Davis Langdon 🔿

O 7 OCT 2010

PITTWATER COUNCIL

289480 \$30-B

Level 5 100 Pacific Highway NORTH SYDNEY NSW 2060 PO Box 1891 NORTH SYDNEY NSW 2059

> T: +61 (2) 9956 8822 F: +61 (2) 9956 8848

www.davislangdon.com syd@davislangdon.com.au

29 September 2010

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

Attention: Records Department

Vodafone Warriewood Centro
Complying Development Certificate No. 251190

Please find attached a copy of the Complying Development Certificate and Notification of commencement of building works and appointment of Principal Certifying Authority recently issued for this project.

Attached is a copy of the stamp-approved plans and other relevant documentation relied upon to issue this certificate, as required by the Legislation, together with the appropriate registration fee.

Should you have any queries regarding this matter please do not hesitate to contact the undersigned.

Yours sincered

Justin Jones-Gardiner Associate Principal

Q:\DLR_Job Files\251190 - Vodafone Warriewood Centro\251190 - CDC+Notice.Doc

Global property & construction consultants

Project Management | Cost Management | Building Surveying | Urban Planning | Specification Services | Infrastructure Verification Services | Technical Due Diligence | Property Performance Reporting | Make Good Assessments | Certification Services | Sustainability Services

Davis Langdon Australia Pty Ltd - ABN 40008657289: Adelaide, Brisbane, Caims, Canberra, Darwin, Hobart, Melbourne, Perth, Sunshine Coast, Sydney, Townsville. Davis Langdon is a member firm of Davis Langdon & Seah International, with offices in: Australia, Bahrain, Botswana, Brunei, China, Croatia, England, Hong Kong, India, Indonesia, Ireland, Japan, Kazakhstan, Korea, Lebanon, Malaysia, New Zealand, Pakistan, Philippines, Qatar, Russia, Scotland, Singapore, South Africa, Spain, Thailand, UAE, USA, Vietnam, Wales.



Complying Development Certificate

Issued under the Environmental Planning & Assessment Act 1979, Division 3, Sections 84, 85, 86 and 87 and Environmental Planning & Assessment Regulation 2000 – Part 7, Division 2

Certificate No.	251190		-					
1. Details	of the applic	ant						
	Name		ey & Arrowsm	ith Pty Ltd				
	Address	700	Collins Street	, DOCKLA	NDS, VIC	3008		
	Contact	Tel:	03 8610	8300 Fax	c: 03 86	10 8388	Email:	max.d@angleyarrowsmith.com
2. Certifyi	ing Authority		·					
Name of Certi	fying Authority	, Ch	arles Slack-S	Smith				
	creditation No		B0378					
	editation Body		ilding Profess	ionals Boar	d d			
7.00.	Address	Da	vis Langdon A	Australia Pt	y Ltd	ydney NSW	2060	ABN 40 008 657 289
	Contact			<u>-</u>	<u> </u>	Fax:		956 8848
O Contific	-4i - u			·				
3. Certific	ertificate is iss	noq.		hout any co	nditione			
THIS G	er tilicate is iss	ueu.		•		listed in Att	achmani	+ R
				erect a tem			aciniicii	
•					•	•	endoreed	d on the plans and
						lodged with		•
	Subject	land	•			•	• •	ons Road, WARRIEWOOD
Description	on of developn	nent .	Internal fitou	t of existing	retail tena	ancy	·	
•	Class of Buil		6 Re	·				
	Land Use Zo	• .	3a General E	Business A				
F	Plan Nos appro	ved	Plan No. 01- September 2		ect VHA08	6 / Prepared	d By: Ang	ley Arrowsmith / Dated: 23
Specific	ation / Referer	nces	See Attachm	ent "A"				V V
·	Certificate	∍ No	251190				••	
The decision wa following pl	as made under lanning instrun		SEPP (Exen	npt and Cor	nplying De	velopment (Codes) 2	2008
l Charles Slack- Certificate) will co prescribed by this	omply with all	that deve	the developmedopment stan	nent is a condards app	omplying licable to	developmen the develop	nt and (if oment an	carried out as specified in the d with such other requirements
S	ignature <u>· </u>	<u> D</u>	1 6	12	ノ 		·	
Date of this Co	ertificate 29	Septe	ember 2010	D	ate this ce	rtificate will o	expire	29 September 2015
4. Informa	tion attached	to fh	is decision					
				afety sched	ule			

Information relied upon in Certificate determination - Attachment A

The conditions of the certificate as listed in Attachment B

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Certificate No.	251190	

5. Fire safety schedule

To ensure compliance with the requirements of the Environmental Planning & Assessments Act Regulation, the owner of the buildings shall submit to Council/Certifier a certificate of compliance in respect to each essential service required to be installed within the building.

- a) That the service(s) have been inspected and tested by a person competent to carry out such an inspection test; and
- b) That the service was or was not (as at the date on which it was inspected and tested) found to have been designed, installed and to be capable of operating to the standard as specified.

Such a certificate is required to be submitted on completion and prior to occupation of the building.

Essential services are required to be installed and maintained to approved operating standards as set out in the schedule attached hereto.

The owner of the building is required to submit to Council at least once in each twelve (12) month period after a certificate has been issued, a further certificate with respect to each essential service installed in the building.

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
Automatic fire suppression systems (sprinklers)	AS 2118.1 – 2005, AS 1851.3 – 1985	⊠	· 🛛
Automatic fire detection & alarm systems	AS 1670 – 2001, AS 1851.8 – 1987	☒	
Emergency warning and intercommunication systems (EWIS)	AS 2220.1/2, AS 4428.1 – 1998, AS 1851.10	⊠	
Fire hydrants	AS 2419.1 – 1996, AS 1851.4 – 1992	\boxtimes	
Hose reel system	AS 2441 – 1988, AS 1851.2 - 1995		
Portable fire extinguishers	AS 2444 – 2001, AS 1851.1 – 1995		⊠
Emergency lighting	AS 2293.1, BCA E4.2 & E4.4		
Exit signs – common areas	AS 2293.1, BCA E4.5 & E4.8		☒
Fire doors	AS 1905.1 – 1997		
Automatic fail safe devices	BCA D2.19, D2.21	×	
Waning and operation signs	LGA 654, BCA D2.22 & D2.23	Ø	
Mechanical air handling system / smoke control	AS 1668.1		⊠
Fire dampers	AS 1668.1, AS 1682.1 & 2	×	
Fire seals (protecting openings in fire resisting components of the building)	AS 4072.1 – 1992, AS 1530.4 - 1975	×	
Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg. 2000	×	×



Attachment A - Information Relied Upon in Certificate Determination

- Davis Langdon application for complying development certificate dated 24 September 2010;
- Owner's consent issued by Centro Properties Group dated 9 September 2010;
- Copy of Annual Fire Safety Statement dated 15 December 2009 issued by Enfact;
- BCA design statement issued by Angley Arrowsmith dated 24 September 2010;
- Long service levy receipt No.5007736 dated 20 August 2010;
- Structural design certificate for Wall Bays issued by MYD Consulting Engineer dated 7 July 2010;
- Section 149 Planning certificate issued by Pittwater Council dated 28 September 2010.



Certificate	No.	251190	

Attachment B: Conditions of the Certificate

This certificate is subject to the following conditions identified in the following:

SEPP (Exempt and Complying Development Codes) 2008:

Conditions of Complying Development Certificate

- **Note 1.** Complying development must comply with the requirements of the *Environmental Planning and Assessment Act*, 1979 (the Act), the *Environmental Planning and Assessment Regulation 2000* and the following conditions.
- Note 2. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan. Contributions may be imposed in respect of development on certain land under section 61 the City of Sydney Act 1988.

Subdivision 1 Conditions applying before works commence

5.13 Protection of adjoining areas

A hoarding or a 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 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. See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences.

5.14 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.

5.15 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

Subdivision 2 Conditions applying during the works

Note. The <u>Protection of the Environment Operations Act 1997</u> and the <u>Protection of the Environment Operations (Noise Control)</u> Regulation 2008 contain provisions relating to noise.

5.16 Hours for construction or demolition

Construction or demolition that is audible in any dwelling on an adjoining lot may only be carried out between 7.00 am and 8.00 pm on Monday to Saturday.



Certificate	No.	251190

5.17 Compliance with plans

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

5.18 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

Subdivision 3 Construction requirements

5.19 Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.

5.20 Mechanical ventilation systems

If the complying development is a mechanical ventilation system that is a **regulated system** in **regulated premises** within the meaning of the <u>Public Health Act 1991</u>, the system must be notified as required by the <u>Public Health (Microbial Control)</u> <u>Regulation 2000</u>, before an occupation certificate (whether interim or final) for the complying development is issued.

5.21 Food businesses

If the complying development is a **food business** within the meaning of the <u>Food Act 2003</u>, the food business must be notified as required by that Act or licensed as required by the <u>Food Regulation 2004</u>, before an occupation certificate (whether interim or final) for the complying development is issued.

5.22 Premises where skin penetration procedures are carried out

If the complying development involves premises at which a **skin penetration procedure** within the meaning of the <u>Public Health Act 1991</u> will be carried out, the premises must be notified as required under the <u>Public Health (Skin Penetration)</u>
Regulation 2000 before an occupation certificate (whether interim or final) for the complying development is issued.

Asbestos

Any development involving asbestos removal to be undertaken by a business that is licensed under the Occupation Health and Safety Regulation 2001.

DAVIS LANGDON APPLICATION FOR:

(please tick)

COMPLYING DEVELOPMENT CERTIFICATE
PRINCIPAL CERTIFYING AUTHORITY

Under Sections 81A(4), 85, 85A, 86 of the of the Environmental Planning and Assessment Act 1979, and Clause 126 Part 7, Div 1 of the Environmental Planning and Assessment Regulations, 2000

Application submitted with Office Use Only **Davis Langdon** CDC No. Level 5, 100 Pacific Highway Job No. North Sydney NSW 2060 Tel: (02) 9956 8822 Fax (02) 9956 8848 Address Lot No.DP.SP.vol/fol.etc Name/ Company **Address** Contact numbers Mobile: Email: N Signature of Applicant (Capacity) Furthermore by completing this section I hereby confirm that I am not the Principal Contractor or Builder, See Applicant Description on the following page CONSENT OF OWNER(S) "I/we as the owner of the above land authorise the owners of the above property to engage and authorise, Anthony Banham, Shane Berry, Robert Briant, Brett Clabburn, Justin Jones-Gardiner, Bruno Scenna, Charles Slack-Smith of Davis Langdon to provide the Complying Development Certificate and to act as the Principal Certifying Authority for the subject building works, and/or carry out site inspections and lodge the Notice of Commencement / Appointment of the Principal Certifying Authority with the relevant Council. Furthermore, by signing this owners consent I also give permission to the tenant, architect, designer, project manager, builder or principal contractor to issue Final/Interim Fire Safety Certificate in accordance with Clause 149 of EP&A Regs 2000. Name(s)/ Company Address Contact numbers Signature of Registered owner(s) Company stamp or seal

Company stamp or seal to be affixed if applicable (If agent provide documentary evidence such as Power of Attorney etc as evidence of commission)

Date: 00 . 00 . 1010 .

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Page 1

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List of documents acc	ompanying this				1. 11		
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Steel		Shingle					-
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Timber/ weatherboard	 	Terracol	ta		FRAME	- 	7
Cladding-aluminium		Other			Timber		7
Curtain glass		unknow	n:	-	Steel		4

Other

Unknown

Other unknown

Schedule to Application for Certification &/or PCA

Schedule of existing/proposed or modified Fire Safety measures (for any existing building and the land on which it is situated)

item No.	Proposed / Existing Measure	Is this measure installed in the building? Yes/ No	If yes, enter the current standard of performance (eg: BCA and Aust Stand)	Proposed alteration of existing measure
1.	Access Panels, doors and hoppers to fire resisting shaft			1 1
2.	Automatic fail safe devices			
3.	Automatic fire detection and alarm system			
4.	Automatic fire suppression system (sprinkler)			
5.	Automatic fire suppression system (others - specify)			
6.	Emergency lighting			
7.	Emergency lifts			
8.	Emergency warning and intercommunication system		<u> </u>	
9.	Exit signs			
10.	Fire alarm monitoring			
11.	Fire control centres and rooms			
12.	Fire dampers			
13.	Fire Doors			
14.	Fire hydrant systems			
15.	Fire seals (protecting openings in fire resisting components of the building)			
16.	Fire shutters			
17.	Fire windows			
18.	Hose reel system			
19.	Light weight construction		1000 1110	
20.	Mechanical air handling systems		.4	
21.	Perimeter vehicle access for emergency vehicles		111	-
22.	Portable fire extinguishers			
23.	Pressurising system			
24.	Safety curtains in proscenium openings			
25.	Smoke and Heat Vents			
26.	Smoke dampers			
27.	Smoke detectors and heat detectors			
28.	Smoke doors		·	
29.	Solid-Core doors			
30.	Stand-By Power Systems			
31.	Wall wetting sprinkler and drencher systems			
32.	Warning and operational signs			
33.	OTHERS - Specify			

31.	Wall wetting sprinkler and drencher syst	lems				
32.	Warning and operational signs					
33.	OTHERS - Specify					
	is an accurate statement of all the ex and on which it is situated.	disting fire safet	y schedule impl	emented in the v	vhole building ar	nd
Sign	ed:(owner/agent)	Name :	*************	****************	*************	
	(Ontrol/egent)	Date:	**************		************	

Please provio relevant to yo	le three (3) copies of any of the following Plans or Specifications which may be our proposal.
	Three (3) copies of architectural drawings (existing layout, proposed floor plan and reflected ceiling plan).
	A list of existing and proposed fire safety measures.
	Architectural Design Statement or other means to verify of compliance with the BCA.
	Complete Long Service Levy form and attach cheque for prescribed fee (building works more than \$25,000 only).
	Copy of receipt for payment of Section 61 fees (City of Sydney Council) only if building works exceed \$200,000 (City of Sydney Council).



