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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

R#289485
\$30 -
8MB
7/10/10.

**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 sincerely


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, Cairns, 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 applicant

Name Angle & Arrowsmith Pty Ltd
Address 700 Collins Street, DOCKLANDS, VIC 3008
Contact Tel: 03 8610 8300 Fax: 03 8610 8388 Email: max.d@anglearrowsmith.com

2. Certifying Authority

Name of Certifying Authority Charles Slack-Smith
Accreditation No BPB0378
Accreditation Body Building Professionals Board
Address Davis Langdon Australia Pty Ltd ABN 40 008 657 289
Level 5, 100 Pacific Highway, North Sydney NSW 2060
Contact Tel: (02) 9956 8822 Fax: (02) 9956 8848

3. Certification

This certificate is issued: ☐ without any conditions
☒ subject to the conditions listed in **Attachment B**
☐ to erect a temporary building
☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application

Subject land Shop T57 Centro Warriewood Shopping Centre, Jacksons Road, WARRIEWOOD NSW 2102

Description of development Internal fitout of existing retail tenancy

Class of Building 6 Retail

Land Use Zoning 3a General Business A

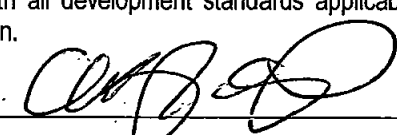
Plan Nos approved Plan No. 01-12, for project VHA086 / Prepared By: Angle Arrowsmith / Dated: 23 September 2010

Specification / References See Attachment "A"

Certificate No 251190

The decision was made under the following planning instrument SEPP (Exempt and Complying Development Codes) 2008

I **Charles Slack-Smith** certify that the development is a complying development and (if carried out as specified in the Certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by this regulation.

Signature 

Date of this Certificate 29 September 2010

Date this certificate will expire 29 September 2015

4. Information attached to this decision

- ☒ A fire safety schedule
- ☒ Information relied upon in Certificate determination - **Attachment A**
- ☒ The conditions of the certificate as listed in **Attachment B**



(continued)
Complying Development Certificate

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	☒	☐
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	☒	☐
Warning and operation signs	LGA 654, BCA D2.22 & D2.23	☒	☐
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	☒	☒



(continued)
Complying Development Certificate

Certificate No. 251190

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 Anglely 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.



(continued)
Complying Development Certificate

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 *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) 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.



(continued)
Complying Development Certificate

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 Public Health Act 1991, the system must be notified as required by the Public Health (Microbial Control) Regulation 2000, 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 Food Act 2003, the food business must be notified as required by that Act or licensed as required by the Food Regulation 2004, 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 Public Health Act 1991 will be carried out, the premises must be notified as required under the Public Health (Skin Penetration) 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
Davis Langdon
Level 5, 100 Pacific Highway
North Sydney NSW 2060
Tel: (02) 9956 8822 Fax (02) 9956 8848

Office Use Only
CDC No. _____
Job No. _____

Address SUBJECT LAND
400-401, LANTHO WARRIEWOOD.
SEYMOUR RD, WARRIEWOOD NSW 2002

Lot No,DP,SP,vol/foi.etc _____

Name/ Company APPLICANT
ANTHONY BANHAM PTY. LTD.

Address 121, V.V., 100 COMMERS CT.
DOCKLANDS, VIC. Post Code: 3008

Contact numbers Phone: 0800 000 000 Mobile: 0405 644 014
Fax No. 0800 000 000 Email: MAX.DCANAL@ANTHONYBANHAMPTY.COM

Signature of Applicant [Signature] Date: 14.09.10 .com
(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 Claburn, 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 LANTHO WARRIEWOOD LANDS.

Address N.B.W. WARRIEWOOD RD BOX 1000
BANKSTOWN, NSW. 2002.

Contact numbers Phone: 02 8123 1000 Mobile: _____
Fax No. 02 9100 1000 Email: HENRI.WAT@LANTHO.COM.AU

Signature of Registered owner(s) [Signature]

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: 09.09.2010.

DESCRIPTION OF PROPOSED DEVELOPMENT

Minor internal fit-out for
telecommunications business

Estimated cost of work \$ 11,500.00 Existing use of Site: Residential
example Office/ Retail etc.

Gross floor Area of building m²: (Existing) 1000m (Proposed) 1000m

Site Area m²: 1000m Number of storeys (including underground storeys): 01

Please attach relevant Plans and Specifications from the attached list.

List of documents accompanying this application:

- o Letter of Intent Consent Ref. from Council.
- o Site plan. Council Ref. No. 11.09.0.
- o Consent Ref. from Council.
- o Consent Ref. from Council.
- o Consent Ref. from Council.
- o Consent Ref. from Council.
- o Consent Ref. from Council.
- o Consent Ref. from Council.

APPLICANT DESCRIPTION

In accordance with Clause 139(1A) and Clause 149(2B) of the EP&A Regs 2000, the applicant cannot be the Principal Contractor or Builder. The applicant is to be the person having the benefit of the Development Consent, for example, the owner, tenant, architect, design or project manager (who is not the builder or Principal Contractor).

