
Automatic fail safe devices	BCA part C3 & D2.21
Automatic fire detection and alarm system	BCA E2.2 & Spec E2.2a & AS1670.1 - 1995, AS3786 - 1993
Automatic Fire Sprinkler System	BCA E1.5, Spec E1.5 & 2118.1-1999
Wall Wetting Sprinkler and Drencher System	C3.4
Emergency Lighting	BCA E4.2, E4.4 & AS2293.1-1998
Exit Signs	BCA E4.2, E4.4 & AS2293.1-1998
Fire Doors	AS1905.1-1997 BCA Spec C3.4
Fire Hydrant Systems	BCA E1.3 AS2419.1-1994
Fire Seals	BCA Part C3.12, C3.15, Spec. C3.15
Hose Reel System	BCA E1.4 & AS2441-1998
Portable Fire Extinguishers	BCA E1.6 & AS2444-1995
Warning & Operational Signs	EPA Regulation (80GG) - Form 15B; BCA E3.3 (lifts) D2.23
Smoke Control System	BCA E2.2, Spec E2.2b & AS1668.1
Fire Control Centres and Rooms	BCA E1.8 & Spec E1.8
Fire Dampers	BCA C3.12 & C3.15, AS1668.1 - 1998; AS1668.2 - 1991, AS1682.1 - 1990; AS1682.2 - 1990
Mechanical Air Handling System	BCA E2.2, Spec E2.2b & AS1668.1 - 1998
Alarm Monitoring Signal	Fire safety study prepared by Fire Modelling & Computing titled Mixed Commercial development - 10 Park St, Mona Vale - January 2003
Glazing to Escalator voids	Fire safety study prepared by Fire Modelling & Computing titled Mixed Commercial development - 10 Park St, Mona Vale - January 2003

I, Marcus Muccino of INFINITY FIRE PROTECTION

Certify that:

- each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
 - 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
 - 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 a 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 and
- the information contained in this Certificate is, to the best of my knowledge and belief, true and accurate.

Signed:

M. Muccino

Date: 13th August 2015