Centro Properties Group, NSW State Office, PO Box 3008, Bankstown NSW 2200 Phone: (02) 9790 0751 Facsimile: (02) 9708 5985

Date: 9th September 2010
RE: Owners Consent for DA / CDC / CC for CENTRO_WARREWOOD SHOP_57_
TO WHOM IT MAY CONCERN,
As the owner of CENTRO WARRIEWOOD we hereby grant owners
consent to VODAFONE for the lodgement of an
application for a Development Consent, Complying Development Certificate of Construction
Certificate with Council or Private Certifier for the above mentioned property.
Should you have any further queries, please do not hesitate to contact the undersigned.
Yours faithfully,
CENTRO PROPERTIES GROUP
BILINDA ERRINGTON
NSW / ACT STATE MANAGER

DESIGN STATEMENT

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

ADDRESS:	10x0 /61	· Marao	Wellien	m Van.	not
	•	•	Laxlel		

- Specification C1.10a of the Building Code of Australia ("BCA") requires floors, walls and cellings to compty with Group numbers, CRF values and smoke developed indices requirements as nominated in that part of the BCA.
- 2. Clause D2.21 of the BCA requires all door handles to ... "be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1,200mm from the floor, except if it is fitted with a fail-safe device ..."

Note: If fail safe devices are proposed then details of the method of operation are to be provided.

- Part B1 of the BCA requires all glazing to comply with Australian Standard 1288 2006 and AS 2047 – 1999.
- Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1 and AS 1428.4.
- 5. Clause D1.6 of the BCA requires all exits and paths of travel to an exit including spacing of shop fittings to have a minimum unobstructed width of 1m.
- Clause J6.2(a)(A) of the BCA requires all artificial lighting not to exceed the maximum lamp power density of 25W/m² (excluding lighting in display cabinet, signage and emergency lighting).

Accordingly, it is specified that for the proposed works at the above premises:

- All floor, wall and ceiling materials and linings will have fire hazard properties complying with Specification C1.10a of the BCA as applicable;
- All door handles and locks will comply with Clause D2.21 of the BCA;
- All glazing will comply with AS 1288-2006 and 2047; and
- Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;
- All exits and paths of travel to an exit from any point on the floor will comply with CI D1.6 of the BCA.
- Artificial lighting not to exceed the maximum lamp power density of 25W/m²
 Clause J6.2(a)(A) of the BCA as applicable.

Applicant D	etails:	ĺ
Name:	MA PORMX	
Company:	entered sharement	
Address:	W. W. To Count in Rowantes to 20	Se)
Signature:	Date: 14.09.0.	
		•



ANNUAL/SUPPLEMENTARY FIRE SAFETY STATEMENT

under Part 9 of the Environmental Planning and Assessment Regulation 2000

Type of Statement	☑ Annual Supplementary (Tick One)				
Annual statement name owner/agent	I Recatalieri				
address	I Reza Tabreri Of Centro propenties Grong Certify:				
	Certify: (a) That each essential fire safety measure specified in this statement has been assessed by a properly qualified pers 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 standard no less than that specified in the schedule, 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 white the measure was originally designed and implemented, and (b) the building has been inspected by a properly qualified per and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 and (c) the information contained in this certificate is, to the best my knowledge and belief, true and accurate.				
Identification of	House/unit no or name: Centro Warri	ewood Shopping Centre			
Building / Location Street 12 Jacksons Road					
	Suburb WARRIEWOOD, NSW	2102			
	Description of part (where applicable)				
	WHOLE OF BUILDING				
Owner's details	Centro Properties Group				
Name & Address	12 Jacksons Rd, Warriewood 2	102			
	Phone: (02) 9913 4444	Fax: (02) 9913 1056			



			· · · · · · · · · · · · · · · · · · ·	
Essential/Critical Fire Safety M	leasures	Date Assessed	Standard of Performance / Maintenance	
Automatic fire suppression (Sprinklers)	11/12/09	AS 2118.1-2005, AS 1851.3-1985	
Automatic fire detection & Alarm Syste	em	11/12/09	AS 1670-2001, AS 1851.8-1987	
Emergency Warning and Intercommun System (EWIS)	ication	11/12/09	AS 2220.1/2, AS 4428.1-1998, AS 1851.10	
Fire Hydrants		11/12/09	AS 2419.1-1996, AS 1851.4-1992	
Hose reel system		11/12/09	AS 2441-1988, AS 1851.2-1995	
Portable fire extinguishers		11/12/09	AS 2444-2001, AS 1851.1-1995	
Emergency lighting		13/11/09	AS 2293.1, BÇA E4.2 & E4.4	
Exit signs - Common Areas		13/11/09	AS 2293.1, BCA E4.5 & E4.8	
Fire doors		11/12/09	AS 1905.1-1997	
Automatic fail-safe devices	:	20/11/09	BCA D2.19, D2.21	
Warning and operational signs		29/09/09	LGA 654, BCA D2.22 & D2.23	
Mechanical air handling system/smoke	control	20/11/09	AS 1668.1	
Fire dampers	Fire dampers		AS 1668.1, AS 1682.1 & 2	
Fire seals protecting openings in fire re components of the building	esisting _.	29/09/09	AS 4072.1-1992, AS 1530.4-1975	
Paths of travel stairways, passageways or ramps		29/09/09	BCA D2.7, EPA Reg. 2000	
Date on which building or part of building was inspected	Dated this	: 29 th Da	y of September 2009	
Date of statement Dated this		: 15th D a	y of December 2009	
Authorisation Print name:	0	wner/Agent:	Signature:	
Reza Tahes	nī.		-14	
			- # W K/	

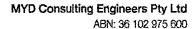
FALSE OR MISLEADING STATEMENTS

A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodges with a consent authority or certifying authority for the purposes of the Act or this Regulation (Clause 283 of the Environmental Planning and Assessment Regulation 2000)

NOTES:

^{*} A copy of this statement (together with a copy of the current fire safety schedule) must be forwarded to the Council and the Fire Commissioner of the New South Wales Fire Brigades, Fire Safety Division, Locked Bag 12, PO GREENACRE NSW 2190

^{*} A copy of this statement (together with a copy of the current fire safety schedule) must be prominently displayed in the building.





Structural
Civil
Stormwater
Telecommunications

Level 1, 230 Victoria Road, Gladesville NSW 2111

Tel: 02 9817 2611 Fax: 02 9817 2633

Email: info@mydconsulting.com



7th July 2010

Certificate of Design

For

1200mm Wall Bay Overhead Outrigger Structures

At

VHA Store Fitouts within NSW

We MYD Consulting Engineers, being professional Engineers in accordance with the Building Code of Australia, certify that the 1200 Wall Bay with Outrigger structure as shown on Sk-1- is adequate for the purpose for which it has been designed for. This check was completed under the supervision of a professional Structural Engineer certified under NPER, in accordance with the relevant structural requirements of the BCA and accepted engineering principles.

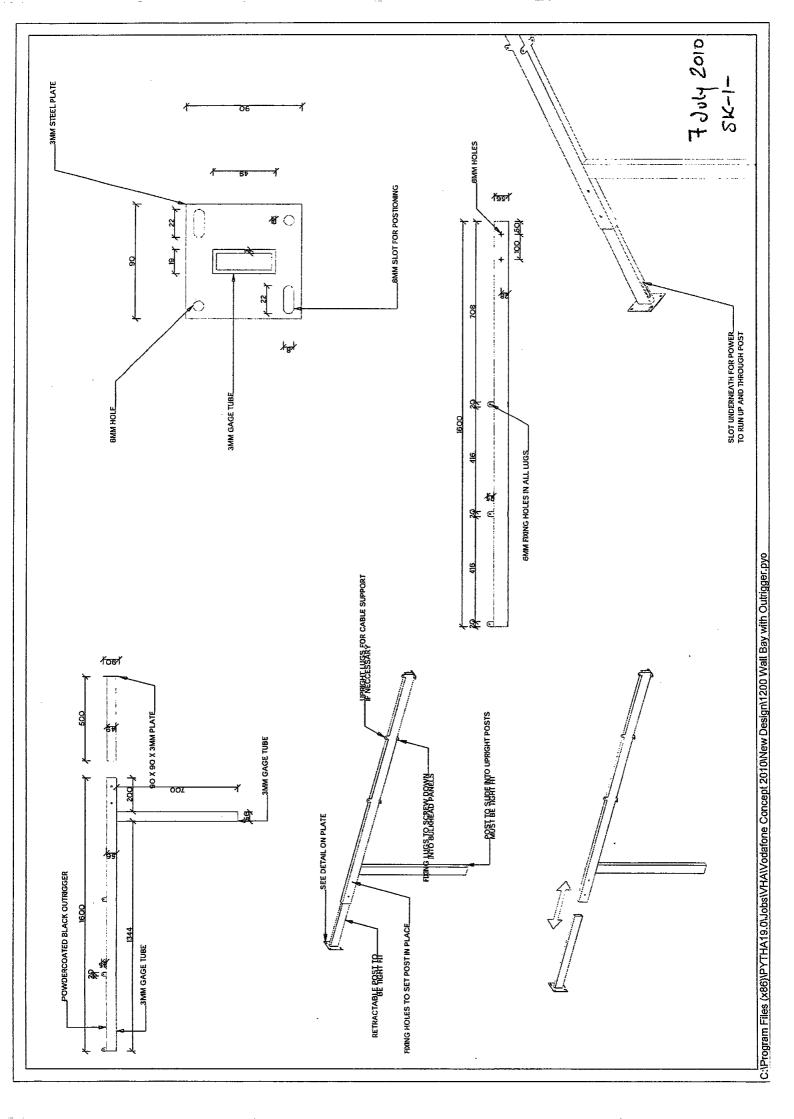
This certificate does not construe as relieving any party of their responsibilities.

Peter Marzullo B.Sc, B.E, MIE Aust, CP Eng

For and behalf of

MYD Consulting Engineers.

Mallo



PITTWATER COUNCIL

Section 149 Pt 2 Planning Certificate Environmental Planning & Assessment Act, 1979

Applicant:

MAX DURACK ANGLEY ARROWSMITH

STREET LEVEL, 700 COLLINS ST DOCKLANDS, MELBOURNE VIC 3008 Cert. No:

e149Pt2/10/0468

Cert. Date: Fee:

28 September 2010

Property No:

\$40.00 73320

Your Reference:

VHA086

Address of Property:

12 JACKSONS ROAD

WARRIEWOOD NSW 2102

Description of Property:

Lot 22 DP 260277

Strata Unit Details (if applicable):

Cumberland

Parish:

Narrabeen

PLEASE 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 1993, 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 7150

Internet: www.pittwater.nsw.gov.au

Email: pittwater_council@pittwater.nsw.gov.au

TABLE OF CONTENTS

ZONING AND LAND USE	
ZONING MAP	
DUAL OCCUPANCY MAP	
MULTI-UNIT HOUSING MAP	
SECONDARY DWELLINGS MAP	4
HERITAGE CONSERVATION MAP – SCHEDULE 9	4
Additional Purposes for which Development is Permissible with Development Consent - Schedule 10 Further Planning Controls	
CLAUSES FROM PITTWATER LOCAL ENVIRONMENTAL PLAN 1993	5
RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS	8
LOCAL ENVIRONMENTAL PLAN	
PROPOSED LOCAL ENVIRONMENTAL PLANS	
DEVELOPMENT CONTROL PLANS	
Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006	
COMPLYING DEVELOPMENT	10
GENERAL HOUSING CODE	
GENERAL HOUSING CODE	
GENERAL COMMERCIAL AND INDUSTRIAL CODE	10
SUBDIVISION CODE	10
COASTAL PROTECTION	10
MINE SUBSIDENCE	10
ROAD WIDENING AND ROAD REALIGNMENT	11
	1010000000 I I
COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS	11
FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION	12
LAND RESERVED FOR ACQUISITION	12
CONTRIBUTIONS PLANS	13
BIOBANKING AGREEMENTS	13
BUSH FIRE PRONE LAND.	13
PROPERTY VEGETATION PLANS	13
ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006	13
DIRECTIONS UNDER PART 3A	14
SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING	14
SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE	14
SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING	14
MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997	14
DEMOLITION OF BUILDINGS	14
ANNEXURE "A"	16

Certificate No: e149Pt2/10/0468Date:28 September 20	ate:28 September 2010
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□ PAGE □3□

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.

ZONING AND LAND USE

EP&A Regulations 2000 Schedule 4 Clause 2

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 PLEP 1993 applies.

ZONING MAP

ZONE NO. 3(a) (GENERAL BUSINESS "A")

1. 🧓 Without development consent

Commercial premises involving the use of buildings where the gross floor area of each commercial premises does not exceed 2000 square metres and not involving the erection, alteration, extension or rebuilding of those buildings; shops involving the use of buildings where the gross floor area of each shop does not exceed 1500 square metres and not involving the erection, alteration, extension or rebuilding of those buildings.

2. Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

3. Prohibited

Bed and breakfast establishments; boarding-houses, dwelling-houses, group buildings or residential flat buildings (other than those attached to shops or commercial premises);caravan parks; gas holders; generating works; industries specified in Schedule 1; institutions; junk yards; liquid fuel depots; mines; recreation establishments; road transport terminals; stock and sale yards.

SCHEDULE 1

Abattoirs.

Agricultural machinery manufacture.

Asbestos cement products manufacture.

Boiler works.

Boiling down works.

Brick, tile and pipe manufacture.

Brass foundry.

Cement manufacture.

Electric machinery manufacture.

Engineering workshop (heavy).

Extractive industry.

Fellmongering.

Fireclay products manufacture.

Glass products manufacture.

Grain milling.

Hardboard manufacture.

Iron foundry.

Certificate No: e149Pt2/10/0468Date:28 September 2010

□ **PAGE** □4□

Machinery manufacture (heavy).
Motor body building.
Motor vehicle manufacturing and assembly.
Offensive or hazardous industry.
Ready-mix cement works.
Sawmill.
Steel products manufacture (heavy).
Stone cutting and crushing works.
Wire manufacture.
Wool scouring.

Note:

In addition to the controls contained in Pittwater Local Environmental Plan, 1993, clause 29 of the Environmental Planning & Assessment (Savings and Transitional) Regulation 1998 sets out further circumstances where development consent will be required for particular development. These circumstances may include development that does not require consent under Pittwater Local Environmental Plan 1993. A copy of clause 29 is attached and marked with the letter "A".