PROJECT MANAGEMENT (Principal Contractor)

The overall co-ordination and control of this project will be carried out by:

☒	Principal Contractor: (Bus. Name)	<u>WILSON</u>
	Contact:	<u>DAVID WILSON</u>
	Address:	<u>1000m</u>
	Contact No.	<u>01 234 5678</u>

CONSTRUCTION MATERIALS

Walls:	Roof:	Floor:
Brick Veneer	Aluminium	Concrete
Full Brick	Concrete	Timber
Single Brick	Concrete tile	Other ☒
Concrete Block	Fibrous cement	Unknown
Concrete/ masonry	Fibreglass	
Concrete	Masonry	
Steel	Shingle tiles	
Fibrous cement	Slate	
Hardiplank	Steel	
Timber/ weatherboard	Terracotta	FRAME
Cladding-aluminium	Other	Timber ☒
Curtain glass	unknown	Steel
Other		Other
Unknown		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?	If yes, enter the current standard of performance (eg: BCA and Aust Stand)	Proposed alteration of existing measure (✓)
		Yes/ No		
1.	Access Panels, doors and hoppers to fire resisting shaft			
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			
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			
20.	Mechanical air handling systems			
21.	Perimeter vehicle access for emergency vehicles			
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			

This is an accurate statement of all the existing fire safety schedule implemented in the whole building and the land on which it is situated.

Signed:
(owner/agent)

Name :

Date :

Please provide three (3) copies of any of the following Plans or Specifications which may be relevant to your 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

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 WARRIEWOOD 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: 1100-1101, Central Wharf, Melbourne, Vic. 3006
 PROJECT: Interior Refurbishment of 1100-1101 Central Wharf

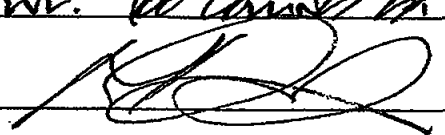
1. Specification C1.10a of the Building Code of Australia ("BCA") requires floors, walls and ceilings to comply with Group numbers, CRF values and smoke developed indices requirements as nominated in that part of the BCA.
2. Clause D2.21 of the BCA requires all door handles to ... *"be readily openable 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.
3. Part B1 of the BCA requires all glazing to comply with Australian Standard 1288 – 2006 and AS 2047 – 1999.
4. 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.
6. 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 Cl 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 Details:

Name:	<u>MAX ROBERTS</u>	
Company:	<u>ANNEKE ARCHITECTS</u>	
Address:	<u>1100-1101, Central Wharf, Melbourne, Vic. 3006</u>	
Signature:		Date: <u>14.09.10</u>



ANNUAL/SUPPLEMENTARY FIRE SAFETY STATEMENT

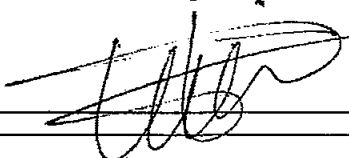
under Part 9 of the Environmental Planning and Assessment Regulation 2000

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

Essential/Critical Fire Safety Measures	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 System	11/12/09	AS 1670-2001, AS 1851.8-1987
Emergency Warning and Intercommunication System (EWIS)	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, BCA 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	20/11/09	AS 1668.1, AS 1682.1 & 2
Fire seals protecting openings in fire resisting components of the building	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 Day of September 2009
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Date of statement	Dated this: 15 th Day of December 2009
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Authorisation	Print name: <u>Reza Taheri</u>	Owner/Agent: _____	Signature: 
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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 lodged 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.