DUAL OCCUPANCY MAP

MULTI-UNIT HOUSING MAP

FLAT MAP

SECONDARY DWELLINGS MAP

HERITAGE CONSERVATION MAP - SCHEDULE 9

Note: Information is only listed where applicable under the headings "DUAL OCCUPANCY MAP; MULTI-UNIT HOUSING MAP; FLAT MAP; SECONDARY DWELLINGS MAP; HERITAGE CONSERVATION MAP – SCHEDULE 9".

ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 10

Additional purposes for which development is permissible with development consent pursuant to Clause 44 and Schedule 10 of Pittwater Local Environmental Plan 1993;-

Note:

Where no additional purposes have been listed under the heading "ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 44 of Pittwater Local Environmental Plan 1993 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)

Development standard fixing minimum land dimensions required for the erection of a dwelling house

The erection of a dwelling house on the land is not prohibited because of development standard relating to the minimum area on which a dwelling house may be erected. In relation to development standards prescribing minimum areas for other types of development, please refer to Pittwater Local Environmental Plan 1993.

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.

Note: Any reference to Draft Local Environmental Plans affecting this land is made in the following section under the heading "Draft Local Environmental Plans".

CLAUSES FROM PITTWATER LOCAL ENVIRONMENTAL PLAN 1993

The following clauses, extracted from Pittwater Local Environmental Plan 1993, relate to the subject land. A number of these clauses identify the purposes for which development may be carried out with and without development consent and purposes for which the carrying out of development is prohibited. Council advises any person wishing to rely upon the contents of this document, to rely only upon the text of the Pittwater Local Environmental Plan 1993 and the Environmental Planning and Assessment Model Provisions 1980 as published in the New South Wales Government Gazette.

Model Provisions

- 6. (1) The Environmental Planning and Assessment Model Provisions 1980 (in this clause referred to as the "Model Provisions"), except
 - the definitions of "advertising structure", "advertisement", "car repair station", "dwelling", "educational establishment", "general store", "home occupation", "light industry", "major road frontage", "mineral sand mine", "parking space", "professional consulting rooms", "public utility undertaking", "recreation facility", "roadside stall", "rural worker's dwelling", "site area", "tavern", "tourist facilities" and "units for aged persons" in clause 4(1); and
 - (b) clauses 5(5), 12, 15, 16, 17, 18, 23, 24, 26, 27, 28, 30, 31, 32, 33 and 34 and items 1 and 10 of Schedule 1,

are adopted for the purposes of this plan.

- (2) For the purposes of this plan, the Model Provisions shall be deemed to be amended -
 - (a) by inserting in clause 5(1) after the word "within" the words "a foreshore scenic protection area or within";
 - (a1) by omitting from clause 8 the words "tree preservation order" wherever occurring and by inserting instead the words "tree preservation and management order";
 - (b) DELETED
 - (c) by omitting from clause 35(c) the words "carried on in dwelling-houses";
 - (d) by inserting in Item 2 of Schedule 1 after the word "drainage" the words "telecommunication services"; and
 - (e) by inserting in Item 2 (d) of Schedule 1 after the word "electricity" the words "or to provide telecommunication services".

Restrictions on certain development

- 10. A person shall not, without the consent of the council, carry out any of the following development:
 - (a) subdivision of land, including subdivision for the purpose of a strata scheme under the Strata Schemes (Freehold Development) Act 1973 or a leasehold strata scheme under the Strata Schemes (Leasehold Development) Act 1986.

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- (b) earthworks, including landfill, whether or not ancillary to or preparatory for a purpose for which development may be carried out without development consent pursuant to the Table to clause 9, except in respect of development the subject of consent already granted under the Act or works required pursuant to the implementation of an approval under the Local Government Act 1993;
- (c) development in respect of:
 - (i) land below high water mark;
 - (ii) the bed of a creek, lagoon, river, bay or other natural watercourse; or
 - (iii) any reclaimed or accreted land

other than development on land to which Pittwater Local Environmental Plan 1993 (Amendment No. 1) applies.

(d) development for the purpose of an aircraft landing field, helipad, heliport or any other facility for the landing or taking off of aircraft or helicopters.

Attached dwellings prohibited in business zones

21G. Dual occupancy development is prohibited on land within Zone No. 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e).

Multi-unit housing in Zone No. 3(a), 3(b2) or 3(c)

- 210. (1) Except as provided by this clause, the erection of multi-unit housing on land within Zone No. 3(a), 3(b2) or 3(c) is prohibited.
 - Despite any other provision of this plan, shop-top housing in Zone No. 3(a), 3(b2) or 3(c) may be erected with the consent of the Council on land within those zones only in the area shown edged heavy black and identified by the symbols "STH" on the multi-unit housing map.

Suspension of covenants, etc.

- 39. (1) For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, any covenant, agreement or similar instrument imposing a restriction on the carrying out of the development does not, to the extent necessary to serve that purpose, apply to the development.
 - (2) Nothing in this clause affects the rights or interests of the Council under any covenant, agreement or similar instrument.
 - (3) Pursuant to section 28 of the Act, before the making of this clause the Governor approved of this clause.

Outdoor advertising

- 48. (1) The aim of this clause is to ensure that outdoor advertising:
 - conveys advertisers' messages and images while complementing and conforming to both the building on which it is displayed and the character of the surrounding locality; and

□ **PAGE** □**7**□

- (b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way; and
- (c) does not lead to visual clutter through the proliferation of signs.
- (2) Notwithstanding any other provision of this plan, the following advertisements may be erected, without consent:
 - an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area);
 - (b) a business identification sign on land:
 - (i) within Zone No. 2(a), 2(b) or 2(e) but only if:
 - the sign is not erected on a heritage item and;
 - the sign does not exceed 0.75 square metres in area; or
 - (ii) within Zone No. 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e), but only if it is not erected on a heritage item and it meets any of the following descriptions:
 - a sign located on a shop at a point below the level of the awning and which covers no more than 33% of the area of the shopfront; or
 - if it is located on a shop with no awning, a sign located at a point 3 metres or below the level of the bottom of the first floor, and which covers no more than 33% of the area of the shopfront; or
 - an awning fascia sign; or
 - a suspended under-awning sign, but not more than one for every 3 metres of shopfront length, being a sign not exceeding 2.5 metres in length and 0.5 metre in height and at no point less than 2.6 metres from ground level; or
 - (iii) within Zone No. 4(b) or 4(b1), but only if it does not exceed 10 square metres in area and covers no more than 20% of the area of the façade of the building;
 - (c) a real estate sign on any land;
 - (d) a temporary sign on any land;
 - (e) a public notice displayed by a public authority/utility giving information or directions about the services provided by it;
 - a different advertisement replacing an advertisement for which consent was granted;
 - (g) a sign behind, painted or letters stuck onto the glass line of a shop window;

Certificate No: e149Pt2/10/0468Date:28 September 2010 ☐ PAGE ☐8☐	
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 (h) an advertisement on a motor vehicle used principally for the conveyance of goods or passengers.

Exempt and complying development

- 55. (1) Development of minimal environmental impact listed as exempt development in Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999 is exempt development, despite any other provision of this plan.
 - (2) Development listed as complying development in Pittwater Development Control Plan No. 22: Exempt and Complying Development as adopted by Council on 22 November 1999 is complying development if:
 - (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
 - (b) it is not an existing use, as defined in section 106 of the Act.
 - Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by Pittwater Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999.
 - (4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in Pittwater Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999, as in force when the certificate was issued.

Note: There are other provisions and development standards within the Pittwater LEP 1993 (including model provisions) which affect the carrying out of development. If you propose to carry out development on the land, you should consider these clauses. You are also advised to consider obtaining professional advice regarding the full effect of the Pittwater LEP and other environmental planning instruments, which may affect the land.

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 1993

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.

DEVELOPMENT CONTROL PLANS

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

Pittwater 21 DCP

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

DCP No. 22 - Exempt and Complying Development

This Plan was adopted to:

To clearly define types of development that do not require consent and can be carried out without any formal application to Council - this is known as "exempt" development.

To clearly define development that may be carried out with consent, that is not an "existing use" as defined in the Environmental Planning and Assessment Act, and that requires a complying development certificate to be issued by Council or an accredited private certifier before starting construction. This is known as "complying" development.

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING

Policies |

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

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

SEPP NO.1 - Development Standards (gazetted 17.10.80)

SEPP NO. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (gazetted 4.12.80)

SEPP NO. 6 - Number of Storeys in a Building (gazetted 10.12.82)

SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)

SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)

SEPP NO. 22 - Shops and Commercial Premises (gazetted 9.1.87)

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 Projects) 2005 (gazetted 25.05.2005)

SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)

SEPP - (Temporary Structures & Places of Public Entertainment) 2007 (gazetted 28.09.2007)

SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)

Draft SEPP NO. 66 - Integration of Land Use and Transport

Draft SEPP (Application of Development Standards) 2004

SEPP - (Affordable Rental Housing) 2009

SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended

Note: Clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 affects the provisions of certain State Environmental Planning Policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed.

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

EP&A Regulations 2000 Schedule 4 Clause 2A Certificate No: e149Pt2/10/0468Date:28 September 2010 ☐ PAGE ☐10☐

Note:

Where no information has been provided under the heading "Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centreso 2006", then such information is inapplicable to the land the subject of this certificate.

COMPLYING DEVELOPMENT

EP&A Regulations 2000 Schedule 4 Clause 3

GENERAL HOUSING CODE

Complying development under the General Housing Code may not be carried out on the land.

The land is affected by specific land exemptions:

- a flood control lot
- land identified on an Acid Sulfate Soils Map as being Class 2.
- land that is bush fire prone land (unless the development is only the demolition or removal of a dwelling house, the demolition of ancillary development, or the erection of a swimming pool, fence or retaining wall)

HOUSING INTERNAL ALTERATIONS CODE

Complying development under the Housing Internal Alterations Code may be carried out on the land.

GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development under the General Commercial and Industrial Code may be carried out on the land.

SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on the land.

Note:

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan, 1993. In particular, clause 1.18 of the SEPP sets out a number of general requirements that the development must satisfy in order for it to constitute complying development. This includes, at clause 1.18(a), that the development "must be permissible, with consent, in the land use zone in which it is carried out".

COASTAL PROTECTION

EP&A Regulations 2000 Schedule 4 Clause 4

The Council has not been notified by the Department of Public Works that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

MINE SUBSIDENCE

EP&A Regulations 2000 Schedule 4 Clause 5

Certificate No: e149	9Pt2/10/0468Date:28	September 2010	□ PAGE □1
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The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

ROAD WIDENING AND ROAD REALIGNMENT

EP&A Regulations 2000 Schedule 4 Clause 6

(a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

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- (b) The land is not affected by any road widening or road realignment under any environmental planning instrument.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

Note: The Roads and Traffic Authority may have proposals that are not referred to in this item. For advice about affectation by RTA proposals, contact the Roads and Traffic Authority.

COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

EP&A Regulations 2000 Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development.

The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below.

Bushfire Hazard/Risk

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

The property is affected by the following policies 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 from the following acid sulphate soils:

Acid Sulfate Soil Manual

Council also has regard to the Acid Sulphate Soil Manual prepared jointly by the Department of Land and Water Conservation and the Department of Urban Affairs and Planning. For further information please contact Council's Natural Resources Unit.

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 1: 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.
- Note 2: The Geotechnical Risk Management Policy for Pittwater also applies to certain forms of development as outlined in clause 3.2 (b) (iii) and (iv) of that policy. For your information, see extract below:
- 3.2 (b) (iii) Development Applications that include:

	0	excavation and/or any excavation greater than 3 metres deep below the existing surface and/or any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or any fill greater than 1.0 metres and/or any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to construction on sites with low bearing capacity soils.
3.2 (b) (iv)	Utility Co	ompanies and Public Authorities including Pittwater Council The Geotechnical Risk Management Policy-2007 is to apply to all works by Council or any Authority on public land where identified on the Geotechnical Risk Management Map (P21DCP – BCMDCP083) and subject to Part 4 of the Environmental Planning and Assessment Act requiring the lodgement of a Development Application.
	Ō	In relation to other works on public lands and on road reserves subject to Part 5 of the Environmental Planning & Assessment Act, is to be in accordance with Pittwater Council's Geotechnical Risk Management strategy for Council Assets.
EP&A Regulations 2000 Schedule 4 Clause 7A On the information av Level and the Probab	vailable t ble Maxir	to Council, the land in question is affected by the Flood Planning mum Flood and is therefore classified as Category 1- High Hazard in ment Policy for Pittwater.
**** ・ サーカ だんだいか ようかんしょう しゃさ	-	ct to flood related development controls for the purposes (where es, dual occupancies, multi dwelling housing or residential flat
The land in question	is also s	ubject to flood related development controls for any other purpose.
Development controls	s are set	out in Council's Pittwater 21 Development Control Plan.
hydraulic modeling, surve	yed cross	using the available information from the most recent flood analysis, incorporating sections and contour plans. The Flood Levels are available from Council's website urveyed floor level and ground levels to assess flood risk.
event and is therefore cla-	ssified as	ncil, the land in question may be subject to high velocities and/or depth during a flood being subject to a High Hazard Risk under Council's Flood Risk Management Policy ght from Council regarding the High Hazard classification of the land.
LAND RESERVED	FOR A C	QUISITION

□ **PAGE** □12□

excavations greater than 1 metre deep, the edge of which is closer to the site

Certificate No: e149Pt2/10/0468Date:28 September 2010

This land is not affected by any environmental planning instrument or proposed environmental planning instrument which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

EP&A Regulations 2000 Schedule 4 Clause 8

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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. 10 - Material Public Benefits and Dedication of Land

This Plan was approved by Council to enable Council to accept a material public benefit (other than the dedication of land or payment of money), and to enable Council to accept a dedication of land where there is a need for public services or public amenities as a result of new development. 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.

BIOBANKING AGREEMENTS

EP&A Regulations 2000 Schedule 4 Clause 10

Notes

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

BUSH FIRE PRONE LAND

EP&A Regulations 2000 Schedule 4 Clause 11

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

PROPERTY VEGETATION PLANS

EP&A Regulations 2000 Schedule 4 Clause 12

Note:

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

ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

EP&A Regulations 2000 Schedule 4 Clause 13

□ PAGE □14□

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.

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.

DEMOLITION OF BUILDINGS

Pittwater Local Environmental Plan 1993 does not require development consent for the demolition of a building other than for the demolition of any building or work which is an item of environmental heritage or within a heritage conservation area under Pittwater Local Environmental Plan 1993. Where Pittwater Local Environmental Plan 1993 does not require the need for a development consent, clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 provides that development consent is required for the demolition of a building.

Certifi	cate No: e149Pt2/10/0468Date:28 September 2010	□ PAGE □15□
Note:	Please see section headed "HERITAGE CONSERVATION MAP – SCHEDULE 9" certificate has been identified as having heritage significance under PLEP	
Note:	This advice only relates to the need to obtain development consent under th 1979, as amended, and Pittwater Local Environmental Plan 1993. Demoli the Heritage Act 1977.	ne Environmental Planning & Assessment Act tion and other controls may also apply under

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

The Environmental Planning and Assessment Amending Act 1997 commenced operation on the 1st July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998, Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Amendment Regulation 2000.

MARK FERGUSON General Manager

Certificate No:	e149Pt2/10/0468Date:28 September 2010	
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ANNEXURE "A"

Extract clause 29 Environmental Planning and Assessment (Savings and Transitional) Regulation 1998

29 Certain activities require development consent under amended EP&A Act 1979

(1) This clause applies to development consisting of:

(a) a prescribed activity proposed to be carried out within the area of a council, or

(b) the subdivision of land within the area of a council,

including development proposed to be carried out in connection with an existing use, but not including development referred to in subclause (2).

(2) This clause does not apply to development of the kind referred to in subclause (1) that consists of:

- (a) any activity that, immediately before the appointed day, was specified in item 6 of Part A of the Table to section 68 of the unamended LG Act 1993 (relating to the use and occupation of uncompleted buildings), or
- (b) any prescribed activity (other than an activity referred to in paragraph (a)) that, immediately before the appointed day, was exempted, excluded or suspended from the requirement for approval under the unamended LG Act 1993:
 - (i) by the Local Government (Approvals) Regulation 1993, as in force immediately before the appointed day, or
 - (ii) by a local approvals policy in force under the unamended LG Act 1993 (being a local approvals policy that is still in force at the time the development application for development consent is made), or
 - (iii) by or under the provisions of any Act, including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979, or
- (c) any subdivision of land that, immediately before the appointed day, was exempted from the requirements for approval under the repealed LG Act 1919 by or under the provisions of that or any other Act, including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979, or
- (d) any development:
 - (i) carried out by the Crown, or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of

being development that, immediately before the appointed day, constituted an activity within the meaning of Part 5 of the unamended EP&A Act 1979,

- (d1) any development consisting of the demolition of a building or work:
 - (i) carried out by the Crown, or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act (is referred to in section 115H (a) of that Act) in relation to Crown building work,
- (d2) any development consisting of subdivision:
 - (i) carried out by the Crown, or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
- (d3) any non-structural alterations to a building:
 - (i) carried out by the Crown, or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
- (e) any prohibited development, or
- (f) (Repealed) (g) any activity
- g) any activity within the meaning of Part 5 of the Act:
 - in respect of which an application for approval to a determining authority within the meaning of that Part has been made, but not finally determined, immediately before the appointed day, or
 - (ii) which was approved by a determining authority within the meaning of that Part before the appointed day and that commences pursuant to that approval not later than 3 years after the appointed day.
- (3) Development to which this clause applies may not be carried out except with development consent.
- (4) Development consent may not be granted in relation to development for a prescribed activity that involves the erection of a building unless the requirements of Division 4 of Part 1 of Chapter 7 of the unamended LG Act 1993 have been complied with.
- (5) The requirements relating to the notification of proposed development under the amended EP&A Act 1979 (including any requirements applied by clause 32 (1)) do not apply to a development application for development for which the requirements referred to in subclause (4) are required to be complied with.
- (6) Subclauses (4) and (5) apply only if a local approvals policy (being a local approvals policy with respect to the notification of applications for approvals) is in force under the unamended LG Act 1993 at the time the development application for development consent is made.
- (7) This clause has effect:
 - (a) despite the existing provisions of an existing EPI, and
 - (b) despite any rezoning of land (whether effected by existing or new provisions of an existing EPI or otherwise), but is otherwise subject to the provisions of any new EPI and to any new provisions of an existing EPI.
- (7A) Nothing in this clause requires development consent to be obtained for any development for which development consent is required to be obtained otherwise than by operation of this clause.
- (8) The consent authority for the purposes of development to which this clause applies is the council unless, by or under the Act, some other person is the consent authority for the purposes of that development.
- (9) Despite Part 9 of the amended EP&A Regulation 1994, the fee for an application to carry out development of the kind to which this clause applies, being the erection of a building within the meaning of the unamended LG Act 1993, is the fee determined in accordance with an order under clause 33.
- (10) (Repealed)
- (11) This clause ceases to have effect on 1 July 2001.

Drawing Transmittal

Project Name: AA Project Number: VHA086 Warriewood

Project Location: VHA ref:

Center, Jacksons Road, , Warriewood

Please find enclosed the following drawings: NSW 2102

Warriewood

HTNOM

Tenancy T57, Centro Warriewood Shopping 08 09 10 10 Angley Arrowsmith

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01	SITEPLAN	_	D				
82	EXISTINGFLOORPLAN	1	1				
03	PROPOSED FLOOR PLAN	_	A				
2	WALL LOCATION PLAN	1	D				
05	FLOOR COVERINGS PLAN	1	D				
8	ELECTRICAL PLAN	1	A				
07	REFLECTED CEILING PLAN	_	D				
08	SHOPFRONT DETAILS	_	D				
08.1	08.1 SHOPFRONT DETAILS	_	A				
08.2	EXISTING SHOPFRONT PHOTOS	1	A				
99	INTERNAL ELEVATION	1	A				
09.1	I INTERNAL ELEVATION	1	A				
10	DETAILS	1	A				
11	3DIMAGES	1	A				
12	FINISHES BOARD	1	A				
	APPENDIX						
100	FIXTURE SET	1	1				
A02	SHOPFRONT UNIT DETAILS	1	A				
A03	DOWNLIGHT ANGLE DETAILS	1	A				
A04	CUSTOM CEILING PANEL DETAILS	1	Α				
A05	WALL UNIT MODIFICATION DETAILS	1	Α				
A06	VERTICAL SIGNAGE ELEMENT	1	A				
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Landlord/Centre	PRELIM - S2	26/08/2010 (pending)
VHA	PRELIM – S2	10/09/2010
Landlord/Centre	PRELIM - S3	//2010
VHA	PRELIM – S3	//2010

A05

A04

CUSTOM CEILING PANEL

DETAILS

VERTICAL SIGNAGE ELEMENT

WALL UNIT MODIFICATION DETAILS

A03

A02 A01

SHOPFRONT UNIT DETAILS

DOWNLIGHT ANGLE DETAILS

FIXTURE SET

APPENDIX

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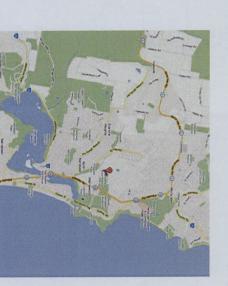
3D IMAGES

FINISHES BOARD

CDC No:

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VHA086

Warriewood, NSW A421 MINOR WORKS

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A421 Warriewood CONSTRUCTION

MINOR WORKS

Warriewood NSW 2102 Shopping Center, Jacksons Road, , Tenancy T57, Centro Warriewood DOUBLE DIAMOND

TRANSMITTAL & CONTENTS DRAWING:

Sheet: 00 AA VHA086 Project: CAD FILE NAME: Design/VHA/VHA086 Warriewood/ Daniel.a@angleyarrowsmith.com 23/09/10 Rev: Rev by: DA Drawn: MJ A3



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A Arrowsmith
A Arrowsmith
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PROJEC	PROJECT CONTACTS
DESIGN PM:	Chris.b@angleyarrowsmith.com
DESIGNER:	Daniel.a@angleyarrowsmith.com

CLIENT:

AHY

CONSTRUCTION A421 Warriewood

Warriewood NSW 2102 Shopping Center, Jacksons Road, Tenancy T57, Centro Warriewood

SITE PLAN DRAWING:

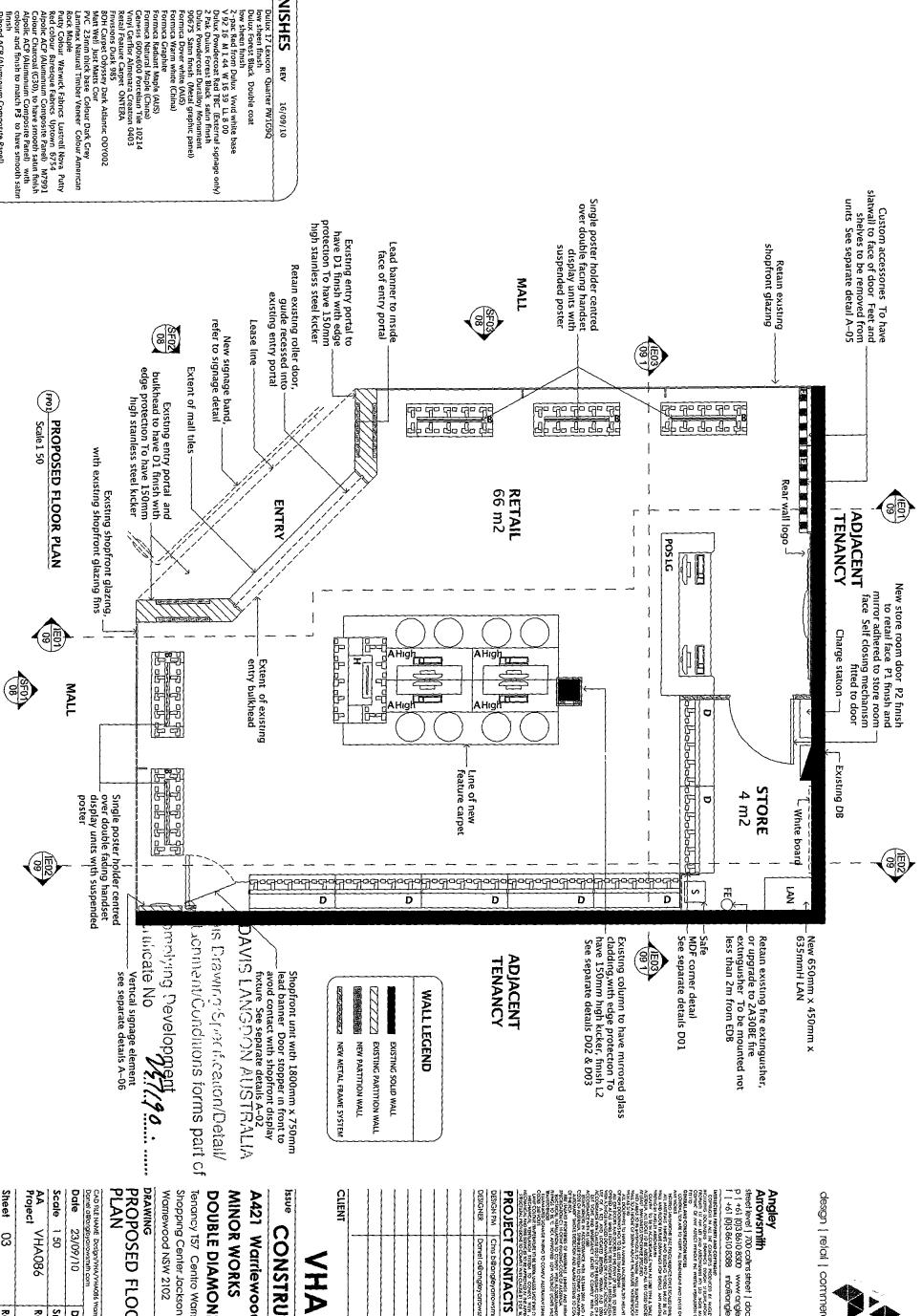
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Sheet: 01

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SITE LOCATION





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Daniel a@angleyarrowsmith com Chris b@angleyarrowsmith com

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CONSTRUCTION

A421 Warriewood

MINOR WORKS DOUBLE DIAMOND

Tenancy T57 Centro Warriewood Warnewood NSW 2102 Shopping Center Jacksons Road,

PROPOSED FLOOR PLAN

FINISHES

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D2

Dibond ACP (Aluminium Composite Panel) Colour Platinum White to have smooth Matt finish Stainless Steel – Mirror polish

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Daniel a@a	Daniel a@angloyarowsmith com		
Date	23/09/10	Drawn	₹
Scale	1 50	Size	Α3
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Draniel a@angleyarrowsmith com 7 100£ 1420 285 25 25 1,375 900 1,200 150++ ,430 3,000 **DOUBLE DIAMOND**Tenancy T57, Centro Warriewood Shopping
Center Jacksons Road, Warriewood NSW 2102 CLIENT Issue MINOR WORKS A421 Warriewood 1,200 2,842 CONSTRUCTION 462 4 **VHA** 600 40 6,000 Wall bays 45mm off inter-tenancy wall so as not to interfere with overhead plastered ductwork, height varies wall bays 45mm off inter-tenancy
wall so as not to interfere with overhead
plastered ductwork, height varies

DAVIS LANGDON AUSTRALL. WALL LOCATION PLAN CAD FILE NAME Design/YHA/YHAQ86 W:
Date 23/09/10 **Scale** 1 50 Complying Development Cortificate No. .. Artachment/Conditions forms part of This Drawing/Specification/Detail/ **VHA086** Sheet 04 Size ₽ Rev by DA Rev Drawn MJ