7th July 2010

Certificate of Design

For

1200mm Wall Bay Overhead Outrigger Structures

At

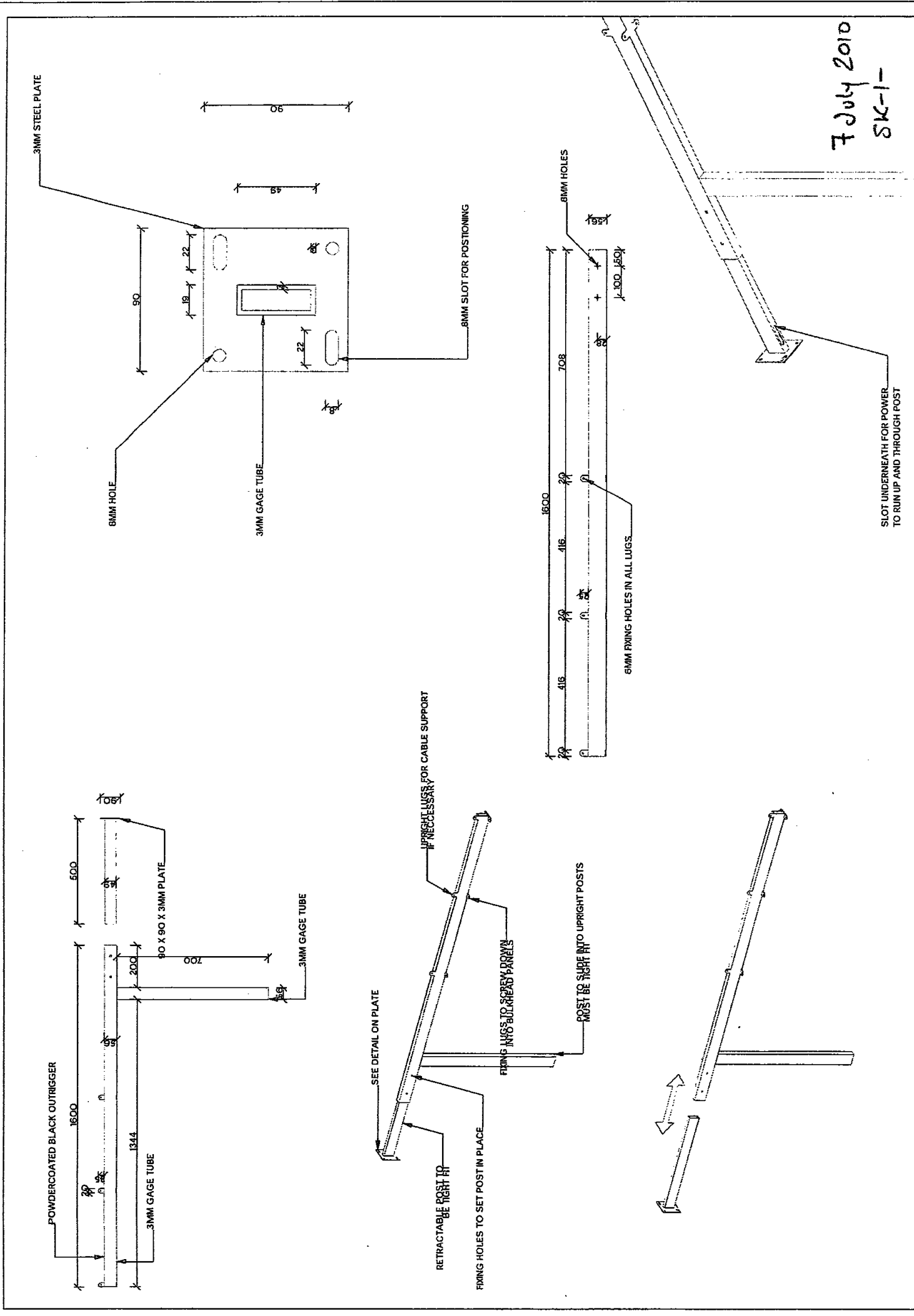
VHA Store Fitouts within NSW

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.

A handwritten signature in black ink, appearing to read 'P. Marzullo'.

Peter Marzullo B.Sc, B.E, MIE Aust, CP Eng
For and behalf of
MYD Consulting Engineers.



7 July 2010
SK-1-

PITTWATER COUNCIL

Section 149 Pt 2 Planning Certificate

Environmental Planning & Assessment Act, 1979

Applicant: MAX DURACK ANGLE Y ARROWSMITH
STREET LEVEL, 700 COLLINS ST
DOCKLANDS, MELBOURNE VIC 3008

Cert. No: e149Pt2/10/0468
Cert. Date: 28 September 2010
Fee: \$40.00
Property No: 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):

County: 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

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THE PRESCRIBED MATTERS REQUIRED BY SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT ARE AS FOLLOWS AND RELATE TO THE SUBJECT LAND AT THE DATE OF THIS CERTIFICATE.

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.

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 -
- (a) 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.

- (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 landother 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)

- 21O. (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.
- (2) 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:
- (a) 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

- (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:

- (a) 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;
- (f) 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;

- (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.
- (3) 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

Note: Where no information has been provided under the heading "ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES0 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

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.
- (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:

- ☐ excavations greater than 1 metre deep, the edge of which is closer to the site boundary or a structure to be retained on the site, than the overall depth of the 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 Companies 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.
- ☐ 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.

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATIONEP&A Regulations 2000
Schedule 4 Clause 7A

On the information available to Council, the land in question is affected by the Flood Planning Level and the Probable Maximum Flood and is therefore classified as Category 1- High Hazard in Council's Flood Risk Management Policy for Pittwater.

The land in question is subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

The land in question is also subject to flood related development controls for any other purpose.

Development controls are set out in Council's Pittwater 21 Development Control Plan.

Note:

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

On the information available to Council, the land in question may be subject to high velocities and/or depth during a flood event and is therefore classified as being subject to a High Hazard Risk under Council's Flood Risk Management Policy for Pittwater. Advice should be sought from Council regarding the High Hazard classification of the land.

LAND RESERVED FOR ACQUISITIONEP&A Regulations 2000
Schedule 4 Clause 8

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.

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

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

BUSH FIRE PRONE LAND

EP&A Regulations 2000
Schedule 4 Clause 11

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

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.

Note: Please see section headed "HERITAGE CONSERVATION MAP – SCHEDULE 9" to establish if the land the subject of this certificate has been identified as having heritage significance under PLEP 1993.

Note: This advice only relates to the need to obtain development consent under the Environmental Planning & Assessment Act 1979, as amended, and Pittwater Local Environmental Plan 1993. Demolition and other controls may also apply under the Heritage Act 1977.

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



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 that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work, 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) 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 within the meaning of Part 5 of the Act:
 - (i) 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.

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ALL MATERIALS, FINISHES AND JOINING WORKS MUST BE AS SPECIFIED. REFER TO SEPARATE DRAWINGS FOR DETAILS. ALL AMENDMENTS MUST BE APPROVED IN WRITING BY ANCHALEE ARROWSMITH.