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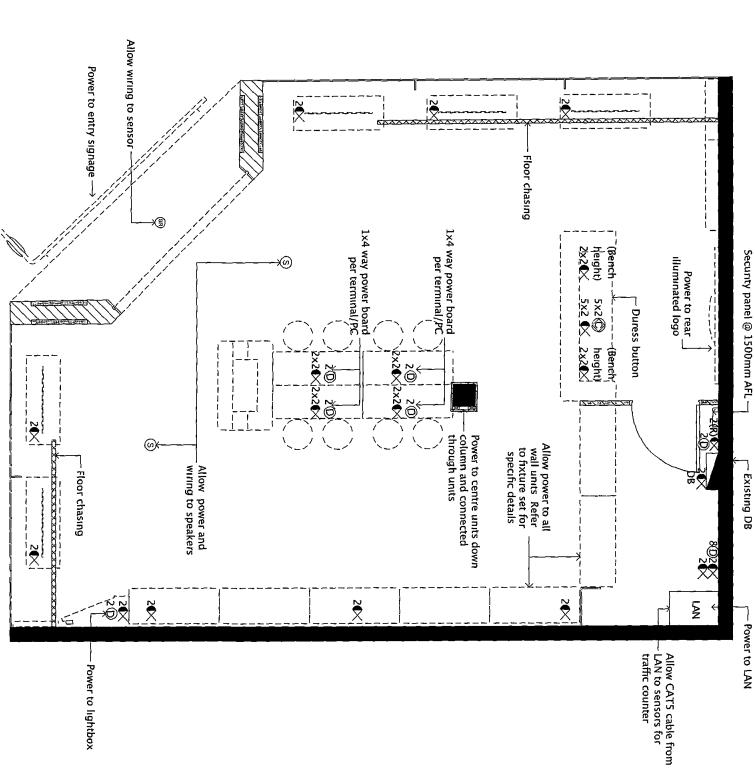
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Tenancy T57, Centro Warnewood Shopping
Center Jacksons Road Warnewood NSW 2102 CLIENT Issue MINOR WORKS A421 Warriewood 2,310 F1 E CONSTRUCTION **VHA** 15 3,000 1,365 FLOORING LEGEND

REV 13/09/10

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T # # Vinyl Tile Gerflor Almenara
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Feature carpet Ontera
Christicate No 2377. Tile 600x600 Porcelain tile 10214 mat Just Mats - Coir Grey PVC base 23mm FLOOR COVERING PLAN Date 23/09/10 AA VHA086 Project **Scale** 1 50 This Drawing/Specification/Detail/ Attachmeni/Conditions forms part of DAVIS LANGERON AUSTRALIA Size A3 Sheet 05 Rev Rev by DA Drawn MJ



ELECTRICAL DETAIL



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CONSTRUCTION

MINOR WORKS A421 Warriewood

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DOUBLE DIAMONDTenancy T57 Centro Warnewood Shopping
Center Jacksons Road Warnewood NSW 2102

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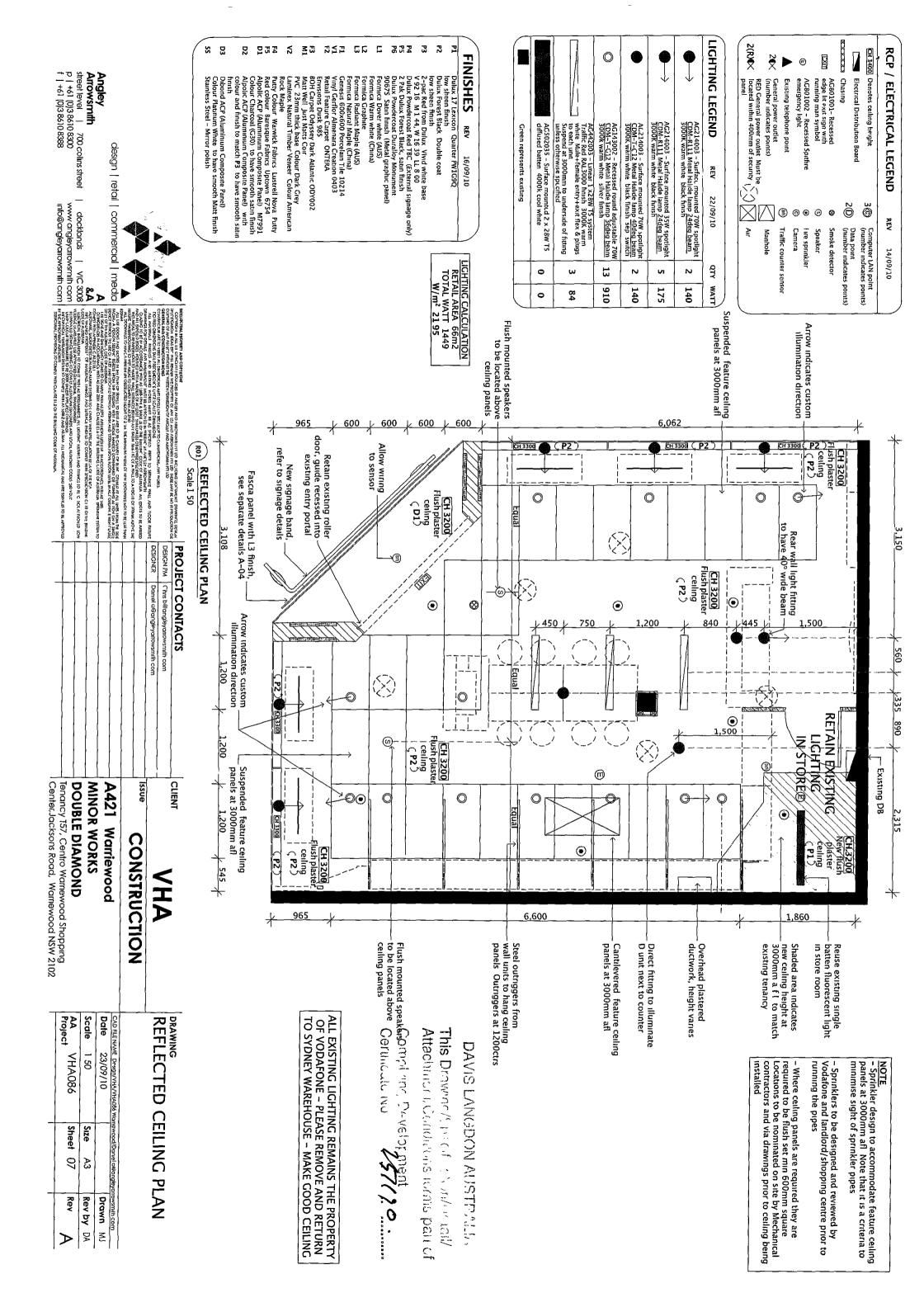
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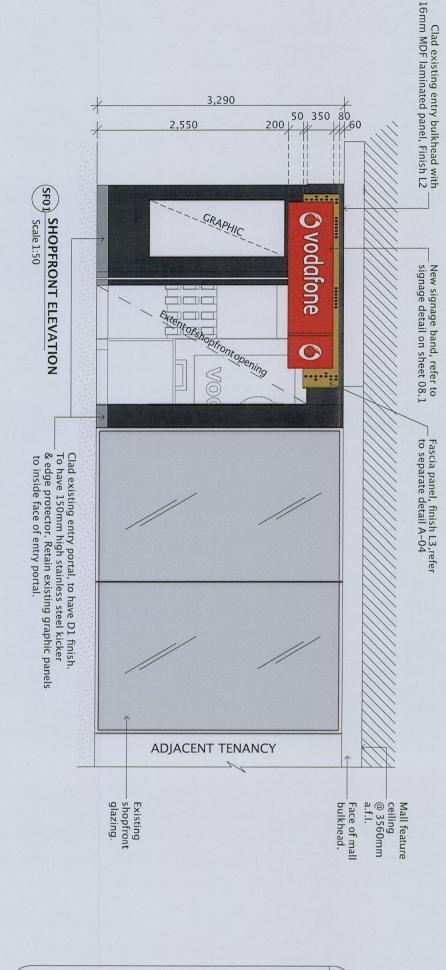
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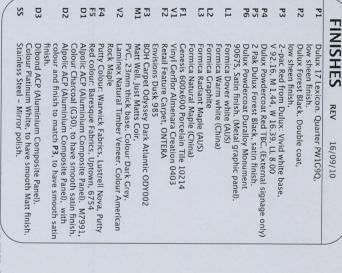
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Complying Development

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This Drawing/Specification/Detail/ nt/Conditions forms part of

Clad existing entry bulkhead with 16mm MDF laminated panel, Finish L2

Fascia panel, finish L3,refer to separate detail A-04

SCO)

New signage band, refer to signage detail on sheet 08.1

STRUCTURAL DESIGN BY ENGINEER. TYPICAL SHOPFRONT DETAIL. FINAL

@ 3560mm a.f.l.

Mall feature

ceiling

Face of mall bulkhead.

vodafone

50 430 60

Existing tenancy ceiling @ 3200mm afl, finish P2

Retain existing roller shutter in existing - entry bulkhead

Clad existing entry bulkhead with Di bond, finish D1

200

Existing shopfront glazing.

GRAPHIC

== GRAPHIC

3,290

2,550

Line of existing roller shutter door track

-- GRAPHIC

SF02 Scale 1:50

250

250

3,200

Clad existing entry portal, to have D1 finish.
To have 150mm high stainless steel kicker & edge protector. Retain existing graphic panels to inside face of entry portal.

SCO1 SHOPFRONT SECTION

Lease

line

Scale 1:50

Existing — shopfront glazing.

> 45 18 16 Lease line entificate No. 400 1580 200 3,290 Clad existing entry portal, to have D1 To have 150mm high stainless steel ki & edge protector. Retain existing grap to inside face of entry portal. Bottom of fascia panel to align with underside of ceiling panels @ 3000mm a.f.l., Finish L3, fixed on battens from existing bulkhead New signage band, refer to signage detail on sheet 08.1 Face of mall bulkhead. Clad existing entry bulkhead with 16mm MDF laminated panel, Finish L2 Mall feature ceiling @ 3560mm a.f.l.

CLIENT:

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CONSTRUCTION

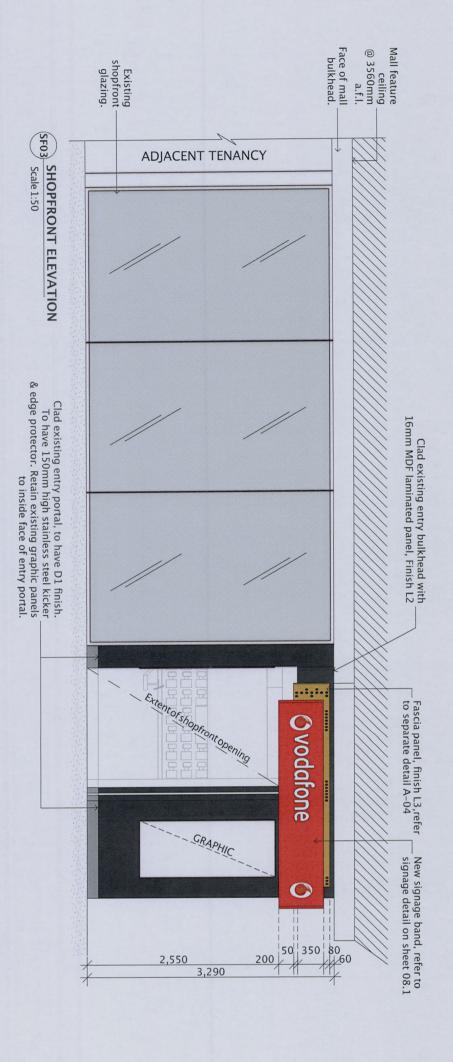
DOUBLE DIAMOND A421 Warriewood MINOR WORKS

Shopping Center, Jacksons Road, Warriewood NSW 2102 Tenancy T57, Centro Warriewood

SHOPFRONT DETAILS

CAD FILE NAME: Design/VHA/VHA086 Daniel.a@angleyarrowsmith.com Project: VHA086 Scale: 1:50 23/09/10 Rev by: DA Size: Drawn: MJ A3

Sheet: 08



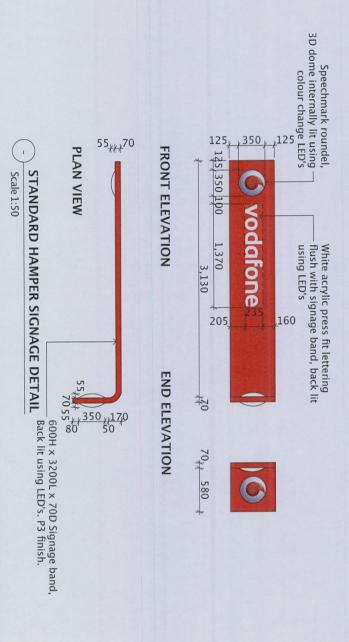
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FINISHES REV 16/09/10DAVIS DANGDON AUSTRALIA CHENT:

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2-pac Red from Dulux: Vivid white base. http://dx.doi.org/10.1000/10.1000/10.1000/10.1000/10.1000/10.1 Dulux 17 Lexicon. Quarter PW1G9Q, low sheen finish. ow sheen finish.

Dulux Forest Black. Double coat, his Draw. Development

P4 P5 P6 P6 P6 P6

٧2 M3 521

Laminex Natural Imper veneer, Colour American Rock Maple
Putry Colour, Warwick Fabrics, Lustrell Nova, Putry
Red colour, Baresque Fabrics, Uptown, 6754
Alpolic ACP (Aluminium Composite Panel), M7991,
Colour Charcoal (G30), to have smooth satin finish.
Alpolic ACP (Aluminium Composite Panel), with
colour and finish to match P3, to have smooth satin finish.

Dibond ACP (Aluminium Composite Panel).

Colour Platinum White, to have smooth Matt finish.

Stainless Steel – Mirror polish.