FIXTURE WATERPROOFING TO WET AREAS TO COMPLY WITH AS 3740
ALL DOORWAYS TO HAVE A MINIMUM UN OBSTRUCTED HEIGHT OF 2.1M. THE MINIMUM WIDTH OF NEW DOORWAYS

02 21 OF THE BUILDING CODE OF AUSTRALIA
 PROVIDING A CERTAIN ACCESS FROM THE BUILDING TO A SINGLE PARKING LOT/STAND OR PLACE
 DRIVE W/IN 100M THE USE OF A KEY AND LOCKED B-TWEEN 900/600 AND 1200/600 ABOVE FLOOR LEVEL IN AN

1. COMPAT WITH ALBENDOL CAS 21181

VOLTAJE LIGHTS MUST USE APPROVED ELECTRONIC TRANSFORMERS
ILLUMINATED SIGNAGE TO COMPLY WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITY CODE - 240 VOLT

STRUCTURAL PROVISIONS TO COMPLY WITH CLAUSE B1.2 OF THE BUILDING CODE OF AUSTRALIA.

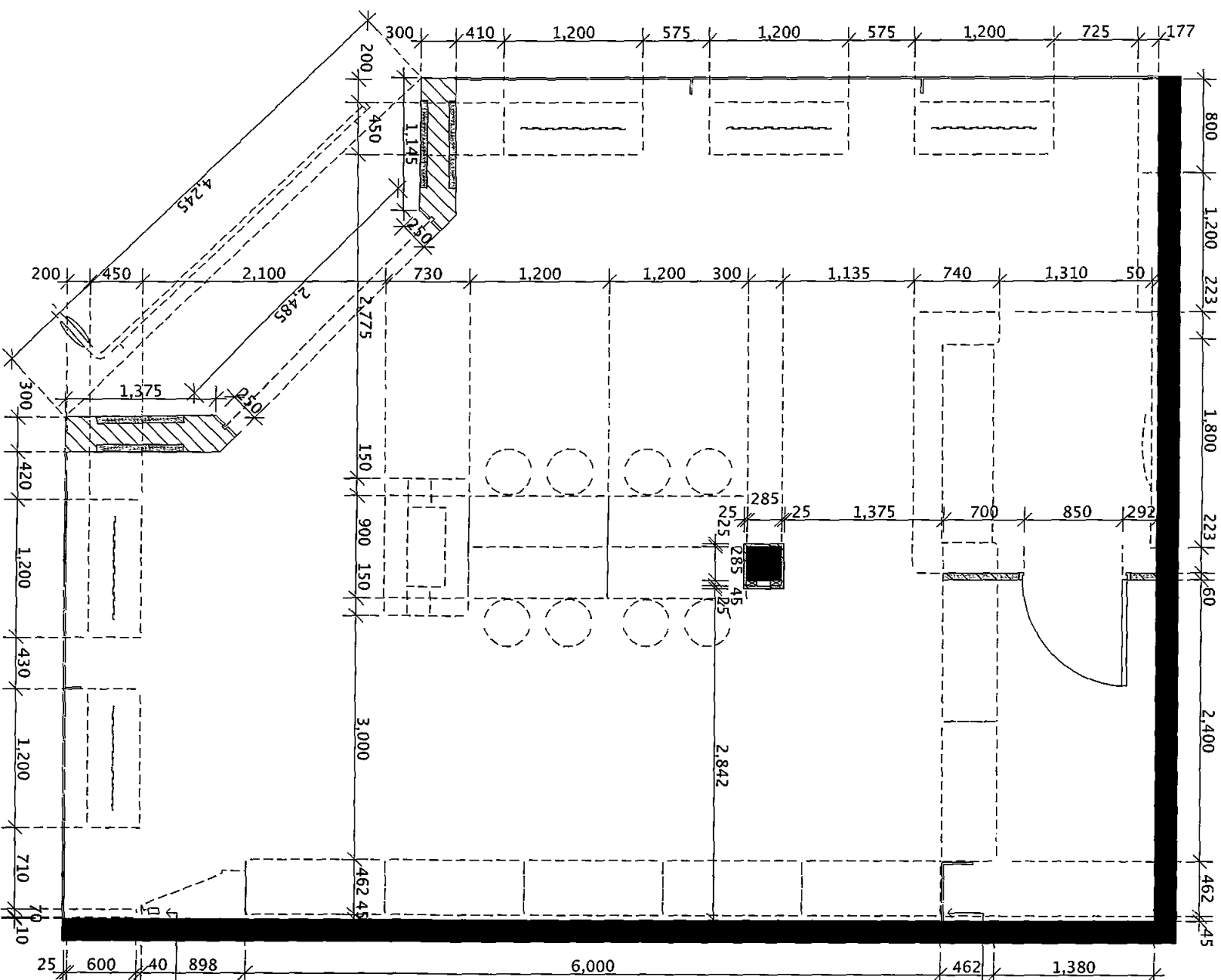
Arrowsmith

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100

info@andalevarrowsmith.com

WALL L
W01



- 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 LANGSDON AUSTRALIA.

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

Complying Development
Certificate No 251190...

PROJECT CONTACTS

DESIGNER	Daniel a@angleyarrowsmith co
----------	------------------------------

INTRODUCTION

•

VHA

CONSTRUCTION

A421 Warriewood

MINOR WORKS

DOUBLE DIAMOND

Center Jacksons Road, Warriewood NSW 2102

DRAWING

WALL LOCATION PLAN

CAD FILE NAME: Design\YH\YH\086 Workgroup\Daniel.dwg		display:crowmmlh.com	
Date	23/09/10	Drawn MJ	
Scale	1:50	Size	A3
AA Project	VHA086	Sheet	04
		Rev	A
		Rev by	DA

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www.angleleyarrowsmith.com
info@angleleyarrowsmith.com

15	4,320
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PROJECT CONTACTS

[illegible]

CLIENT **VHA**

Issue

CONSTRUCTION

**A421 Warriewood
MINOR WORKS
DOUBLE DIAMOND**

Tenancy 157, Centro Warriewood Shopping
Center Jacksons Road Warriewood NSW 2102

FLOORING LEGEND	
REV	13/09/10
	Existing Mail Tile
	Tile 600x600 Porcelain tile 102/24
	Vinyl Tile Cariflor Altmanara Creation 0403
	Feature carpet Ontera Emvison Dusk 985 y
	BOB Carpet Odyssey Dark Atlantic ODY0027
	Entry mat Just Mats - Cor Dark Grey PVC base 23mm

DAVIS LANGDON AUSTRALIA
This Drawing/Specification/Detail/
Attachment/Conditions forms part of
C omputing Development
Certificate No 25779.0 :

DRAWING FLOOR COVERING PLAN

CAD FILE NAME: Design\HA\086\Wormwood\Drawing of\mjd\wormwood.dwg			
Date	23/09/10		Drawn MJ
Scale	1:50	Size A3	Rev by DA
AA Project	VHA086	Sheet 05	Rev A

Angleley

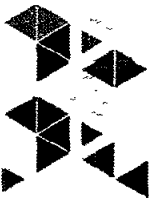
Arrowsmith

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f +61 (0)3 8610 8388

design | retail | commercial | media



A

2A

3008

com

com



DAVIS LANGDON AUSTRALIA

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

Compting Development
Certificate No: 257190.



PROJECT CONTACTS

[illegible]

CLIENT:

VHA

Issue:

CONSTRUCTION

A421 Warriewood

MINOR WORKS

DOUBLE DIAMOND

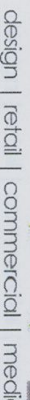
Tenancy T57, Centro Warriewood Shopping
Centre, Jacksons Road, Warriewood NSW 2100

DRAWING:

EXISTING SHOPFRONT

PHOTOS

CAD FILE NAME:	D:\08\21\A VHA086	Workpiece ID:	daniel.a@engr.com
Date:	23/09/10	Drawn:	MJ
Scale:		Size:	A3
AA Project:	VHA086	Sheet:	08.2
		Rev by:	DA
		Rev:	A



REV 10/09/10

Issue: **CONSTRUCTION**

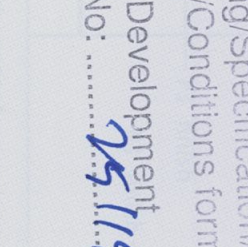
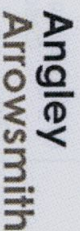
MINOR WORKS

Tenancy T57, Centro Warriewood Shopping Center, Jacksons Road,

DRAWING

— — — — —

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Downloaded from www.cadforums.com	
Date: 23/09/10	Size: A3
AA Project: VHA086	Rev by: DA
Sheet: 12	Rev: A



vodafone

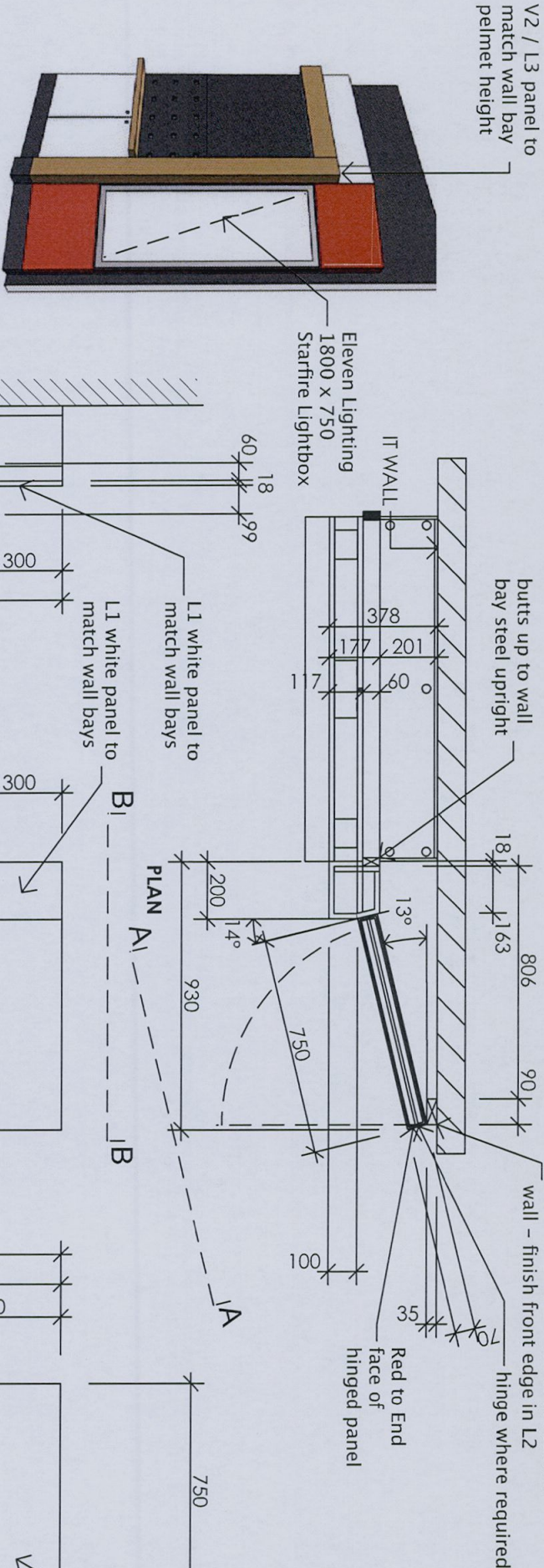


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INTELLECTUAL PROPERTY AND COPYRIGHT:

FINISHES	REV	16/09/10
P1	Dulux 17 Lexicon. Quarter PW1G9Q.	
P2	low sheen finish.	
P3	Dulux Forest Black. Double coat.	
P3	low sheen finish.	
P3	2-pac Red from Dulux: Vivid white base, V 92.16, M 1.44, W 16.39, LL 8.00	
P4	Dulux Powdercoat Red TBC. (External signage only)	
P5	2 Pak Dulux Forest Black, satin finish.	
P6	Dulux Powdercoat Duralloy Monument 90675. Satin finish. (Metal graphic panel).	
L1	Formica Dover white (AUS)	
L1	Formica Warm white (China)	
L2	Formica Graphite	
L3	Formica Radiant Maple (AUS)	
F1	Formica Natural Maple (China)	
V1	Genesis 600x600 Porcelain Tile 10214	
F2	Vinyl Gerflor Almenara Creation 0403	
F2	Retail Feature Carpet, ONTERA	
F3	Envisions Dusk 985	
M1	BOH Carpet Odyssey Dark Atlante ODY002	
V2	Matt Well, Just Matts Coir.	
V2	PVC, 23mm thick base. Colour Dark Grey.	
F4	Lamimec Natural Timber Veneer. Colour American	
F4	Rock Maple	
F4	Putty Colour: Warwick Fabrics, Lustrell Nova. Putty	
F5	Red colour: Baresque Fabrics, Uptown, 6754	
D1	Alpolite ACP (Aluminium Composite Panel). M7991.	
D2	Alpolite Charcoal (G30). to have smooth satin finish.	
D2	Alpolite ACP (Aluminium Composite Panel). with	
D2	colour and finish to match P3, to have smooth satin	
D2	finish.	
D3	Dibond ACP (Aluminium Composite Panel).	
D3	Colour Platinum White, to have smooth Matt finish.	
SS	Stainless Steel - Mirror polish.	

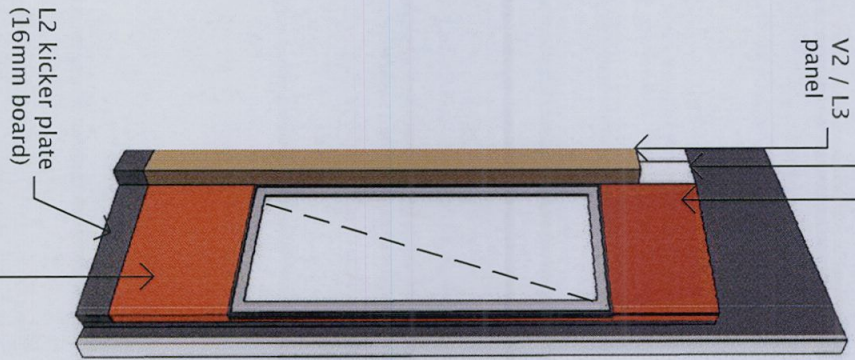


PERSPECTIVE

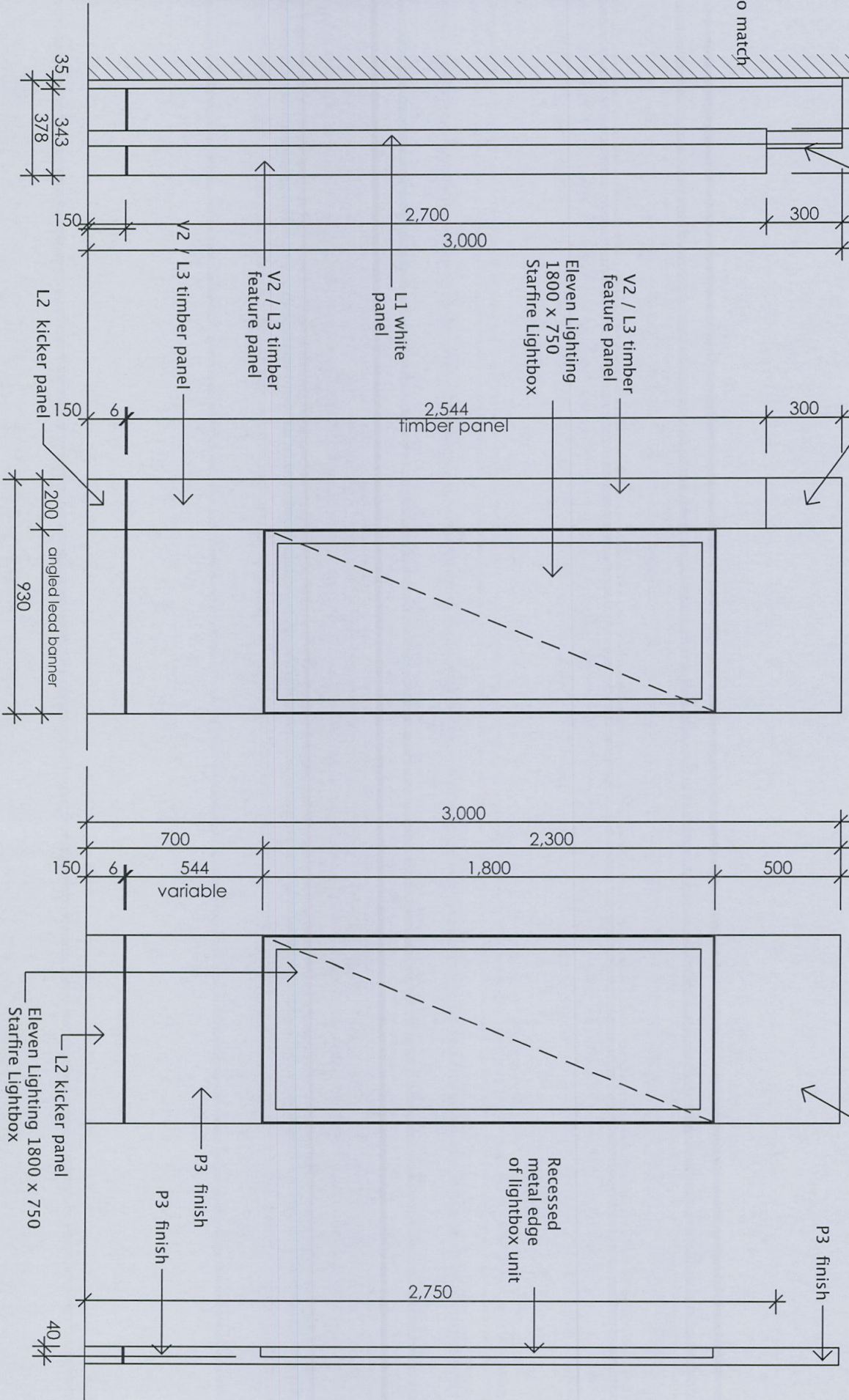
L1 finish panel to match wall bay height

P3

V2 / L3 panel



END ELEVATION



ELEVATION B-B

ELEVATION A-A

END ELEVATION

CLIENT:

VHA

Issue: CONSTRUCTION

A421 Warriewood

MINOR WORKS

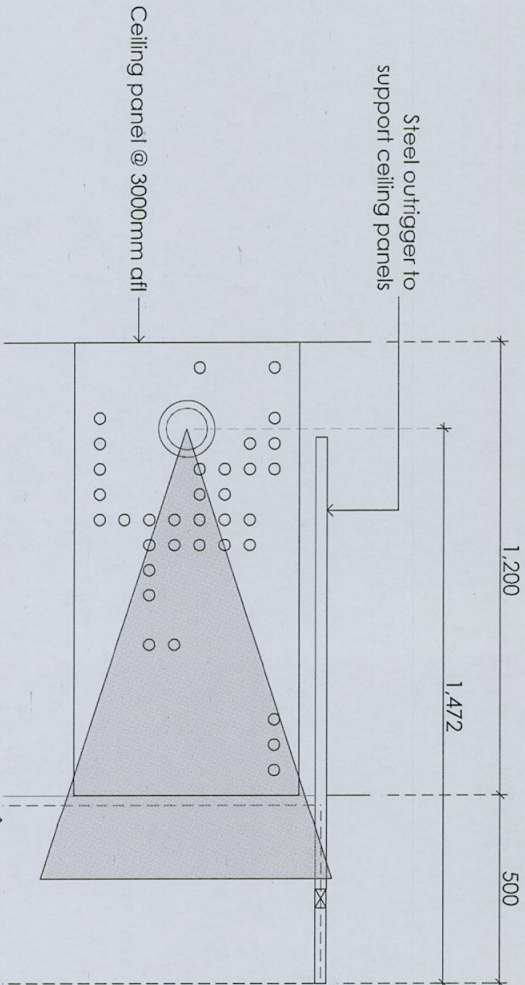
DOUBLE DIAMOND

Tenancy 157, Centro Warriewood Shopping Center, Jacksons Road, Warriewood NSW 2102

DRAWING:

SHOPFRONT UNIT
DETAILS

CAD FILE NAME: Design/VHA/VHA086 Warriewood/	Drawn: MJ
Daniel@angleyarrowsmith.com	Size: A3
Date: 23/09/10	Rev by: DA
Scale: VHA086	Rev: A
Project: VHA086	
Sheet: A02	



PLAN
Scale 1:20

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

Steel outrigger to support ceiling panels
AG143002 - Recessed round adjustable light fitting, silver finish, 70W CDM-T G12
3000K Metal Halide lamp with 36° beam

Ceiling panel @ 3000mm affl

28W 3000K T5 Fluorescent lamps concealed under pelmet, with diffuser

900mmH Metal panel with graphics

Handsets on display

Bench top @ 1000mm affl

Freestanding joinery unit

SECTION
Scale 1:20

CLIENT:

VHA

Issue: CONSTRUCTION

A421 Warriewood
MINOR WORKS

DOUBLE DIAMOND

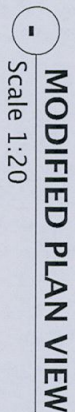
Tenancy T57, Centro Warriewood
Shopping Center, Jacksons Road,
Warriewood NSW 2102

DRAWING:

DOWNLIGHT ANGLE
DETAILS

CAD FILE NAME: Design/VHA/VHA086 Warriewood/ Daniel.o@anglearrowsmith.com	
Date: 23/09/10	Drawn: MJ
Size: A3	
AA VHA086	Rev by: DA
Project:	
Sheet: A03	Rev: A

FINISHES	REV	16/09/10
P1	Dulux 17 Lexicon. Quarter PW1C9Q.	
P2	low sheen finish.	
P3	Dulux Forest Black. Double coat.	
P4	low sheen finish.	
P5	2-pac Red from Dulux: Vivid white base, V 92, 16, M 1.44, W 16.39, LL 8.00	
P6	Dulux Powdercoat Red T8C. (External signage only)	
P7	2 Pak Dulux Forest Black, satin finish.	
P8	Dulux Powdercoat Duralloy Monument 9067S. Satin finish. (Metal graphic panel).	
L1	Formica Dover white (AUS)	
L2	Formica Warm white (China)	
L3	Formica Graphite	
L4	Formica Radiant Maple (AUS)	
F1	Formica Natural Maple (China)	
V1	Genesis 600X600 Porcelain Tile 10214	
V2	Vinyl Cerflor Almenara Creation 0403	
F2	Retail Feature Carpet, ONTERA	
F3	Envisions Dusk 985	
M1	BOH Carpet Odyssey Dark Atlantic ODY002	
M2	Matt Well, Just Matts Coir	
V2	PVC, 23mm thick base, Colour Dark Grey	
V3	Laminex Natural Timber Veneer, Colour American	
F4	Rock Maple	
F5	Putty Colour, Warwick Fabrics, Lustrel Nova, Putty	
D1	Red colour, Baresque Fabrics, Uptrawn, 6754	
D2	Alpolite ACP (Aluminium Composite Panel), M7991, Colour Graphite (G30), to have smooth satin finish.	
D3	Alpolite ACP (Aluminium Composite Panel), with colour and finish to match F3, to have smooth satin finish.	
D4	Dibond ACP (Aluminium Composite Panel), Colour Platinum White, to have smooth Matt finish.	
S5	Stainless Steel – Mirror polish.	



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

FINISHES		REV	16/09/10
P1	Dulux 12 Lexicon, Quarter PW1C9Q.		
P2	low sheen finish.		
P3	Dulux Forest Black, Double coat, low sheen finish.		
P4	2-pac Red from Dulux: Vivid white base, V 92.16, M 1.44, W 16.39, LL 8.00		
P5	Dulux Powdercoat, Red TBC, (external signage only)		
P6	2 Pak Dulux Forest Black, satin finish.		
P7	Dulux Powdercoat, Durallloy Monument 90675, Satin finish. (Metal graphic panel).		
L1	Formica Dover white (AUS)		
L2	Formica Warm white (China)		
L3	Formica Graphite		
F1	Formica Radiant Maple (AUS)		
F2	Formica Natural Maple (China)		
F3	Genesis 600X600 Porcelain Tile 10214		
F4	Vinyl Cefflor Almenara Creation 0403		
F5	Retail Feature Carpet, ONTEA		
M1	Envivisions Duck 985		
F3	BoH Carpe Odyssey Dark Atlantic ODY002		
M1	Matt Well, Just Mats Corf,		
PVC,	23mm thick Base Coat, Dark Grey.		
V2	Laminox Natural Timber Veneer, Colour: American		
P3	Rock Maple		
F4	Purdy Colour: Warwick Fabrics, Lustrell Nova, Purdy		
F5	Red coat, Baeresque Fabrics, Updown, 6/754		
D1	Alpolic ACP (Aluminium Composite Panel). W7991,		
D2	Alpolic Charcoal (C30), to have smooth satin finish.		
D3	Alpolic ACP (Aluminium Composite Panel), with		
D4	colour and finish to match P3, to have smooth satin finish.		
D5	Alpolic ACP (Aluminium Composite Panel),		
D6	Alpolic Platinum White, to have smooth Matt finish.		
D7	Alpolic Steel - Mirror polish.		

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CLIENT:	VHA
Issue:	CONSTRUCTION
A421 Warriewood	
MINOR WORKS	
DOUBLE DIAMOND	
Tenancy 157, Centro Warriewood Shopping Centre Locksmead Road, Warriewood NSW 2109	

DRAWING:			
DETAILS - WALL UNIT			
MODIFICATION			
CAD FILE NAME: Design/VHA/VHA086 Worriedwood/Daniel.a@angleyarrowsmith.com			
Date:	23/07/10		Drawn: MJ
Scale:		Size:	A3
AA Project:	VHA086	Sheet:	A05
		Rev:	A