> DESIGNER: Daniel.a@angleyarrowsmith.com

PROJECT CONTACTS

PROPERTIES OF MATERALS, INNESS AND SIERCE FRISHES TO COMPET WITH CLITO OTHER BLUDDS CODE OF AUSTRALM. NSTALLATION TO COMPET WITH AS 3000/AMANDT2. ALL LIGHTING FATURES AND CLICK, APPROVED, LOW VOLKOE LIGHTS MUST USE APPROVED. BECTROOMS

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VHA

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VConditions forms part of Construction

A421 Warriewood

MINOR WORKS

Warriewood NSW 2102 Shopping Center, Jacksons Road, DOUBLE DIAMOND Tenancy T57, Centro Warriewood

DRAWING:

SHOPFRONT DETAILS

Date: **Scale:** 1:50 CAD FILE NAME: Design/VHA/VHA086 Warriewood/ Daniel.a@angleyarrowsmith.com AA VHA086 Project: 23/09/10 Size: A3 Rev by: DA Drawn: MJ

Sheet: 08.1

Rev:



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amplying Develop

DAVIS LANCDON AUSTRALIA







design | retail | commercial | media

Angley
Arrowsmith

street level | 700 collins street | docklands | VIC 3008

p | +61 (0)3 8610 8388 | info@angleyarrowsmith.com | to example to INTELECTION TO CONTROCKED

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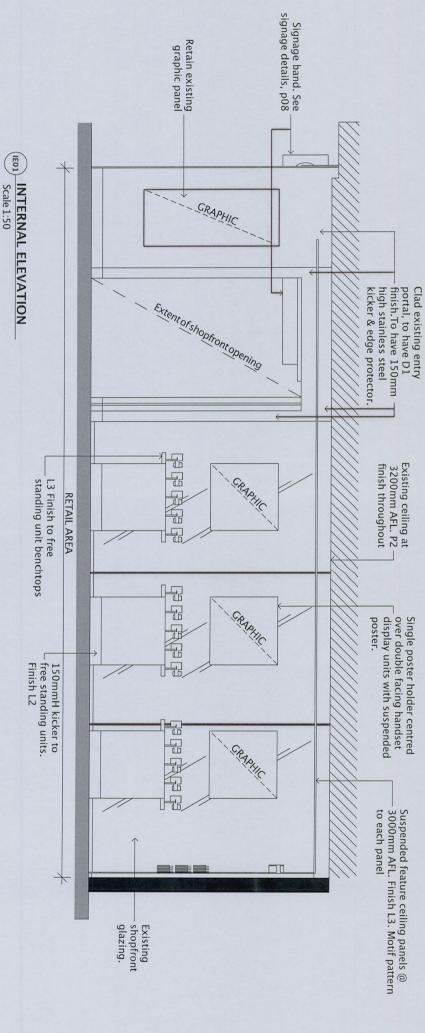
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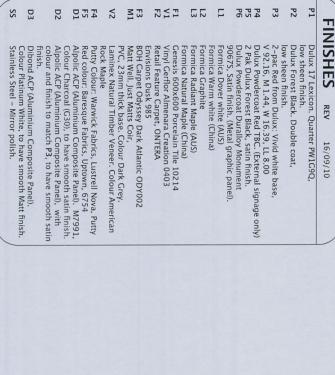
DOUBLE DIAMOND MINOR WORKS A421 Warriewood

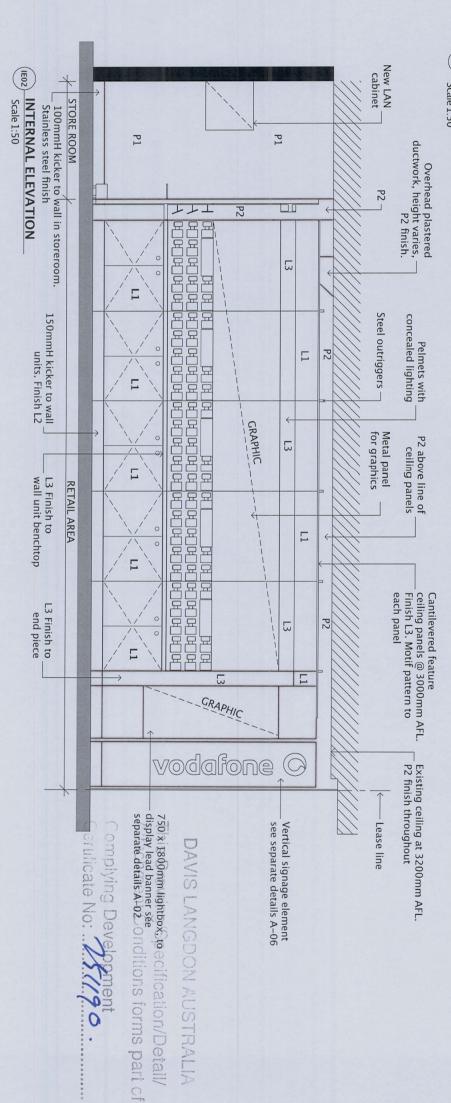
Tenancy T57, Centro Warriewood Shopping Center, Jacksons Road, Warriewood NSW 2102

PHOTOS EXISTING SHOPFRONT

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ile:	Date: 23/09/10	CAD FILE NAME: Design/YHA/YHA086 Warriewood/Daniel.a@angleyarrowsmith.com
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WAS AND CONSTRUCTION NOTES.

PROJECT CONTACTS

CLIENT:

DESIGNER: DESIGN PM:

Daniel.a@angley

Angley Arrowsmith

p | +61 (0)3 8610 8300 f | +61 (0)3 8610 8388 700 collins street

street level

www.angleyarrowsmith.com info@angleyarrowsmith.com

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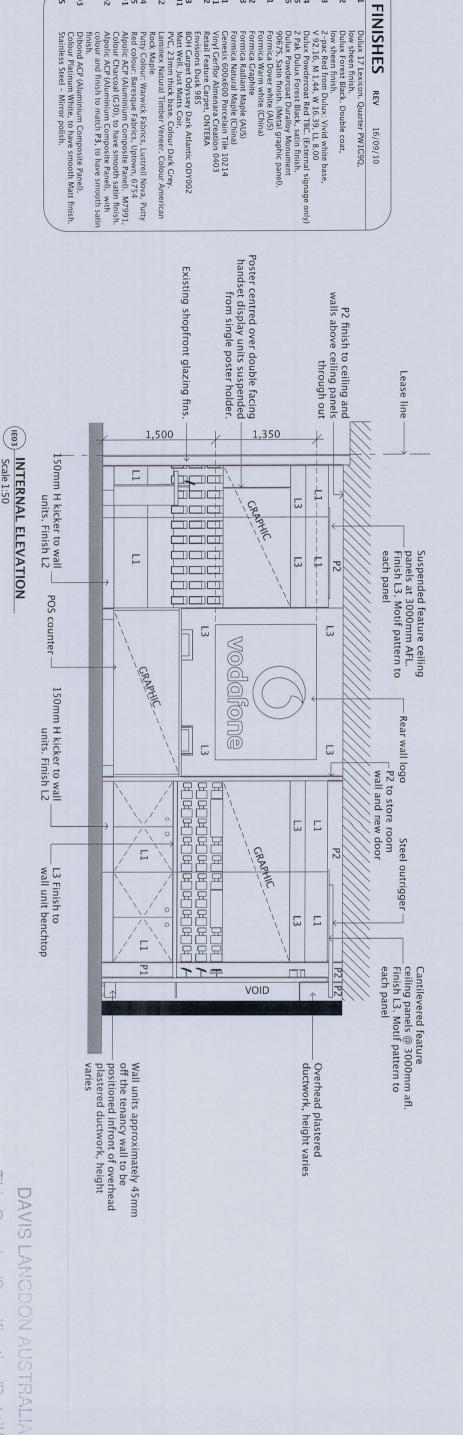
Issue: **DOUBLE DIAMOND** MINOR WORKS A421 Warriewood CONSTRUCT

Tenancy T57, Centro Warriewood Shopping Center, Jacksons Road, Warriewood NSW 2102

DRAWING: INTERNAL ELEVATION

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Project: VHA086 Scale: 1:50 Date: 23/09/10 CAD FILE NAME: Design/VHA/V Size: Sheet: 09 A3 Rev: Rev by: DA Drawn: MJ



D3

Scale 1:50

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Certificate No: 25/1/26.



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Angley Arrowsmith

street level

700 collins street

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PROJECT CONTACTS DESIGNER: DESIGN PM:

CLIENT:

AHY

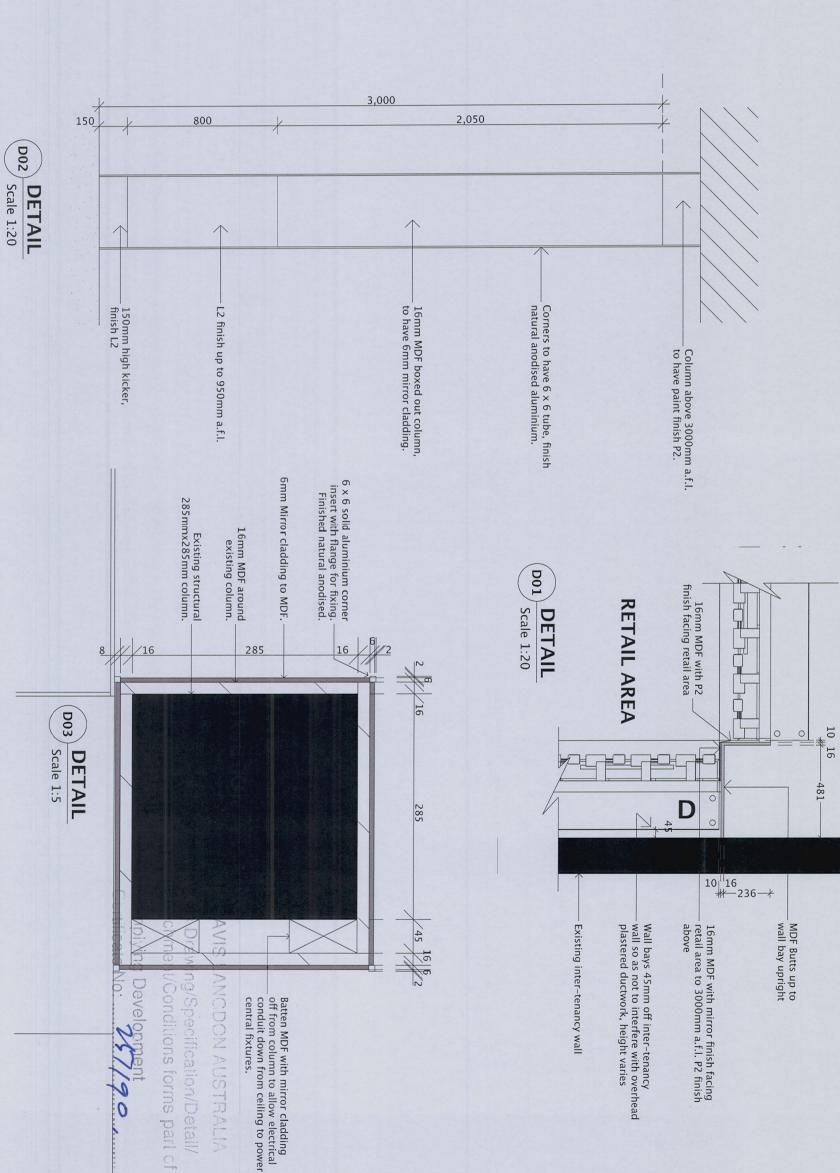
CONSTRUCTION

issue: MINOR WORKS A421 Warriewood

Tenancy T57, Centro Warriewood Shopping Center, Jacksons Road, Warriewood NSW 2102 DOUBLE DIAMOND

INTERNAL ELEVATION

Scale: 1:	Date: 23	CAD FILE NAME: [
50	3/09/10	CAD FILE NAME: Design/YHA/VHA086 Warriewood/Daniel.a@angleyarrowsmith.com
Size:		iewood/Dar
A3		iel.a@angleyar
Rev by: DA	Drawn: MJ	rowsmith.com
	1:50 Size: A3	23/09/10 Size: A3



STORE ROOM



D3

Putty Colour: Warwick Fabrics, Lustrell Nova, Putty Putty Colour: Baresque Fabrics, Uptown, 6754 Alpolic ACP (Aluminium Composite Panel). M7991, Colour Charcoal (G30), to have smooth satin finish. Alpolic ACP (Aluminium Composite Panel). with colour and finish to match P3, to have smooth satin finish. Dibond ACP (Aluminium Composite Panel). Colour Platinum White, to have smooth Matt finish. Stainless Steel – Mirror polish.

2-pac Red from Dulux: Vivid white base,
2-pac Red from Dulux: New Jas. 39, LL. 8,00
Dulux Powdercoat Red TBC. (External signage only)
2 Pak Dulux Forest Black, satin finish.
Dulux Powdercoat Duralloy Monument
90675, Satin finish. (Metal graphic panel).
Formica Over white (AUS)
Formica Graphite
Formica Radiant Maple (AUS)
Formica Radiant Maple (China)
Formica Radiant Maple (China)
Genesis 600x600 Porcelain Tile 10214
Vinyl Gerflor Almenara Creation 0403
Retail Feature Carpet, ONTERA
Envisions Dusk 985
BOH Carpet Odyssey Dark Atlantic ODY002
Matt Well, Just Matts Coir,
PVC, 23mm thick base. Colour Dark Grey.
Laminex Natural Timber Veneer. Colour American
Rock Maple

FINISHES REV

16/09/10

Dulux 17 Lexicon. Quarter PW1G9Q,

ack. Double coat,

Angley Arrowsmith street level

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A 200 collins street | docklands | VIC 3008 www.angleyarrowsmith.com info@angleyarrowsmith.com

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PROJECT CONTACTS DESIGNER:

Issue: CLIENT:

A421 Warriewood CONSTRUCT

DOUBLE DIAMOND MINOR WORKS

Tenancy T57, Centro Warriewood Shopping Center, Jacksons Road, Warriewood NSW 2102

2

Date:

DRAWING: DETAILS

VHA

Scale: 1:20, 1:5, 1:50 AA Project: VHA086 CAD FILE NAME: Design/VHA/VHA086 War 23/09/10 Sheet: 10 Size: A3 Rev: Rev by: DA Drawn: MJ

PLEASE REFER TO DIMENSIONED DRAWINGS **IMAGES FOR ILLUSTRATIVE PURPOSES ONLY** FOR ACTUAL CONSTRUCTION DETAILS





DAVIS LANGDON AUSTRALIA

This Drawing/Specification/Detail/ Attachment/Conditions forms part of

Complying Developr

3D IMAGES

CLIENT:

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CONSTRUCTION

AHY

A421 Warriewood

Rev:	Sheet:]]	AA Project: VHA086
Rev by: DA	Size: A3	Scale:
Drawn: MJ		Date: 23/09/10
rrowsmith.com	Varriewood/Daniel.a@angleya	CAD FILE NAME: Design/VHA/VHA086 Warriewood/Daniel.a@angleyarrowsmith.com

design | retail | commercial | media

THE CONCERS RODUCED BY ANGLEY AND ASSONSWIRLETY LID, INCLUDING DOCUMENTS, DRAWNICS, DESIGN.

PROJECT CONTACTS

ONLY REVIAN THE PROMERTY OF ANGLEY AND ASSONSWIRLETY LID, THESE MAY BE NO REPRODUCTION OF THE CONTRICTION OF THE PROMERTY PROMERTY AND ASSONSWIRLETY LID.

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DESIGNER:

MINOR WORKS

DOUBLE DIAMOND

Tenancy T57, Centro Warriewood Shopping Center, Jacksons Road, Warriewood NSW 2102

retail finishes

OVERVIEW SCHEME REV 10/09/10

- Dulux 17 Lexicon. Quarter PW1G9Q. low sheen finish.
- Dulux Forest Black. Double coat,
- P3 tow sheen finish. 2 Pak Red from Dulux: Vivid white base, V 92.16, M 1.44, W 16.39, LL 8.00
- Dulux Powdercoat Red TBC. (External signage only) 2 Pak Dulux Forest Black, satin finish.

P1

- P 2 P 2 Dulux Powdercoat Duralloy Monument 9067S,
- = Satin finish. (Metal graphic panel). Formica Dover white (AUS) Formica Warm white(China)
- Formica Graphite
- U 2
- 53 Formica Radiant Maple (AUS)
 Formica Natural Maple(China)
 Genesis 600x600 Porcelain Tile 10214
- Creation 0403 Vinyl Gerflor Almenara
- F2 **Envisions Dusk 985** Retail Feature Carpet, ONTERA
- E E BOH Carpet Odyssey Dark Atlantic ODY002 Matt Well. Just Matts Coir,
- 12 Laminex Natural Timber Veneer. Colour American Rock Maple PVC, 23mm thick base. Colour Dark Grey.
- F Putty Colour: Warwick Fabrics,
- Lustrell Nova, Putty
- Red colour: Baresque Fabrics, Uptown, 6754 Alpolic ACP (Aluminium Composite Panel). M7991 Colour Charcoal (G30), to have smooth
- satin finish.
 Alpolic ACP (Aluminium Composite Panel).
 Colour and finish to match P3, to have smooth
- satin finish.







Arrowsmith Angley









D3

Matt finish.

Dibond ACP (Aluminium Composite Panel).

Colour Platinum White, to have smooth



















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mplying Development 190 . vodafone



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RET OF ANGLEY AND ARROWAMTH PTY LID. HERE MAY BE NO ERROCOLCIDION OF

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STRAUA. SPRINKLER SYSTEM TO COMPLY WITH APPENDIX C AS 2118.1.
C. SMOKE DETECTION AND ALARM SYSTEMS TO COMPLY WITH SPECIFICATION ETC.

PROJECT CONTACTS

VHA

CLIENT:

Issue: CONSTRUCTION

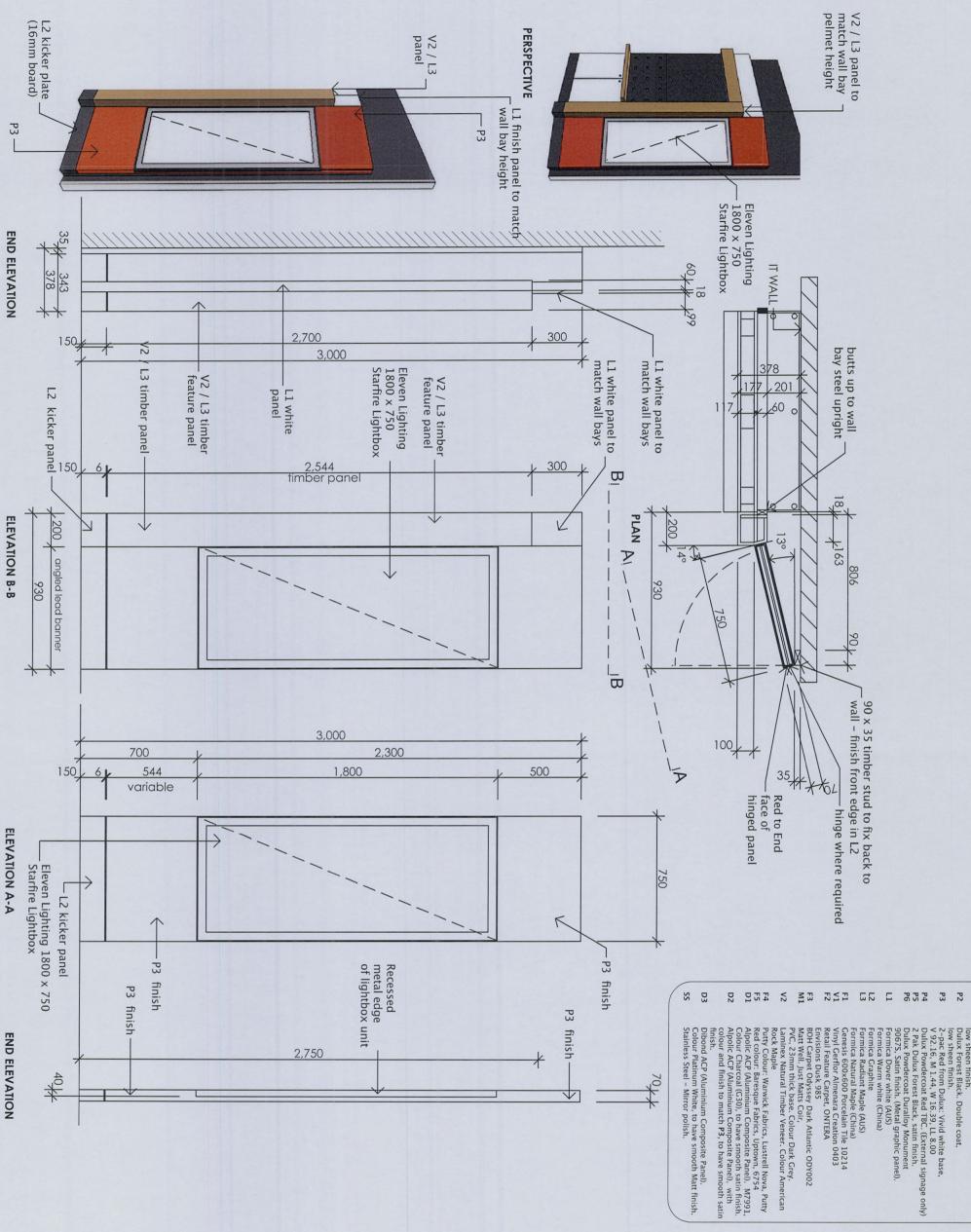
DOUBLE DIAMOND MINOR WORKS A421 Warriewood

Tenancy T57, Centro Warriewood Shopping Center, Jacksons Road, Warriewood NSW 2102

DRAWING:

FINISHES BOARD

Project: VHA086 Date: Sheet: 12 CAD FILE NAME: Design/VHA/VHA086
Daniel.a@analeyarrowsmith.com 23/09/10 Rev: Size: Rev by: DA Drawn: MJ A3 >



Lexicon. Quarter PW1G9Q, finish. REV 16/09/10 design | retail | commercial | media

FINISHES

Angley Arrowsmith

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PROJEC	PROJECT CONTACTS
DESIGN PM:	Chris.b@angleyarrowsmith.com
DESIGNER:	Daniel.a@angleyarrowsmith.com

AHY

CLIENT:

CONSTRUCTION

A421 Warriewood

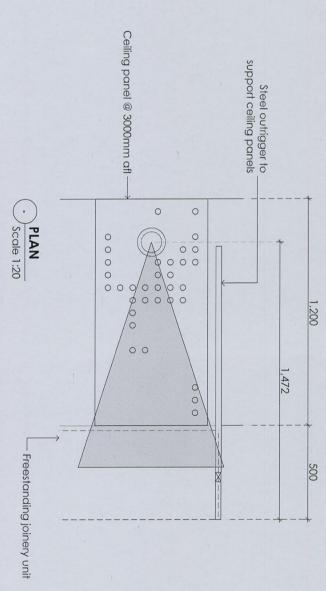
Warriewood NSW 2102 Shopping Center, Jacksons Road, Tenancy T57, Centro Warriewood DOUBLE DIAMOND MINOR WORKS

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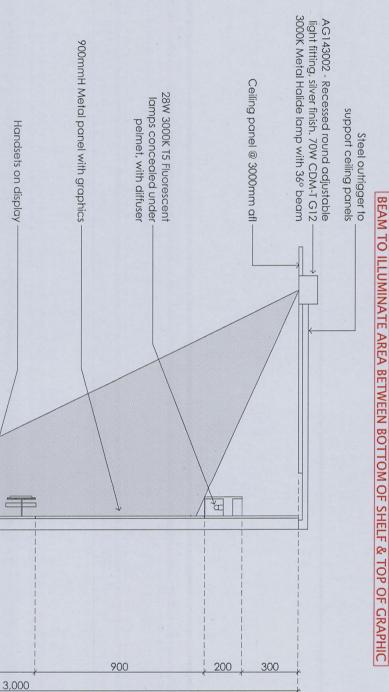
Scale: SHOPFRONT UNIT DETAILS Project: VHA086 Date: 23/09/10 Rev by: DA Size: A3 Drawn: MJ

Sheet: A02

Rev:



BEAM TO ILLUMINATE AREA BETWEEN BOTTOM OF SHELF & TOP OF GRAPHIC





Freestanding joinery unit



Angley Arrowsmith

Angley A Arrowsmith 8.A Street level | 700 collins street | docklands | VIC 3008 p | +61 (0)3 8610 8300 www.angleyarrowsmith.com | +61 (0)3 8610 8388 info@angleyarrowsmith.com

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EN ACCORDANTE DAMINIST POR DEPAILS. WASMIH, WASMIN WASMIN A TABLE ZO OF THE BUILDING CODE OF SPEAKES AND ALL EMPOSED ENGES POLISHED WITH A PAOJIS OF PAODIS TO WATER WALL ISPIRACES SERVIND ANY MASK SKE ECO OF A WASMIN ABOVE THE PRILINE WATERPROPRIED TO WET AREAS TO COMPLY WAS ABOVE THE PRILINE WATERPROPRIED TO WET AREAS TO COMPLY WAS ABOVE THE PRILINE WATERPROPRIED TO WET AREAS TO COMPLY WAS ABOVE THE PRILINE.

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CONSTRUCTION

DOUBLE DIAMOND A421 Warriewood MINOR WORKS

600

Shopping Center, Jacksons Road, Warriewood NSW 2102 Tenancy T57, Centro Warriewood

D3

F5 P1 P2

Rock Maple
Putry Colour: Warwick Fabrics, Lustrell Nova, Putry
Putry Colour: Baresque Fabrics, Uptown, 6754
Alpolic ACP (Aluminium Composite Panel). M7991,
Colour Charcoal (G30), to have smooth satin finish.
Alpolic ACP (Aluminium Composite Panel), with
colour and finish to match P3, to have smooth satin
finish.
Dibond ACP (Aluminium Composite Panel).
Colour Platinum White, to have smooth Matt finish.
Stainless Steel – Mirror polish.

Bench top @ 1000mm afl

Formica Radiant Maple (AUS)
Formica Natural Maple (China)
Genesis 600x600 Porcelain Tile 10214
Vinyl Gerflor Almenara Creation 0403
Retail Feature Carpet, ONTERA
Envisions Dusk 985
BOH Carpet Odyssey Dark Atlantic ODY002
Matt Well, Just Matts Coir,
PVC, 23mm thick base. Colour Dark Grey.
Laminex Natural Timber Veneer. Colour American

P3

Forest Black. Double coat,

2-pac Red from Dulux: Vivid white base, V 92.16, M 1.44, W 16.39, LL 8.00 Dulux Powdercoat Red TBC. (External signage only) 2 Pak Dulux Forest Black, satin finish. Dulux Powdercoat Durality Monument 90675, Satin finish. (Metal graphic panel).

Powdercoat Duralloy Monument , Satin finish. (Metal graphic panel). a a Dover white (AUS) a Warm white (China)

FINISHES

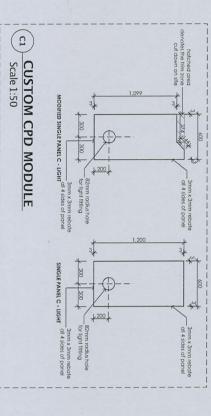
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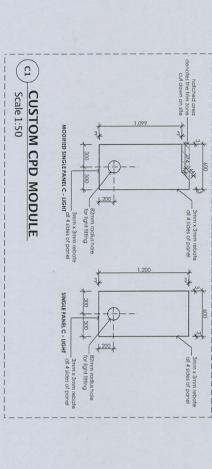
on. Quarter PW1G9Q, 16/09/10

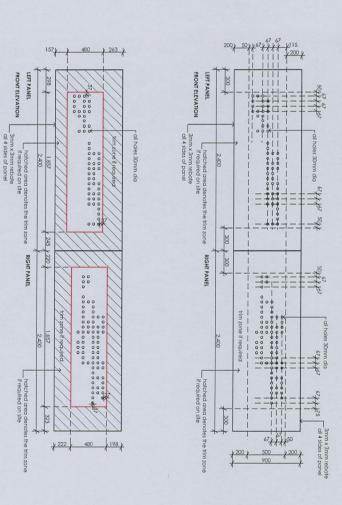
DOWNLIGHT ANGLE DETAILS DRAWING:

Date: Sheet: A03 Project: VHA086 23/09/10 Size: Rev: Rev by: DA Drawn: MJ A3 \triangleright

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Angley Arrowsmith

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ONS INAE PRECENDENCE OVER SCALED DIMENSIONS.
FINISHES AND BUILDING WORKS MUST BE AS SPECIFIED. REFER TO SEPARATE FATURE DRAWNINGS FOR DETAILS, ANY AMENDMENTS MUST BE APPROVED IN A SEPONMENTIA.

CUSTOM SHOPFRONT FASCIA MODULE Scale 1:50

Module CPC

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Module CPA - (cut to 50% 1200 x 1200mm)

Custom shopfront fascia module (see detail C2 above) 1/ Signage element consistence of some signage of some signage of some signage of some some signage of some signa

Scale 1:50

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Module CPH - (cut to 50% 1200 x 1200mm)

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Module CPB - (cut to 50% 1200 x 1200mm)

Module CPA - (cut to 75% 1800 x 1200mm)

Module CPC

9

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Module CPC

Module CPA - (cut to 75% 1800 x 1200mm)

Module CPB -

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	D3	,	77	D1	F5	F4	٧2		M1	F3		F2	٧1	F		13	12				P6	P5	P4		Р3		P2		P1	I
Colour Platinum White, to have smooth Matt finish.	Dibond ACP (Aluminium Composite Panel).	colour and finish to match P3, to have smooth satin	Colour Charcoal (G30), to have smooth satin finish.	Alpolic ACP (Aluminium Composite Panel). M7991,	Red colour: Baresque Fabrics, Uptown, 6754	Rock Maple Putty Colour: Warwick Fabrics, Lustrell Nova, Putty	Laminex Natural Timber Veneer. Colour American	PVC, 23mm thick base. Colour Dark Grey.	Matt Well. Just Matts Coir,	BOH Carpet Odyssey Dark Atlantic ODY002	Envisions Dusk 985	Retail Feature Carpet, ONTERA	Vinyl Gerflor Almenara Creation 0403	Genesis 600x600 Porcelain Tile 10214	Formica Natural Maple (China)	Formica Radiant Maple (AUS)	Formica Graphite	Formica Warm white (China)	Formica Dover white (AUS)	9067S, Satin finish. (Metal graphic panel).	Dulux Powdercoat Duralloy Monument	2 Pak Dulux Forest Black, satin finish.	Dulux Powdercoat Red TBC. (External signage only)	V 92.16, M 1.44, W 16.39, LL 8.00	2-pac Red from Dulux: Vivid white base,	low sheen finish.	Dulux Forest Black, Double coat.	low sheen finish.	Dulux 17 Lexicon, Ouarter PW1G90.	FINISHES REV 16/09/10

PROJECT CONTACTS

PROPERIES OF MAREMAL UNINGS AND SURFACE FINSHES TO COMPLY WITH D.110 OFFIER BURDING CODE OF AUSTRALIA. ISTALLATION TO COMPLY WITH ASJADDI/AMNDTZ. ALL LIGHTING FIXTURES AND T. TICK, AFPROVED, LOW YOLKIGE LIGHTS MUST USE AFPROVED ELECTRONIC

ICCORDANCE WITH AS 2444-2001 AND CLAUSE E1.6 OF THE BUILD SPRINKLER SYSTEM TO COMPLY WITH APPENDIX C AS 2118.1. DETECTION AND ALARM SYSTEMS TO COMPLY WITH SPECIFICATION E

VHA

CLIENT:

CONSTRUCTION

Shopping Center, Jacksons Road, **DOUBLE DIAMOND** Tenancy T57, Centro Warriewood MINOR WORKS A421 Warriewood

CEILING AND FASCIA
PANEL LAYOUT DRAWING:

Warriewood NSW 2102

A3	Size: A3	Scale: 1:50
3	Drawn: MJ	Date: 23/09/10
	Varriewood/	CAD FILE NAME: Design/VHA/VHA086 Warriewood/ Daniel.a@angleyarrowsmith.com

Sheet: A04

Rev:

>

CEILING PANEL LAYOUT
Scale 1:50

Custom CPD
— module (see
detail C1 above)

Module CPH — (cut to 50% 1200 x 1200mm)

Module CPC

Module CPE

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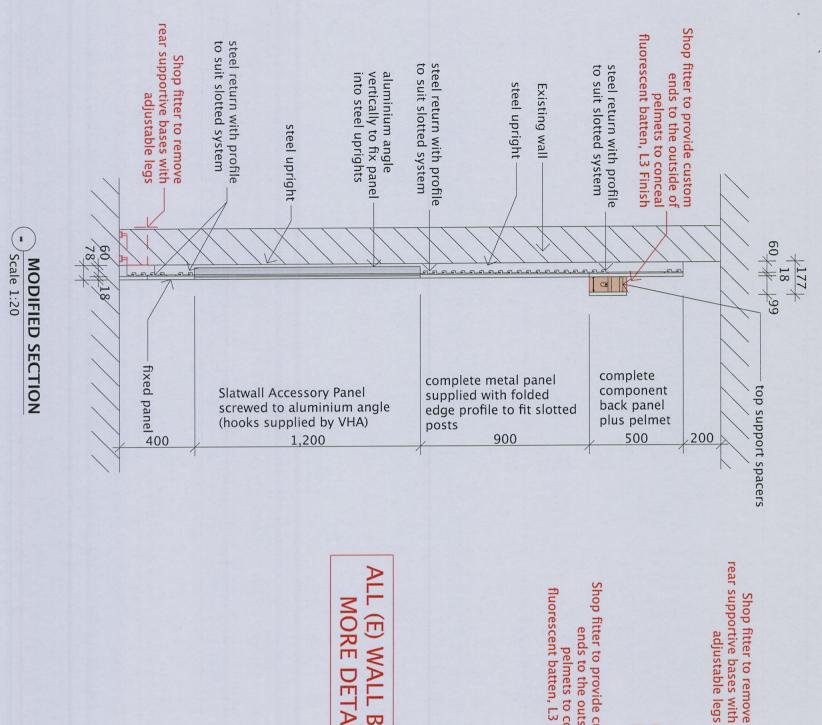
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Module CPB



Shop fitter to provide custom ends to the outside of pelmets to conceal fluorescent batten, L3 Finish 100 150 793 Scale 1:20 MODIFIED PLAN VIEW 150 100 100 350 1,194 200 350 100 47 99 18

outside of pelmets to conceal fluorescent batten, L3 Finish

Shop fitter to provide custom ends to the

800 centres

1,200 centres

gaps between support spacers for junction boxes

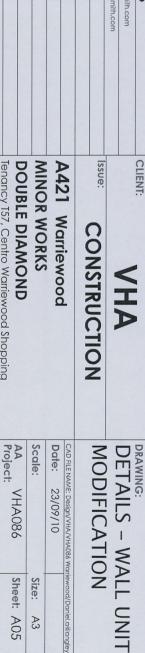
Shop fitter to modify standard E Wall unit.

ALL (E) WALL BAY MODIFICATIONS SHOWN IN R MORE DETAILS REFER TO STANDARD FIXTURE SET ED, FOR

FINISHES

Dulux Forest Black. Double coat, low sheen finish.

con. Quarter PW1G9Q, 16/09/10



D3

finish.

Dibond ACP (Aluminium Composite Panel).

Colour Platinum White, to have smooth Matt finish.

Stainless Steel – Mirror polish.

Rock Maple
Rock Maple
Rock Maple
Rock Maple
Rotk Maple
Rotk Maple
Red Colour: Warwick Fabrics, Lustrell Nova, Putty
Red Colour: Baresque Fabrics, Uptown, 6754
Alpolic ACP (Aluminium Composite Panel). M7991,
Colour Charcoal (G30), to have smooth satin finish.
Alpolic ACP (Aluminium Composite Panel), with
colour and finish to match P3, to have smooth satin

2-pac Red from Dulux: Vivid white base,
2-pac Red from Dulux: New John St. (External signage only)
2 Pak Dulux Powdercoat Red BC. (External signage only)
2 Pak Dulux Forest Black, satin finish.
Dulux Powdercoat Duralloy Monument
90675, Satin finish. (Metal graphic panel).
Formica Over white (China)
Formica Graphite
Formica Radiant Maple (AUS)
Formica Radiant Maple (China)
Genesis 600x600 Porcelain Tile 10214
Vinyl Gerflor Almenara Creation 0403
Retail Feature Carpet, ONTERA
Envisions Dusk 985
BOH Carpet Odyssey Dark Atlantic ODY002
Matt Well. Just Matts Coir,
PVC, 23mm thick base. Colour Dark Grey.
Laminex Natural Timber Veneer. Colour American
Rock Maple

CAD FILE NAME: Design/VHA/VHA086 Warriewood/Daniel.a@angleyarrowsmith.com	irriewood/Dar	iiel.a@angleya	rrowsmith.com	
Date: 23/09/10			Drawn: MJ	M
Scale:	Size: A3	A3	Rev by: DA	DA
AA Project: VHA086	Sheet: A05	A05	Rev:	\triangleright

Tenancy 157, Centro Warriewood Shopping Center, Jacksons Road, Warriewood NSW 2102	DOUBLE DIAMOND
770	AA

DESIGN PM:

TEN PERMANDER AND ARROWSHIN FIT LID. INCLUDING DOCUMENTS, DEMANDES, DESCH.

PROJECT CONTACTS

PROJECT CONTACTS

PROJECT CONTACTS

PROJECT CONTACTS

PROJECT CONTACTS

PROJECT CONTACTS

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A &Adocklands | VIC 3008

www.angleyarrowsmith.com info@angleyarrowsmith.com

design | retail | commercial

| media

CLIENT:

Formica Radiant Maple (AUS)
Formica Natural Maple (China)
Genesis 600x600 Porcelain Tile 10214
Vinyl Gerfor Almenara Creation 0403
Retail Feature Carpet, ONTERA
Envisions Dusk 985
BOH Carpet Odyssey Dark Atlantic ODY002
Matt Well, Just Matts Coir,
PVC, 23mm thick base. Colour Dark Crey,
Laminex Natural Timber Veneer. Colour American
Rock Maple Putty Colour: Warwick Fabrics, Lustrell Nova, Putty Putty Colour: Warwick Fabrics, Uptown, 6754
Red colour: Baresque Fabrics, Uptown, 6754
Alpolic ACP (Aluminium Composite Panel). M7991,
Colour Charcoal (G30), to have smooth satin finish.
Alpolic ACP (Aluminium Composite Panel), with
colour and finish to match P3, to have smooth satin finish.
Dibond ACP (Aluminium Composite Panel).
Colour Platinum White, to have smooth Matt finish.
Stainless Steel – Mirror polish. 2-pac Red from Dulux: Vivid white base, V 92.16, M 1.44, W 16.39, LL 8.00 V 92.16, M 1.44 W 16.39, LL 8.00 Dulux Powdercoat Red TBC. (External signage only) 2 Pak Dulux Forest Black, satin finish. Dulux Powdercoat Duralloy Monument 90675, Satin finish. (Metal graphic panel). icon. Quarter PW1G9Q, ack. Double coat, 16/09/10 Speechmark roundel, 3D dome internally lit. To have speech mark in red vinyl adhered to external face. 3000MM HIGH x 600MM WIDE x 70MM DEEP, Finish red 2 pak, P4, signage band. Back lit using LED's. 150mm high kicker, finish L2.

P2 P3 P5 P6

Dover white (AUS)
Warm white (China)

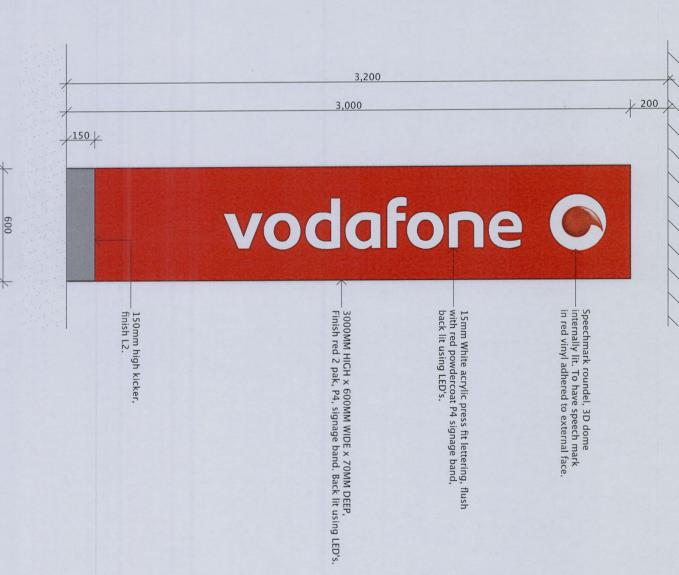
FINISHES

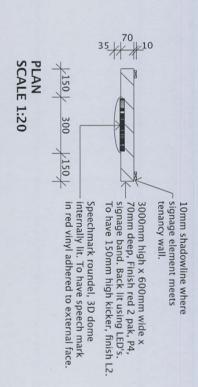
REV

D2 D2 D2

SCALE 1:20 70 10

FRONT ELEVATION SCALE 1:20







Angley Arrowsmith

N PADPERT AND COPTRIGHT

If IN ALL ITS CONCERN PRODUCED BY ANGLEY AND ARROWSMITH PIT ID.

DOCUMENTS, DIAMNOSE, DISSON, SECRETACHON, DEAS BY ONLE BRANK THE

PARAMETER AND ARROWSMITH IT ID. THESE MAY BE NO ERPODICTION OF

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CTOR ARE TO VERIFY ALL DIMES PROPERIES OF MATERIALS, LINNOS AND SIRFACE FINSHES TO COMPLY WITH ICL10 OFFIE BUILDING CODE OF AUSTRALIA. INSTALLATION TO COMPLY WITH ASSOCIAMINOTIZ. ALL LIGHTING FIXTURES AND ICC TICK APPROVED, LOW VOLTAGE LIGHTS MUST USE APPROVED ELECTRONICS. ASTABOLANCE WITH AS 2444/2001 AND CLAUSE E1 & OF THE BUILD ACCORDANCE WITH AS 2444/2001 AND CLAUSE E1 & OF THE BUILD SPRANLER SYSTEM TO COMPLY WITH APPECIAC CASCILIBLE.

SPRANLER SYSTEM TO COMPLY WITH SPECIFICATION EST STALE PRECENDENCE OVER SCALED DIMENSIONS. HES AND BILLIDING WORKS MUST BE AS SPECIFIED. REFER TO SEPARATE JIEE DRAWINGS FOR DETAILS. ANY AMENOMENTS MUST BE APPROVED IN ROWSMITH.

DESIGNER:

PROJECT CONTACTS

AHA

CLIENT:

CONSTRUCTION

MINOR WORKS **DOUBLE DIAMOND** A421 Warriewood

Warriewood NSW 2102 Shopping Center, Jacksons Road, Tenancy T57, Centro Warriewood

VERTICAL SIGNAGE ELEMENT DRAWING:

Project: VHA086 Scale: 1:20 Date: 23/09/10 Rev by: DA Size: A3 Drawn: MJ

Sheet: A-06

Rev: