
Sent: 22/06/2016 3:44:51 PM
Subject: FW: MBC Certifiers - Receipted CDC Lodgement for Kiosk KI 012, Warriewood Square, 12 Jacksons Road Warriewood - R 396796 \$36.00
Attachments: 01.1 - Design Compliance Statement Prepared By Studio Mk.pdf; 02.1 - Long Service Levy Receipt No 244761 Dated 14 June.pdf; 03.1 - Accredited Certifiers Report In Accordance With C.PDF; 04.1 - S149(2) Planning Certificate - Warriewood Square.pdf; 05.1 - Application For Complying Development Certificate.pdf; 05.2 - Letter of Owners Consent Issued By Federation Cen.pdf; 06.1 - Base Building Construction Certificate Ref No 151.pdf; 07.1 - Record of Inspection Pursuant to Clause 129b of E.PDF; 09.1 - Complying Development Certificate No 160001881 Is.pdf; 10.1 - Architectural Drawings Prepared By Studio Mkz Num.pdf; rec 396796.pdf; 01.1 - Design Compliance Statement Prepared By Studio Mk.pdf; 02.1 - Long Service Levy Receipt No 244761 Dated 14 June.pdf; 03.1 - Accredited Certifiers Report In Accordance With C.PDF; 04.1 - S149(2) Planning Certificate - Warriewood Square.pdf; 05.1 - Application For Complying Development Certificate.pdf; 05.2 - Letter of Owners Consent Issued By Federation Cen.pdf; 06.1 - Base Building Construction Certificate Ref No 151.pdf; 07.1 - Record of Inspection Pursuant to Clause 129b of E.PDF; 09.1 - Complying Development Certificate No 160001881 Is.pdf; 10.1 - Architectural Drawings Prepared By Studio Mkz Num.pdf; rec 396796.pdf;

From: Laurie Allison

Sent: Tuesday, 21 June 2016 11:29 AM

To: fax

Subject: MBC Certifiers - Receipted CDC Lodgement for Kiosk KI 012, Warriewood Square, 12 Jacksons Road Warriewood - R 396796 \$36.00

[Receipted CDC](#)

[R-396796 \\$36.00](#)

[Credit card details removed](#)

Laurie Allison

Group Leader, Customer Service

Northern Beaches Council

P: 9970 1249

M: 0429 927 246

#ECMBODY

#QAP Default

#SILENT

#NOREG

From: Gillian de Bressac

Sent: Tuesday, 21 June 2016 10:27 AM

To: Laurie Allison

Subject: FW: Lodgement for Kiosk KI 012, Warriewood Square, 12 Jacksons Road Warriewood

Hi Laurie

CC details attached.

Many thanks

Gillian de Bressac
Records Officer (Mon & Tues)
Northern Beaches Council
T: 9970 1383

From: Reception [<mailto:reception@mbc-group.com.au>]

Sent: Monday, 20 June 2016 2:33 PM

To: Pittwater Council

Subject: Lodgement for Kiosk KI 012, Warriewood Square, 12 Jacksons Road Warriewood

Dear Council,

Please find attached the required information for CDC application for Kiosk KI 012, Warriewood Square, 12 Jacksons Road Warriewood.

Please see attached for payment details for \$36.00.

Kind regards,
Lauren

Reception



a Suite 112-114 / 117 Old Pittwater Road Brookvale NSW 2100

p 9939 1530 | **e** reception@mbc-group.com.au

www.mbc-group.com.au

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Issued under Environmental Planning & Assessment Act 1979 – Part 4 Division 3
Environmental Planning & Assessment Regulation 2000 – Part 7

Certificate Number: 16000188 /1

Section A The Application

1. Details of the Applicant

Name: Cicco Bar
Address: Kiosk 13 Warriewood Square, 13 Jacksons Road Warriewood NSW
Phone: 0418 161 900/ 0418 161 900
Email: ciccobar@bigpond.com
Application Number: 16000311

2. Details of the property

Unit / Street Number: Kiosk KI 012, Warriewood Square, 12
Street Name: Jacksons Road
Suburb & Postcode: Warriewood NSW 2102
Title Particulars (Lot & DP/SP): Lot 220 / DP 1159968
Land use zone: B2 Local Centre

3. Description of the proposed development

Internal fitout works to retail kiosk

4. Estimated cost of works

\$60,000.00

5. Environmental Planning Instrument (EPI)

Applicable EPI: SEPP (Exempt & Complying Development Codes) 2008 - Part 5
Commercial & Industrial Alterations Code

6. Date application for the Complying Development Certificate was made and received

Date CDC Application was received: 14 Jun 2016

Section B Certifying Authority

Name: Eric Bailey Accreditation No.: BPB0016
Phone: 02 9939 1530
Email: info@mbc-group.com.au
Address: Suite 114
117 Old Pittwater Rd Brookvale NSW 2100

Section C Building Classification

Class of the proposed building/s under the Building Code of Australia 6

Section D Attachments

Refer to Appendix A for the Attachments for this Complying Development Certificate

Section E Fire Safety Schedule

Refer to Appendix B for the Fire Safety Schedule for this Complying Development Certificate

Section F Schedule of Conditions

Refer to Appendix C for the Schedule of Conditions for this Complying Development Certificate

Section G Date of issue

Date of issue of this Certificate:

17 Jun 2016

Section H Certification

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in S81A(5) of the Environmental Planning & Assessment Act 1979.

The development is to be carried out in compliance with the plans and documentation listed below and endorsed by Modern Building Certifiers.

- Architectural drawings prepared by Studio MKZ, numbered; CICC0/01 through to CICC0/18 inclusive, Revision 0

Section I Dates

Date of this Certificate:

17 Jun 2016

Date on which Certificate shall lapse:

17 Jun 2021

Section J Signature

Signed:

A handwritten signature in black ink, consisting of a stylized 'M' followed by a flourish.

Date of endorsement:

17 Jun 2016

Certificate Number:

16000188 /1

APPENDIX A 16000188 /1

Attachments

- Application for Complying Development Certificate & Appointment of PCA, received 14 June 2016
- Letter of Owner's Consent issued by Federation Centres, dated 3 September 2015
- Accredited Certifier's Report in accordance with Clause 130 of the EP&A Regulation 2000, dated 17 June 2016
- Design Compliance Statement prepared by Studio MKZ, dated 14 June 2016
- Base Building Construction Certificate, Ref No. 15/122417-6, issued by McKenzie Group Consulting, dated 3 March 2016
- Long Service Levy Receipt No. 244761, dated 14 June 2016
- Record of Inspection pursuant to Clause 129B of EP&A Regulation
- S.149(2) Planning Certificate - Warriewood Square

APPENDIX B 16000188 /1

Fire Safety Schedule

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

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
7.	Automatic fire suppression (Sprinklers)	AS 2118.1-2005, AS1851.3-1985	x		
8.	Automatic fire detection & Alarm System	AS1670-2001, AS1851.1-1987	x		
9.	Emergency Warning and Intercommunication system (EWIS)	AS2220.1/2, AS4428.1-1998, AS1851.10	x		
10.	Fire Hydrants	AS2419.1-1997, AS 1851.4-1992	x		
11.	Hose Reel System	AS2441-1988, AS1851.2-1995	x		
12.	Portable fire extinguishers	AS2444-2001, AS 1851.1-1995	x	x	AS2444-2001
13.	Emergency Lighting	AS2293.1, BCA E4.2 & E4.4	x		
14.	Exit Signs	AS2293.1, BCA E4.5 & E4.8	x		
15.	Fire Dors	AS1905.1-1997	x		
16.	Automatic fail-safe devices	BCA D2.19, D2.21	x		
17.	Warning and operational signs	LGA 654, BCA D2.22 & D2.23	x		
18.	Mechanical air handling system/smoke control	AS1668.1	x		
19.	Fire dampers	AS1668.1, AS1682.1&2	x		
20.	Fire seals protecting opening in fire resisting components of the building	AS4072.1-1992, AS1530.4-1975	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
21.	Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg.2000	x		
22.	Automatic fail safe devices	BCA Clause D2.19 & D2.21	x		
23.	Automatic fire detection and alarm system	BCA Spec E2.2a & AS1670.1-2004, AS/NZS 1668.1-1998	x		
24.	Automatic fire suppression system	BCA Spec E1.5 & AS2118.1-1999, and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016	x		
25.	Building Occupant Warning System	BCA Spec. E1.5, BCA Spec. E2.2a & AS 1670,1-2004 – Clause 3.22	x		
26.	Emergency lighting	BCA Clause E4.2, E4.4 & AS/NZS2293.1-2005	x		
27.	EWIS (Sound Systems and Intercom Systems for Emergency Purpose)	BCA Clause E4.9 & AS1670.4-2004 & AS4428.4-2004	x		
28.	Emergency evacuation plan	AS3745-2002	x		
29.	Exit Signs	BCA Clause E4.5, NSW E4.6 & E4.8 and AS/NZS2293.1-2005	x		
30.	Fire control centre	BCA Spec. E1.8 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016 with regards to the fire control centre not located at the main entrance of the	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
		shopping centre.			
31.	Fire dampers	BCA Clause C3.15, AS/NZS 1668.1-1998 & AS1682.1&2-1990	x		
32.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8, Spec C3.4 and AS1905.1-2005	x		
33.	Fire Hose Reels	BCA Clause E1.4 & AS2441-2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016	x		
34.	Fire hydrant system	BCA Clause E1.3 & AS2419.1-2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016	x		
35.	Fire resistance levels	Carpark and Retail interface in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with the provisions of 2 rows of sprinklers in the carpark area.	x		
36.	Fire seals, collars	BCA Clause C3.15, C3.16 & AS1530.4-2005	x		
37.	Lightweight Construction	BCA Clause C1.8, C3.17 & AS1530.3-1999	x		
38.	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1-1998	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
		and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with the provisions of 2 rows of sprinklers in the carpark area.			
39.	Paths of Travel	EP&A Reg 2000 Clause 186 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with regards to the following:- Retail • Maximum distance to a point of choice of 30m. • Maximum distance to an exit of 88m. • Maximum distance between alternative exits of 120m. • 46m of aggregate egress width provided in lieu of 52.5m. Carpark • 28m to an exit • 165m between alternative exits. • >80m to an exit via a non-fire isolated exit.	x		
40.	Perimeter vehicular	BCA Clause C2.4 and in	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
	access for emergency vehicles	accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with regards to perimeter access to the facility less than 6m in width and areas where the road is greater than 18m from the building.			
41.	Portable fire extinguishers	BCA Clause E1.6 & AS2444-2001	x		
42.	Smoke hazard management system	BCA Part E2 & AS/NZS 1668.1-1998 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with regards to the following: • Performance based Smoke Exhaust provided to the Woolworths Extension, New Mini Majors, New Mall and New/Old shopping centre interface. • Egress corridor between new and existing shopping centre not provided with pressurisation.	x		
43.	Wall-Wetting sprinkler and drencher systems	BCA Clause C3.4 & AS2118.2-1995 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1,	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
		dated 10 February 2016.			
44.	Warning and operational signs	EP&A Reg 2000 clause 183, BCA Clause D2.23 and E3.3	x		

APPENDIX C - 16000188 / 1

Conditions

This Certificate is subject to conditions set out in the attached schedule of Conditions

Note 1. *Complying development under the General Housing Code and the Rural Housing Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.*

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

Note 3. *In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.*

Note 4. *If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.*

Note 5. *Under section 86A of the Environmental Planning and Assessment Act 1979, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.*

Part 1 Conditions applying before works commence:-

- | | |
|-----|---|
| 1.1 | A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works: <ul style="list-style-type: none">(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. |
| 1.2 | (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: <ul style="list-style-type: none">(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. |
| 1.3 | (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site

(2) The waste management plan must: <ul style="list-style-type: none">(a) identify all waste (including excavation, demolition |

	and construction waste materials) that will be generated by the work on the site, and
	(b) identify the quantity of waste material in tonnes and cubic metres to be:
	(i) reused on-site, and
	(ii) recycled on-site and off-site, and
	(iii) disposed of off-site, and
	(c) if waste materials are to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
	(d) if waste materials are to be disposed of or recycled off-site—specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.
	(3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
	(4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.
1.4	(1) Before commencing any demolition or excavation works, the person having the benefit of the complying development certificate must obtain a dilapidation report on any part of a building that is within 2m of the works. (2) If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.
1.5	Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by: (a) diverting uncontaminated run-off around cleared or disturbed areas, and (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and (c) preventing the tracking of sediment by vehicles onto roads, and (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.
Part 2 Conditions applying during the works:-	
2.1	Construction may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.
2.10	(1) If any part of the work is the erection of a new building, or an alteration or addition to an existing building, that is located less than 3m from the lot boundary, a survey certificate must be given to the principal certifying authority:

- (a) before any form work below the ground floor slab is completed, or
 - (b) if there is no such form work—before the concrete is poured for the ground floor slab.
 - (2) The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.
- 2.2
- (1) Work may be carried out outside the standard hours for construction if the work only generates noise that is:
 - (a) no louder than 5 dB(A) above the rating background level at any adjoining residence in accordance with the Interim Construction Noise Guideline (ISBN 978 1 74232 217 9) published by the Department of Environment and Climate Change NSW in July 2009, and
 - (b) no louder than the noise management levels specified in Table 3 of that guideline at other sensitive receivers.
 - (2) Work may be carried out outside the standard hours for construction:
 - (a) for the delivery of materials—if prior approval has been obtained from the NSW Police Force or any other relevant public authority, or
 - (b) in an emergency, to avoid the loss of lives or property or to prevent environmental harm.
- 2.3
- Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.
- 2.4
- Any demolition must be carried out in accordance with AS 2601—2001, The demolition of structures.
- 2.5
- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
 - (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
 - (3) Copies of receipts stating the following must be given to the principal certifying authority:
 - (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
 - (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
 - (5) During construction:

- (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.
- 2.6 (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005.
- (2) Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.
- 2.7 (1) If the work is the erection of, or an alteration or addition to, a building, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.
- 2.8 If any object having interest due to its age or association with the past is uncovered during the course of the work:
 - (a) all work must stop immediately in that area, and
 - (b) the Office of Environment and Heritage must be advised of the discovery.
- 2.9 If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:
 - (a) all excavation or disturbance of the area must stop immediately in that area, and
 - (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the National Parks and Wildlife Act 1974.

Part 3 Conditions applying before the issue of an occupation certificate:-

- 3.1 If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.
- 3.2 (1) If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.
- (2) If the work will be the subject of a notice of requirements for water supply or sewerage services (or both) by a water utility or an entity authorised by the utility, the work must be satisfactorily completed before the occupation certificate is issued.
- (3) If the work will be the subject of a compliance certificate under section 73 of the Sydney Water Act 1994, the work must be satisfactorily completed before the occupation certificate is issued.
- 3.3 If the work includes a mechanical ventilation system that is a regulated system within the meaning of the Public Health Act 2010, the system must be notified as required by the Public Health Regulation 2012, before an occupation certificate (whether interim or final) for the work is issued.
- 3.4 If the work relates to a food business within the meaning of the Food Act 2003, the food business must be notified as required by that Act, or licensed as required by the Food Regulation 2010, before an occupation certificate (whether interim or final) for the work is issued.
- 3.5 If the work relates to premises at which a skin penetration procedure, within the meaning of the Public Health Act 2010, will be carried out, the premises must be notified as required by Part 4 of the Public Health Regulation 2012 before an occupation certificate (whether interim or final) for the work is issued.

Part 4 Operational requirements:-

- 4.1 (1) If there are existing conditions on a development consent applying to hours of operation, the development must not be operated outside the hours specified in those conditions.
- (2) If there are no existing conditions on a development consent applying to hours of operation, the development must not be operated outside the following hours:
- (a) if the development involves a new use as bulky goods premises or other commercial premises—7.00 am to 10.00 pm Monday to Saturday and 7.00 am to 8.00 pm on a Sunday or a public holiday,
- (b) if the development involves a new use as something other than a bulky goods premises or other commercial premises and adjoins or is opposite a residential lot within a residential zone or Zone RU5 Village—7.00 am to 7.00 pm Monday to Saturday and no operation on a Sunday or a public holiday,

- (c) in any other case not referred to in paragraph (a) or (b)—7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.
- 4.2
- (1) The development must comply with the requirements for industrial premises contained in the Noise Policy.
- (2) Noise emitted by the development:
- (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and
- (b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.
- (3) In this clause, the Noise Policy means the document entitled NSW Industrial Noise Policy (ISBN 0 7313 2715 2) published in January 2000 by the Environment Protection Authority.
- 4.3
- (1) All new external lighting must:
- (a) comply with AS 4282–1997 Control of the obtrusive effects of outdoor lighting, and
- (b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.
- (2) Lighting at vehicle access points to the development must be provided in accordance with AS/NZS 1158 Set:2010 Lighting for roads and public spaces Set.
- 4.4
- (1) All driveways and parking areas must be unobstructed at all times.
- (2) Driveways and car spaces:
- (a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and
- (b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.
- 4.5
- (1) Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.
- (2) All landscaped areas on the site must be maintained on an on-going basis.

Part 5 EP&A Act and Regulations :-

136A

- (1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:
- (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
- (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised

to be carried out by the certificate commences.

(1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia (as in force on the date the application for the relevant complying development certificate is made).

(2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.

(3) This clause does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

(4) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

136B

(1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.

(2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(a) showing the name, address and telephone number of the principal certifying authority for the work, and

(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the site is prohibited.

(3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.

(5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

(6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building

work, subdivision work or demolition work involved had not been commenced by that date.

(1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:

(a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the Work Health and Safety Regulation 2011,

(b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,

(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,

(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

(2) This clause applies only to a complying development certificate issued after the commencement of this clause.

(3) In this clause, bonded asbestos material, bonded asbestos removal work, friable asbestos material and friable asbestos removal work have the same meanings as in clause 317 of the Occupational Health and Safety Regulation 2001.

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

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

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

Note 4. Demolition undertaken in relation to complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be carried out in accordance with Australian

136I

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

136K

(1) This clause applies if a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).

(2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 85A (9) of the Act.

(3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L

(1) A complying development certificate issued subject to a condition required by section 85A (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.

(2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M

(1) This clause applies to a complying development certificate authorising the carrying out of development if:

(a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and

(b) the development is to be carried out on land adjacent to a public road, and

(c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:

(i) development of the same type or description, or

(ii) development carried out in the same circumstances, or

(iii) development carried out on land of the same size or description.

(2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work

authorised by the certificate commences.

(3) The security may be provided, at the applicant's choice, by way of:

(a) deposit with the council, or

(b) a guarantee satisfactory to the council.

(4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.

(5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N

(1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.

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

GENERAL SPECIFICATIONS

THESE NOTES AND ALL DETAIL DRAWINGS APPLY TO THE NOMINATED BUILDER AND ANY SUB CONTRACTORS NOMINATED BY THE CLIENT. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.

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DIMENSIONS

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS FIGURED ON THE DRAWINGS BY ACTUAL SITE MEASUREMENTS. ANY DISCREPANCY WITH THE FIGURAL DIMENSIONS ON PLAN MUST BE IMMEDIATELY DRAWN TO THE ATTENTION OF STUDIOMKZ

APPROVED DRAWINGS

ALL WORK SHOULD BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LESSORS APPROVED DESIGNS, STUDIOMKZ PLANS AND ANY RELEVANT CONSULTING ENGINEERS PLANS, DETAILS AND SPECIFICATIONS, WITH THE LESSORS' AND COUNCILS' REQUIREMENTS. A COMPLETE SET OF LESSOR APPROVED DRAWINGS SHALL BE KEPT ON SITE AT ALL TIMES.

WORKMANSHIP GENERALLY

ALL WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE PLANS. THE BUILDER SHALL CONFIRM ANY DISCREPANCIES IN THE APPROVED PLANS OR CONDITIONS PRIOR TO CONSTRUCTION. ANY CHANGES TO THE APPROVED PLANS ARE TO BE VERIFIED BY THE DESIGNER IN WRITING PRIOR TO MANUFACTURE, CONSTRUCTION, AND/OR INSTALLATION. ANY PORTION OF THE WORK NOT SHOWN ON THE DRAWINGS BUT WHICH IS NECESSARY FOR THE COMPLETION OF THE ENTIRE CONTRACTUALLY AGREED WORK, SHALL BE UNDERSTOOD AS INCLUDED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL SPECIFIED EQUIPMENT, FITTINGS, ETC. (WHETHER SUPPLIED BY THE CONTRACTOR OR THE CLIENT) WILL FIT THE REQUIRED SPACE & TO REFER ANY DISCREPANCIES TO THE DESIGNER/ CLIENT PRIOR TO MANUFACTURE/ INSTALLATION.

STRUCTURAL DESIGN AND CERTIFICATION

THE BUILDER SHALL ENSURE THAT ALL ITEMS DETAILED, SPECIFIED AND INSTALLED ARE SUITABLE FOR THE PURPOSE THEY ARE INTENDED FOR AND ARE STRUCTURALLY ADEQUATE TO SUPPORT THE USAGE AND LOADS. ALL STRUCTURAL ELEMENTS, BULKHEADS, GLAZING SUPPORTS AND THE LIKE SHALL BE DESIGNED AND CONSTRUCTED TO SUPPORT THEIR OWN WEIGHT AND THE LOADS IMPOSED ON COMPLETION THE BUILDER SHALL PROVIDE A STRUCTURAL ENGINEERING CERTIFICATE FOR THESE ELEMENTS.

WET AREAS

WATERPROOFING MEMBRANES SHOULD BE APPLIED TO ALL WET AREAS TO KITCHENS, FOOD PREPARATION AREAS, BATHROOMS AND THE MEMBRANE SHALL CONTINUE TO A MINIMUM 300mm UP THE WALL. ALL SPECIFIED CABINETRY SHALL BE CONSTRUCTED OUT OF HIGH MOISTURE RESISTANT (HMR) SUBSTRATE BOARD. ALL JUNCTIONS ON BENCHTOPS, SPLASALBANYACKS AND THE LIKE SHOULD BE SILICON SEALED. WALLS TO WET AREAS AND/OR COMMERCIAL KITCHEN AREAS SHALL BE CONSTRUCTED OUT OF MASONRY AND RENDERED OR LINED WITH VILLABOARD OR OTHER SIMILAR AS APPROPRIATE AND/OR SPECIFIED.

JOINERY GENERALLY

ALL FITTINGS AND FIXTURES REQUIRED FOR THE WORKS SHALL BE INSTALLED AS SPECIFIED ON THE DRAWINGS. ALL JOINERY CORNERS SHALL BE MITRED TO VISIBLE BULKHEADS, SHOP FRONTS AND PORTALS ETC AND JOINERY SHALL BE OF THE HIGHEST QUALITY AND FINISH. WHERE 2 PAC FINISHES ARE SPECIFIED TO LARGE PANEL SIZES THE JOINTS ARE TO BE EXPRESSED IN THE FORM OF A "V" GROOVE JOINT OR OTHER SPECIFIED ON THE DRAWINGS. ALL JOINTS ARE TO BE EQUALLY SPACED UNLESS NOTED OTHERWISE. TO PREVENT SPLITTING OR DAMAGING THE SHEETS USE FASTENERS TO TRANSMIT THE LOADS IMPOSED AND TO ENSURE THE RIGIDITY OF THE ASSEMBLY. DO NOT USE VISIBLE FIXINGS EXCEPT IN THE FOLLOWING LOCATIONS. INSIDE CUPBOARDS AND DRAWER UNITS, (IN WHICH CASE USE OF PROPRIETARY CAPS TO CONCEAL FIXINGS) UNLESS SPECIFICALLY NOTED OTHERWISE. USE ADHESIVES TO TRANSMIT LOADS IMPOSED AND TO ENSURE THE RIGIDITY OF THE ASSEMBLY, WITHOUT CAUSING DISCOLORATION OF THE FINISHED SURFACES. SCRIBE BENCHTOPS, SPLASALBANYACK ENDS OF CUPBOARDS, KICK BOARDS AND RETURNS TO FOLLOW THE LINE OF THE STRUCTURE. FINISH ALL EXPOSED EDGES OF SHEETS WITH EDGE STRIPS TO MATCH SHEET FACES. CUPBOARD SHELF AND DRAWER UNITS ARE TO CONSTRUCTED OUT OF THE SPECIFIED MELAMINE COLOR BOARDS. SCRIBE TO FLOOR AND SECURE TO WALL TO PROVIDE A LEVEL FINISH. SUPPORT AND ADJUSTABLE SHELVES ON THE PROPRIETARY PINS IN HOLES AT 32mm CENTERS VERTICALLY. PROVIDE ADJUSTABLE CONCEALED METAL HINGES TO CUPBOARD DOORS, METAL RUNNER AND PLASTIC ROLLERS FOR THE DRAWERS WITH A MINIMUM 30KG CAPACITY (OR AS REQUIRED FOR THE USAGE), CLOSURE RETENTION AND WHITE THERMOSTAT POWDER COATING.

REGULATORY REQUIREMENTS

THE BUILDER SHALL CONFORM WITH ALL THE RELEVANT NZ STANDARDS AND THE LOCAL COUNCIL'S REGULATIONS. THESE STANDARDS SUPERCEDE ALL DETAILS AND NOTES ON THE DRAWINGS WHERE APPLICABLE.

CODES AND AUTHORITIES

THE INSTALLATION OF THE PROPOSED SYSTEMS AS REQUIRED EXECUTING THE CONTRACT WORKS SHALL COMPLY WITH THE REQUIREMENTS OF ALL RELEVANT CODES AND AUTHORITY HAVE JURISDICTION

The image shows a stamp from Modern Building Certifiers (MBC). At the top is the MBC logo with the text 'MODERN BUILDING CERTIFIERS'. Below this, it says 'CDC No. 16000188 / 1'. The main heading is 'CDC APPROVED PLANS'. The body of the stamp contains a certification statement: 'I certify that the work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning and Assessment Act 1979'. At the bottom, it is signed 'Eric Bailey BPB0016' with the date '17 Jun 2016'.

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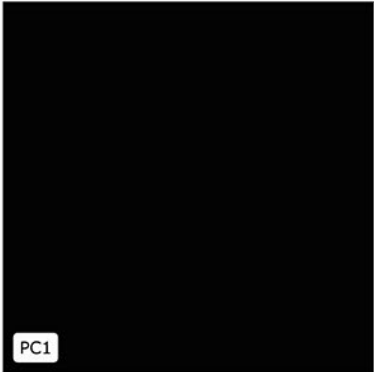
revision schedule			drawn by	checked by	first issue	client	PRELIMINARY APPROVAL		date
			R.J	H.L	26 AUG 2015	CICCO BAR			26 AUG 2015
			special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.			project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102		drawing name	scale
								COVER PAGE	
						drawing #		CICCO/01	revision

CICCO BAR - FINISHES SCHEDULE

CODE	ITEM/ FINISH		LOCATION	NOTE
PC1	BLACK-SPEC:	DULUX BLACK (PG1A9) BLACK GLOSS POWDERCOAT (3 LAYERS)	JOINERY	
S01	BLACK MARBLE SPEC:	NERO MARQUINA MARBLE WITH POLISHED EDGES ALL FIXINGS TO BE FULLY CONCEALED SUPPLIER: SNB STONE (02 9793 2001)	COUNTER	
CB1	COPPER WALL CLADDING CODE:	SAMSUNG METAL STANDING SEAM COPPER WALL CLADING SPEC: ROLLED EDGES WITH BENT/ FOLDED CORNERS ALL FIXINGS TO BE FULLY CONCEALED SUPPLIER: PRESTIGE ROOFING & CLADDING SUPPLIES PTY LTD (www.prcs.com.au)	COUNTER	
G01	VERTICAL PATTERNED GLASS PANEL (BLACK) SPEC:	NARROW REEDED SUPPLIER: PALMERS GLASS(02 9808 1344)	PARTITION	
CP1	NATURAL FINISH COPPER PANEL OR EQUIVALENT SPEC:	ROLLED EDGES ENSURE FOLDED/ BENT CORNERS SUPPLIER: CRAFT METALS (www.craftmetals.com.au)	JOINERY	
MB1	SATIN BLACK FINISH MELAMINE PANEL SPEC:	ALL FIXINGS TO BE FULLY CONCEALED	JOINERY	
F01	CHARCOAL BLACK COMMERCIAL VINYL FLOOR OR EQUIVALENT TO COMPLY WITH THE CURRENT FOOD ACT B.C.A AUSTRALIAN STANDARDS		FLOOR	

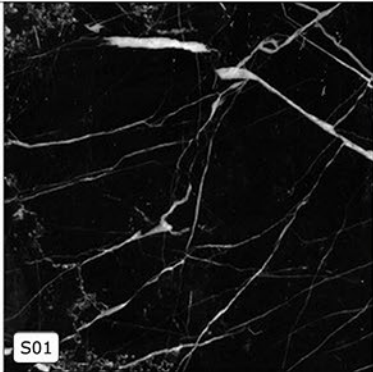
CICCO BAR - SAMPLES BOARD

PC1



BLACK- DULUX BLACK (PG1A9)

S01



NERO MARQUINA BLACK MARBLE

CB1



COPPER WALL CLADDING

G01



VERTICAL PATTERNED GLASS PANEL

CP1



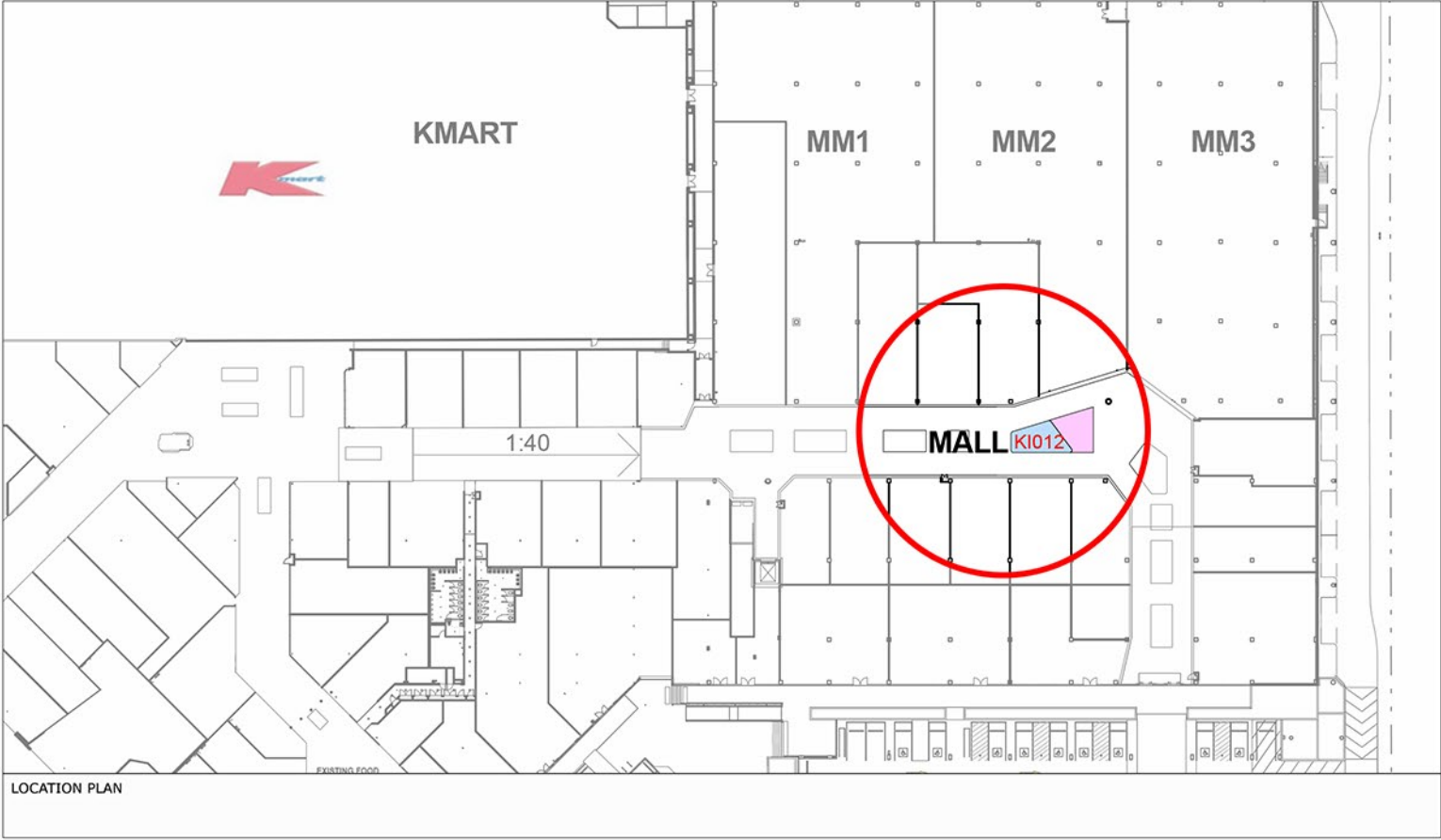
NATURAL FINISH COPPER PANEL



Eglo - Pinto Pendant
CODE: EL-89832
SUPPLIER: OZlighting (www.ozlighting.com.au)

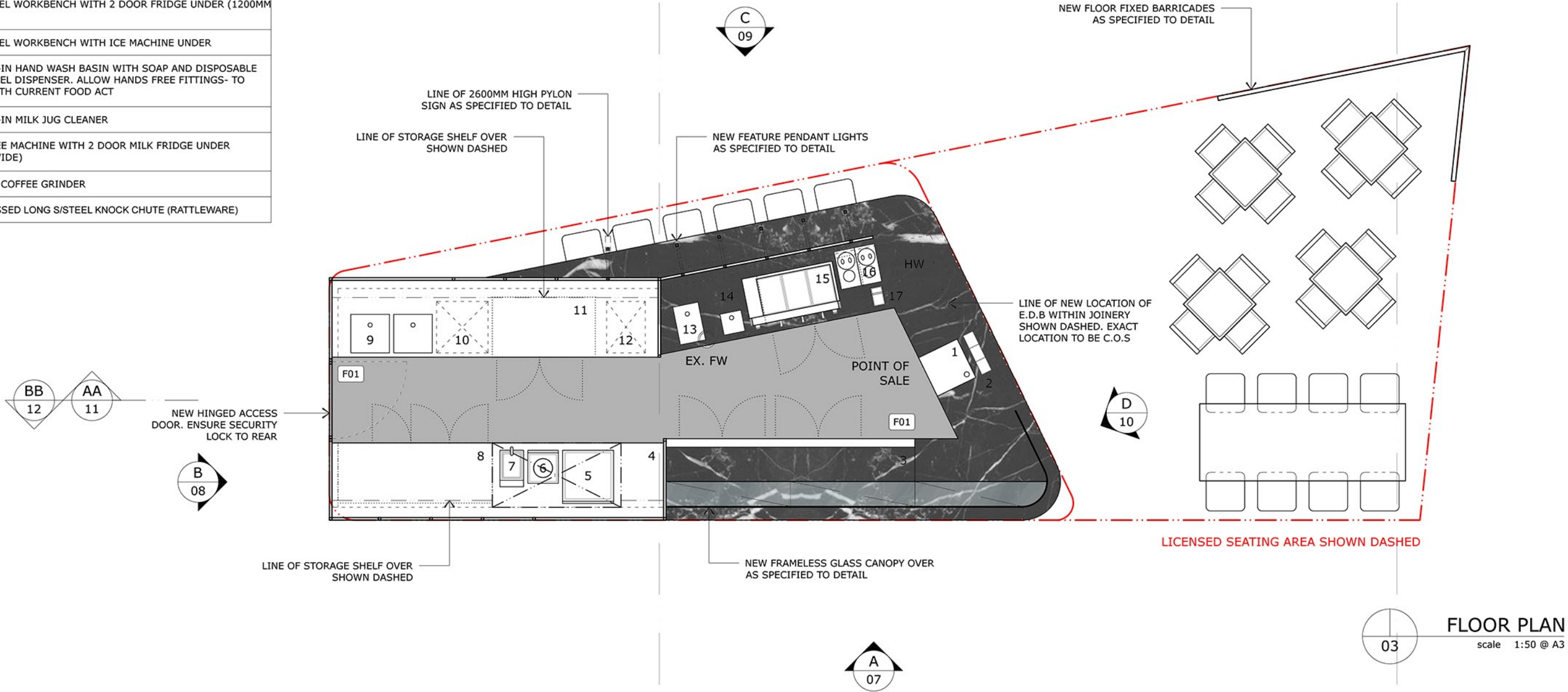


COMPANY LOGO

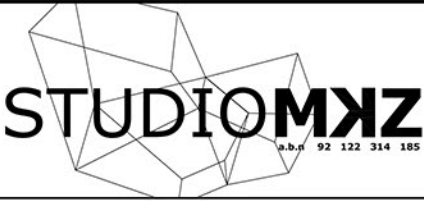


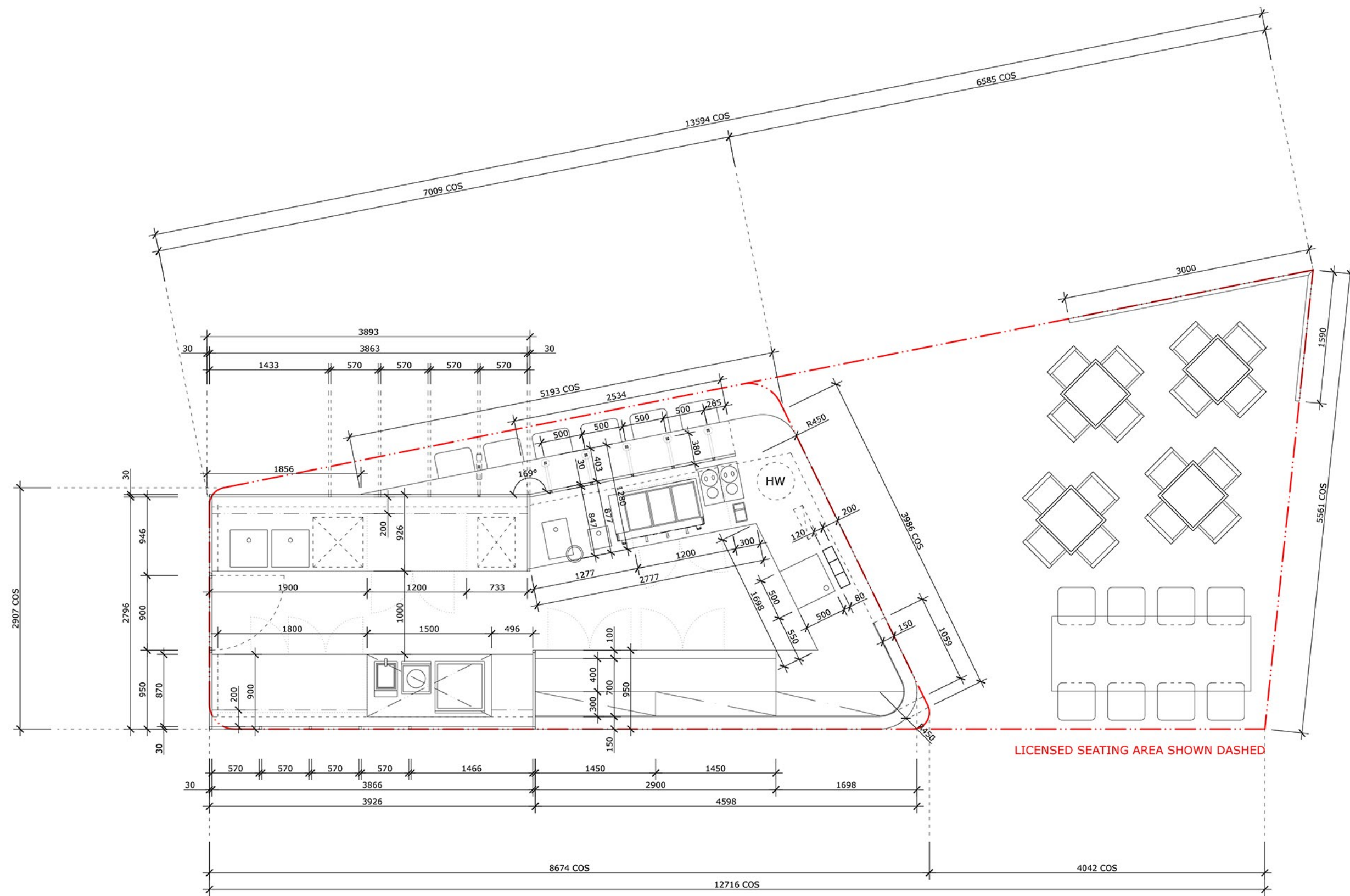
	SYDNEY Suite 401, The Cooperage Building Level 4, 56 Bowman Street Pyrmont NSW 2009 tel + 61 2 9566 1244 BRISBANE Suite 28, Level 5, 1 Alexander Street Paddington QLD 4064 mob +61 403 189 644 mob +61 416 251 274 www.studiomkz.com.au	revision schedule		drawn by R.J	checked by H.L	first issue 07 MAY 2015	client CICCO BAR	PRELIMINARY APPROVAL		date 26 AUG 2015
				special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.		project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102		drawing name FINISH SCHEDULE	scale 1:50 @ A3	
								drawing # CICCO/02	revision 0	

symbol	description
1	NEW RECESSED POINT OF SALE COUNTER
2	NEW BUILT-IN CONDIMENT DISPLAY
3	NEWFRAMELESS COLD PLATE WITH FRAMELESS GLASS CANOPY OVER
4	NEW S/STEEL WORKBENCH WITH STORAGE UNDER
5	NEW ELECTRIC GRILL GRIDDLE WITH MOBILE EXHAUST OVER (1400MM HIGH)
6	NEW ELECTRIC INDUCTION COOKER WITH MOBILE EXHAUST OVER (1400MM HIGH)
7	NEW ELECTRIC DEEP FRYER WITH MOBILE EXHAUST OVER (1400MM HIGH)
8	PROPOSED BUILT-IN DRINK FRIDGE (BLACK)
9	NEW S/STEEL WORKBENCH WITH DOUBLE BOWL SINK
10	NEW S/STEEL WORKBENCH WITH DISH WASHER UNDER
11	NEW S/STEEL WORKBENCH WITH 2 DOOR FRIDGE UNDER (1200MM WIDE)
12	NEW S/STEEL WORKBENCH WITH ICE MACHINE UNDER
13	NEW BUILT-IN HAND WASH BASIN WITH SOAP AND DISPOSABLE PAPER TOWEL DISPENSER. ALLOW HANDS FREE FITTINGS- TO COMPLY WITH CURRENT FOOD ACT
14	NEW BUILT-IN MILK JUG CLEANER
15	NEW COFFEE MACHINE WITH 2 DOOR MILK FRIDGE UNDER (1200MM WIDE)
16	NEW 2 OFF COFFEE GRINDER
17	NEW RECESSED LONG S/STEEL KNOCK CHUTE (RATTLEWARE)



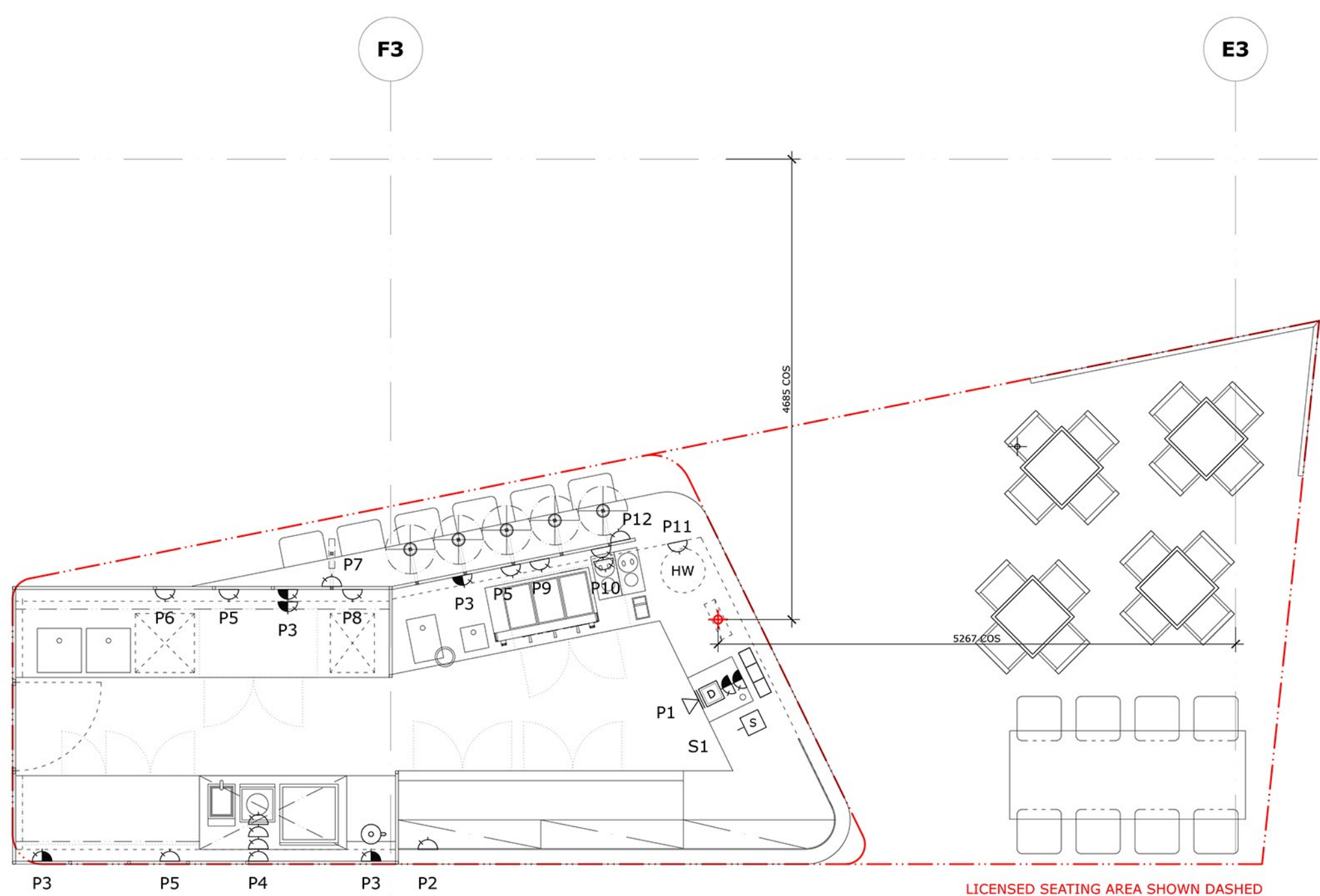
FLOOR PLAN
scale 1:50 @ A3

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				special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.		project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102		drawing name FLOOR PLAN	scale 1:10 @ A3	
								drawing # CICCO/03	revision 0	



DIMENSION PLAN
04 scale 1:50 @ A3

ELECTRICAL SCHEDULE	
symbol	description
	HARD WIRED POWDER OUTLET FOR EQUIPMENT. ALL WIRING TO BE FULLY CONCEALED
	DOUBLE GPO IN SLIM LINE PLATE (COLOR TO MATCH SURROUND)
	TELEPHONE POINT
	GANG NAIL SWITCH (COLOR TO MATCH SURROUND)
	DATA POINT
	FIRE EXTINGUISHER AND BLANKET. APPOINTED SHOPFITTER IS RESPONSIBLE FOR ALL THE ABOVE EXISTING ITEMS TO COMPLY WITH THE CURRENT BCA AND AUSTRALIAN STANDARDS
	ELECTRICAL CORE HOLE
	PENDANT LIGHTING AS SPECIFIED TO DETAIL
P1	FOR P.O.S. ALL WIRING TO BE CONCEALED. ENSURE OWN SEPARATE CIRCUIT
P2	FOR COLD PLATE (DRINK FRIDGE). ALL WIRING TO BE CONCEALED
P3	ABOVE BENCH. ALL WIRING TO BE CONCEALED
P4	FOR EQUIPMENT & MOBILE EXHAUST. ALL WIRING TO BE CONCEALED
P5	FOR FRIDGE/ FREEZER UNDER. ALL WIRING TO BE CONCEALED
P6	FOR DISHWASHER. ALL WIRING TO BE CONCEALED
P7	FOR PYLON SIGN. ALL WIRING TO BE CONCEALED
P8	FOR ICE MACHINE. ALL WIRING TO BE CONCEALED
P9	FOR COFFEE MACHINE. ALL WIRING TO BE CONCEALED
P10	FOR COFFEE GRINDER. ALL WIRING TO BE CONCEALED
P11	FOR HOT WATER UNIT. ALL WIRING TO BE CONCEALED
P12	FOR PENDANT. ALL WIRING TO BE CONCEALED
S1	CONCEALED WITHIN P.O.S JOINERY SEPARATE SWITCH FOR EQUIPMENT, SIGN & LIGHTS

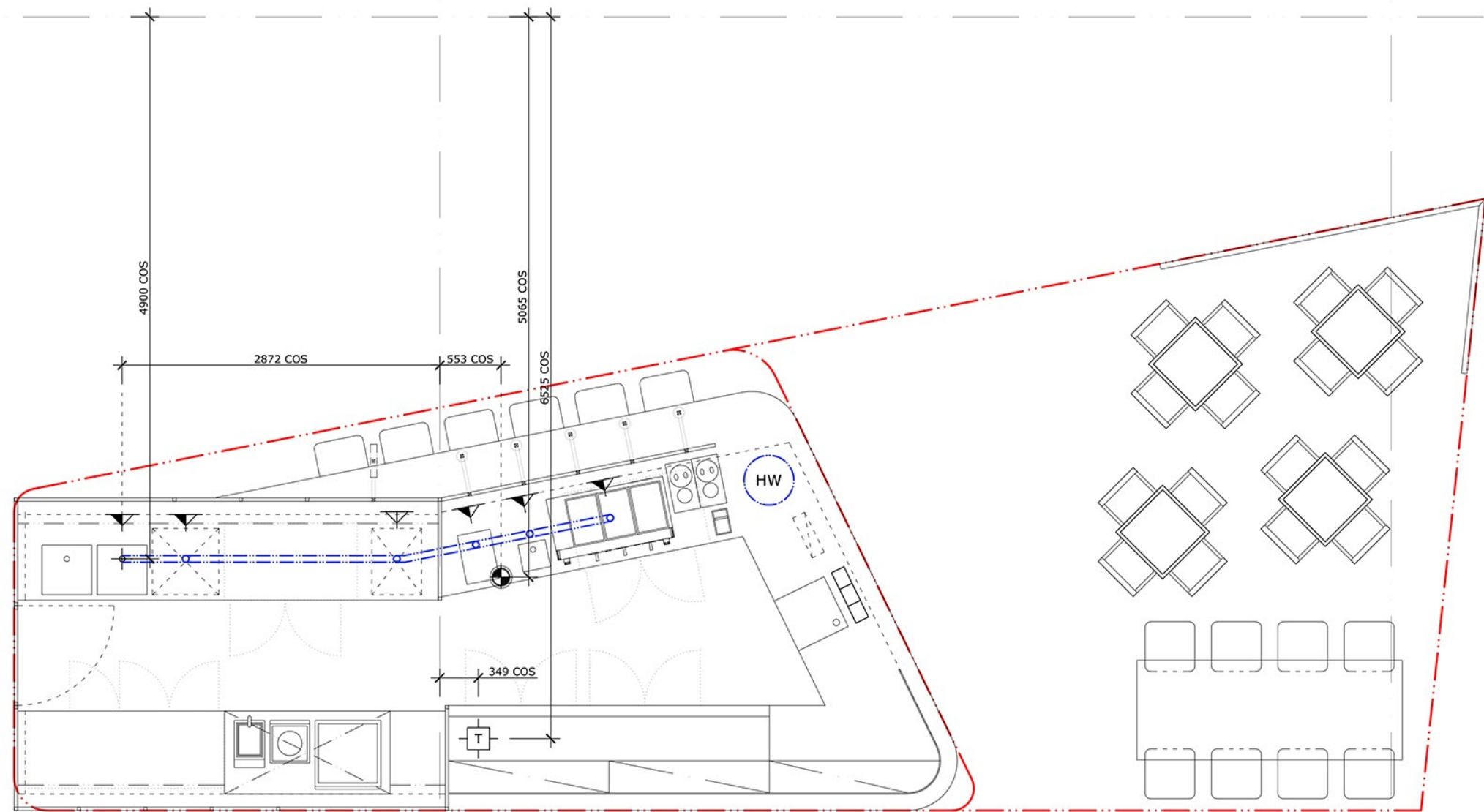


05 ELECTRICAL/ LIGHTING LAYOUT
scale 1:50 @ A3

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				special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.		project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102		drawing name ELECTRICAL/ LIGHTING LAYOUT	scale 1:10 @ A3	
								drawing # CICCO/05	revision 0	

HYDRAULIC SCHEDULE

symbol	description
	COLD WATER OUTLET
	HOT & COLD WATER OUTLET
	DRAINAGE POINT- EXACT LOCATION TO BE CHECKED ON SITE
	EXISTING COMMERCIAL FLOOR WASTE (BUCKET TRAP)
	TUNDISH POINT
	HOT WATER UNIT WITHIN CEILING CAVITY

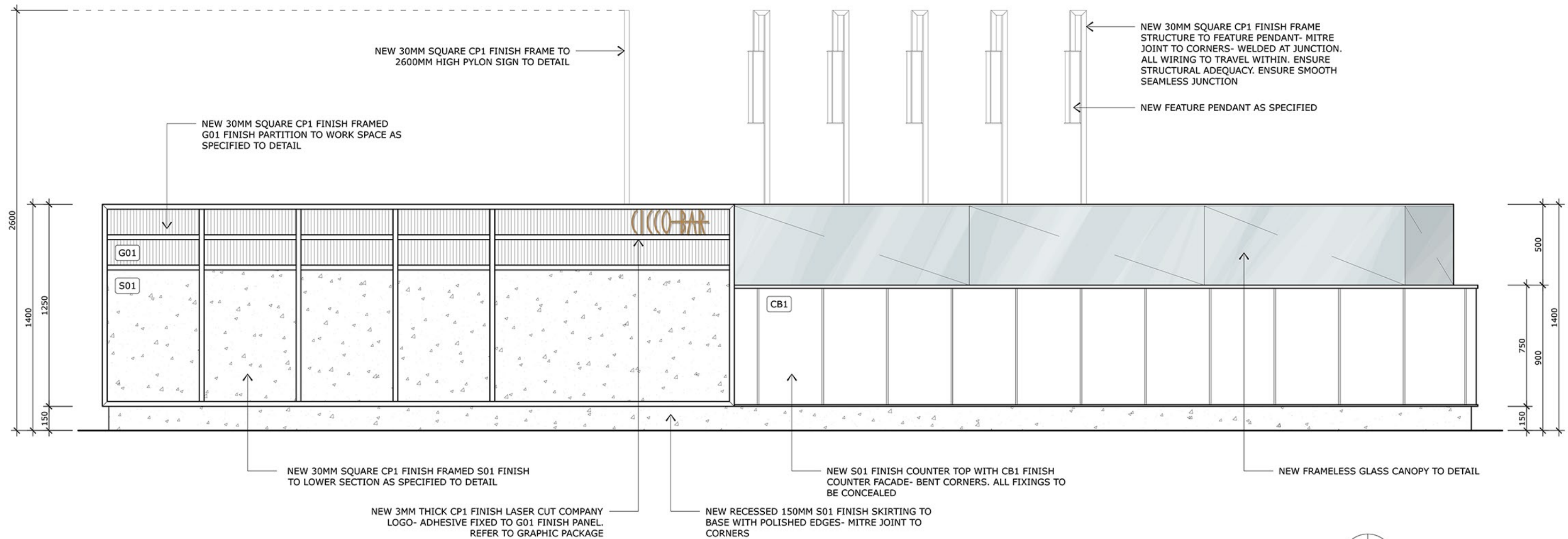


LICENSED SEATING AREA SHOWN DASHED

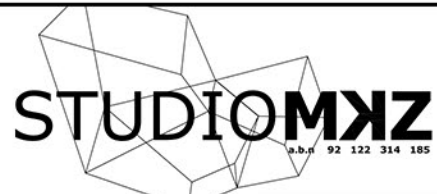
06 HYDRAULIC LAYOUT
scale 1:50 @ A3

revision schedule		

drawn by R.J	checked by H.L	first issue 26 AUG 2015	client CICCO BAR	PRELIMINARY APPROVAL		date 26 AUG 2015
special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.				drawing name	HYDRAULIC LAYOUT	scale 1:10 @ A3
				drawing #	CICCO/06	revision 0
				project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102		



ELEVATION A
scale 1:25 @ A3



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drawn by

R.J

checked by

H.L

first issue

26 AUG 2015

client

CICCO BAR

special note

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project address

KIOSK KI 012
WARRIEWOOD SQUARE
JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

drawing name

ELEVATION A

drawing #

CICCO/07

date

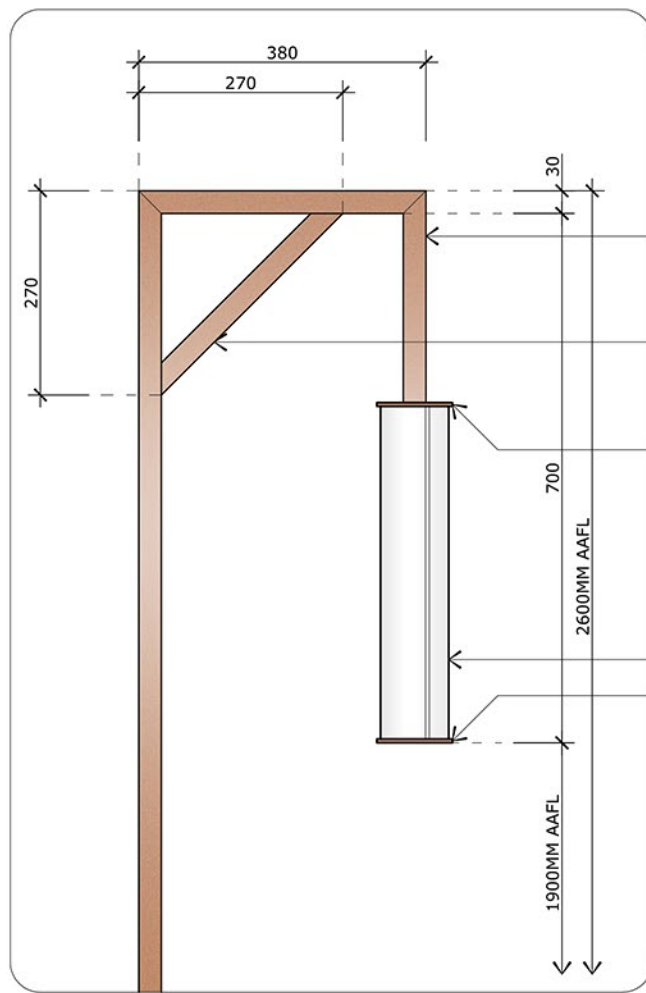
26 AUG 2015

scale

1:10 @ A3

revision

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NEW 30X30MM CP1 FINISH FRAME STRUCTURE TO FEATURE PENDANT- MITRE JOINT TO CORNERS- WELDED AT JUNCTION. ALL WIRING TO TRAVEL WITHIN. ENSURE STRUCTURAL ADEQUACY. ENSURE SMOOTH SEAMLESS JUNCTION

NEW 30X30MM CP1 FINISH BRACING TO FRAME STRUCTURE- WELDED AT JUNCTION. ENSURE STRUCTURAL ADEQUACY. ENSURE SMOOTH SEAMLESS JUNCTION

NEW CP1 FINISH PLATE SUPPORT. ALL FIXINGS TO BE CONCEALED

NEW FEATURE PENDANT AS SPECIFIED

NEW CP1 FINISH PLATE TO UNDERSIDE. ALL FIXINGS TO BE CONCEALED

NEW 30MM SQUARE CP1 FINISH FRAME STRUCTURE TO FEATURE PENDANT- MITRE JOINT TO CORNERS- WELDED AT JUNCTION. ALL WIRING TO TRAVEL WITHIN. ENSURE STRUCTURAL ADEQUACY. ENSURE SMOOTH SEAMLESS JUNCTION

NEW FEATURE PENDANT AS SPECIFIED

FEATURE PENDANT ELEVATION VIEW

scale 1:10 @ A3

NEW 30MM SQUARE CP1 FINISH FRAMED S01/ G01 FINISH PARTITION TO WORK SPACE AS SPECIFIED TO DETAIL

NEW S01 FINISH COUNTER TOP WITH CB1 FINISH COUNTER FACADE- BENT CORNERS. ALL FIXINGS TO BE CONCEALED

NEW RECESSED 150MM S01 FINISH SKIRTING TO BASE WITH POLISHED EDGES- MITRE JOINT TO CORNERS

NEW 30MM SQUARE CP1 FINISH FRAME TO 2600MM HIGH PYLON SIGN TO DETAIL

NEW 30MM SQUARE CP1 FINISH FRAMED G01 FINISH PARTITION TO WORK SPACE AS SPECIFIED TO DETAIL

NEW 30MM SQUARE CP1 FINISH FRAMED S01 FINISH TO LOWER SECTION AS SPECIFIED TO DETAIL

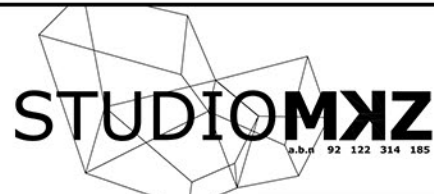
NEW RECESSED 150MM S01 FINISH SKIRTING TO BASE WITH POLISHED EDGES- MITRE JOINT TO CORNERS

NEW 30MM SQUARE CP1 FINISH FRAMED G01 FINISH DOOR TO AS SPECIFIED TO DETAIL

NEW 3MM THICK CP1 FINISH LASER CUT COMPANY LOGO- ADHESIVE FIXED TO G01 FINISH PANEL. REFER TO GRAPHIC PACKAGE

ELEVATION B

scale 1:25 @ A3



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revision schedule

no	description	date

drawn by

R.J

checked by

H.L

first issue

26 AUG 2015

client

CICCO BAR

special note

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project address

KIOSK KI 012
WARRIEWOOD SQUARE
JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

drawing name

ELEVATION B

drawing #

CICCO/08

date

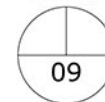
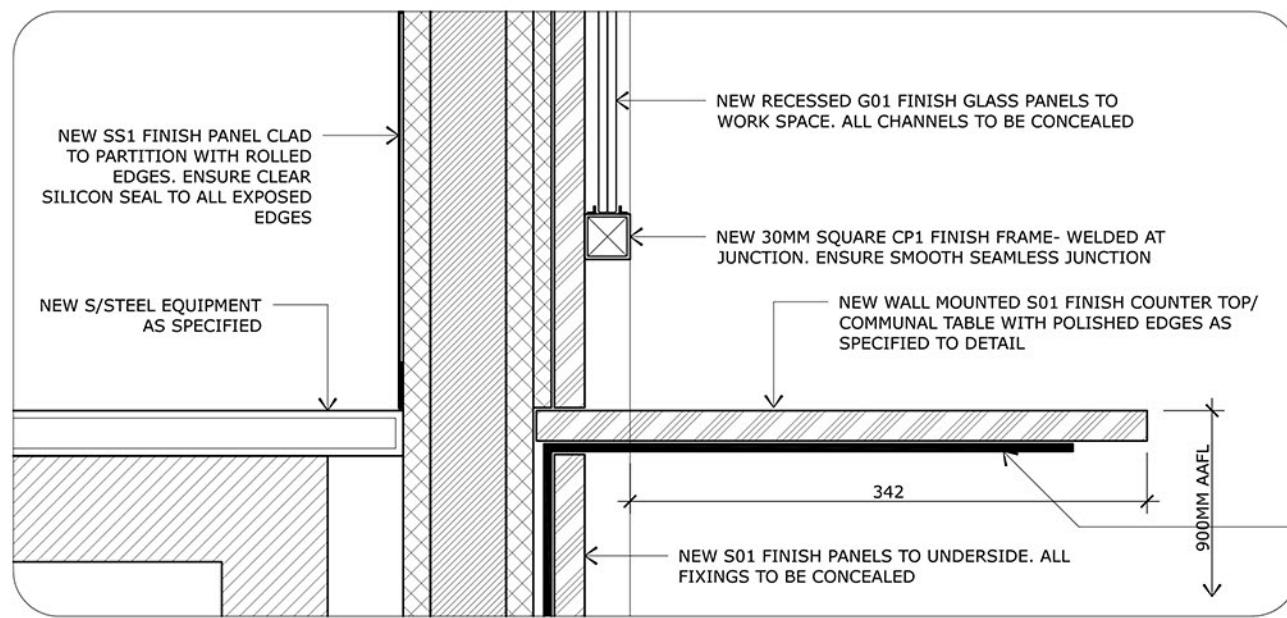
26 AUG 2015

scale

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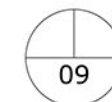
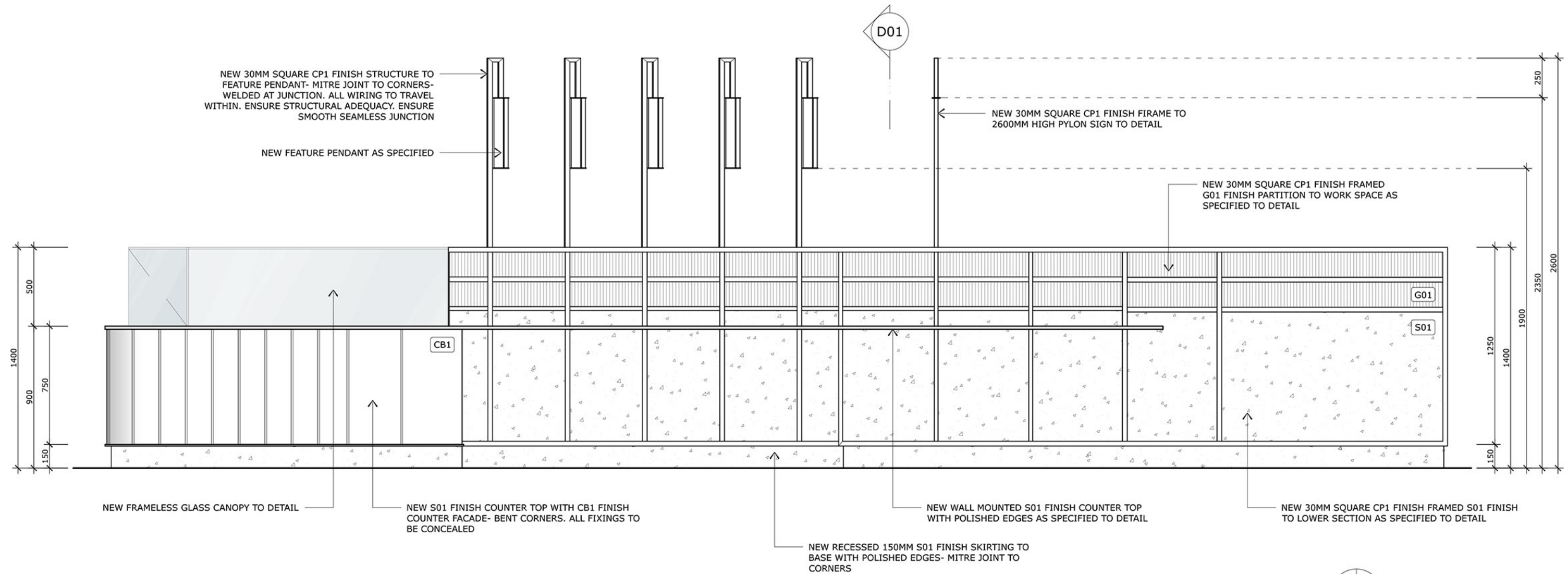
revision

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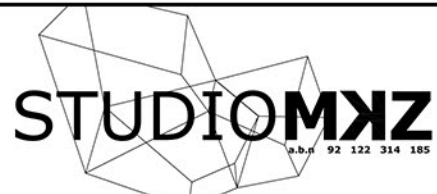
D01- CROSS SECTION DETAIL

scale 1:5 @ A3



ELEVATION C

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SYDNEY
Suite 401, The Cooperage Building
Level 4, 56 Bowman Street Pyrmont NSW 2009
tel + 61 2 9566 1244

BRISBANE
Suite 28, Level 5,
1 Alexander Street Paddington QLD 4064
mob +61 403 189 644 mob +61 416 251 274

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revision schedule

drawn by
R.J

checked by
H.L

first issue
26 AUG 2015

client
CICCO BAR

special note
ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.

project address
KIOSK KI 012
WARRIEWOOD SQUARE
JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

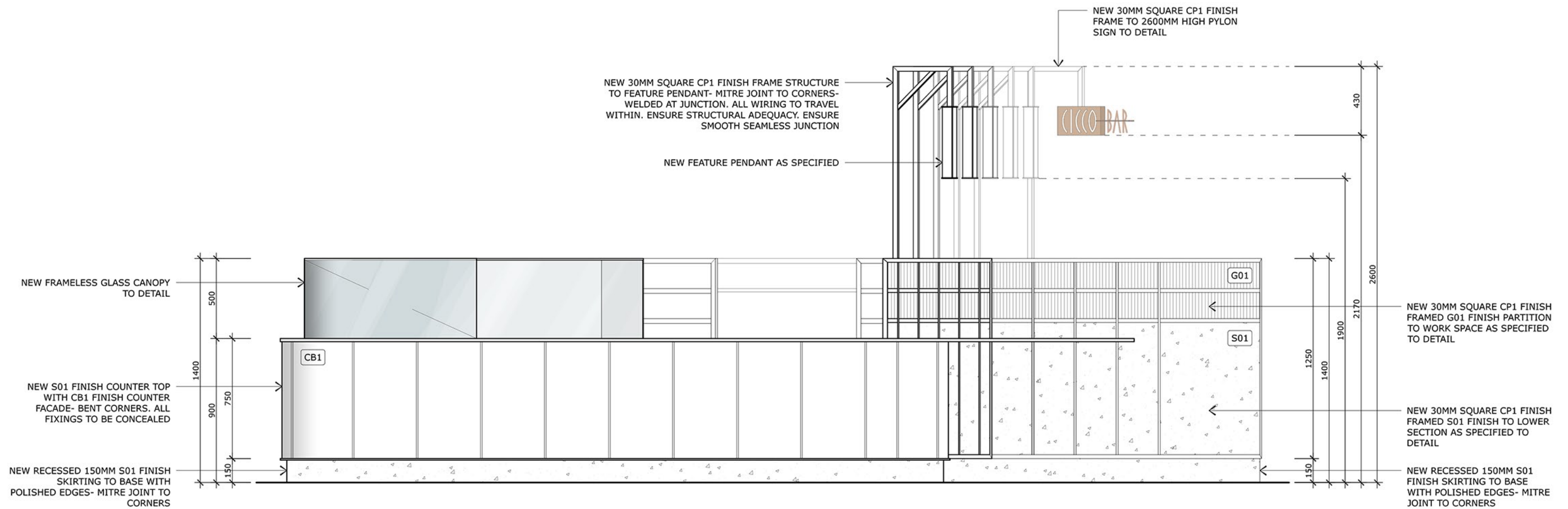
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ELEVATION C

drawing #
CICCO/09

date
26 AUG 2015

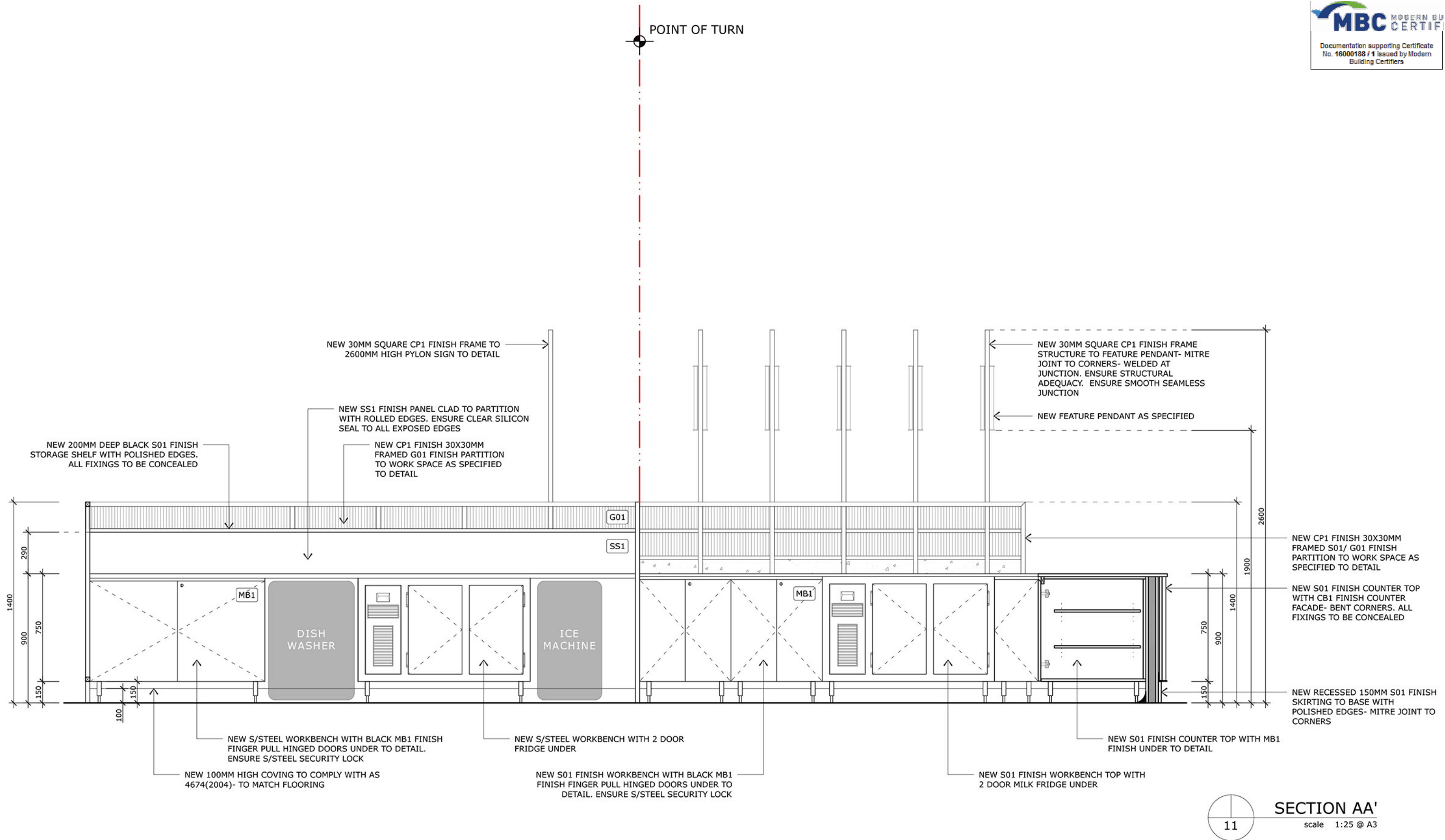
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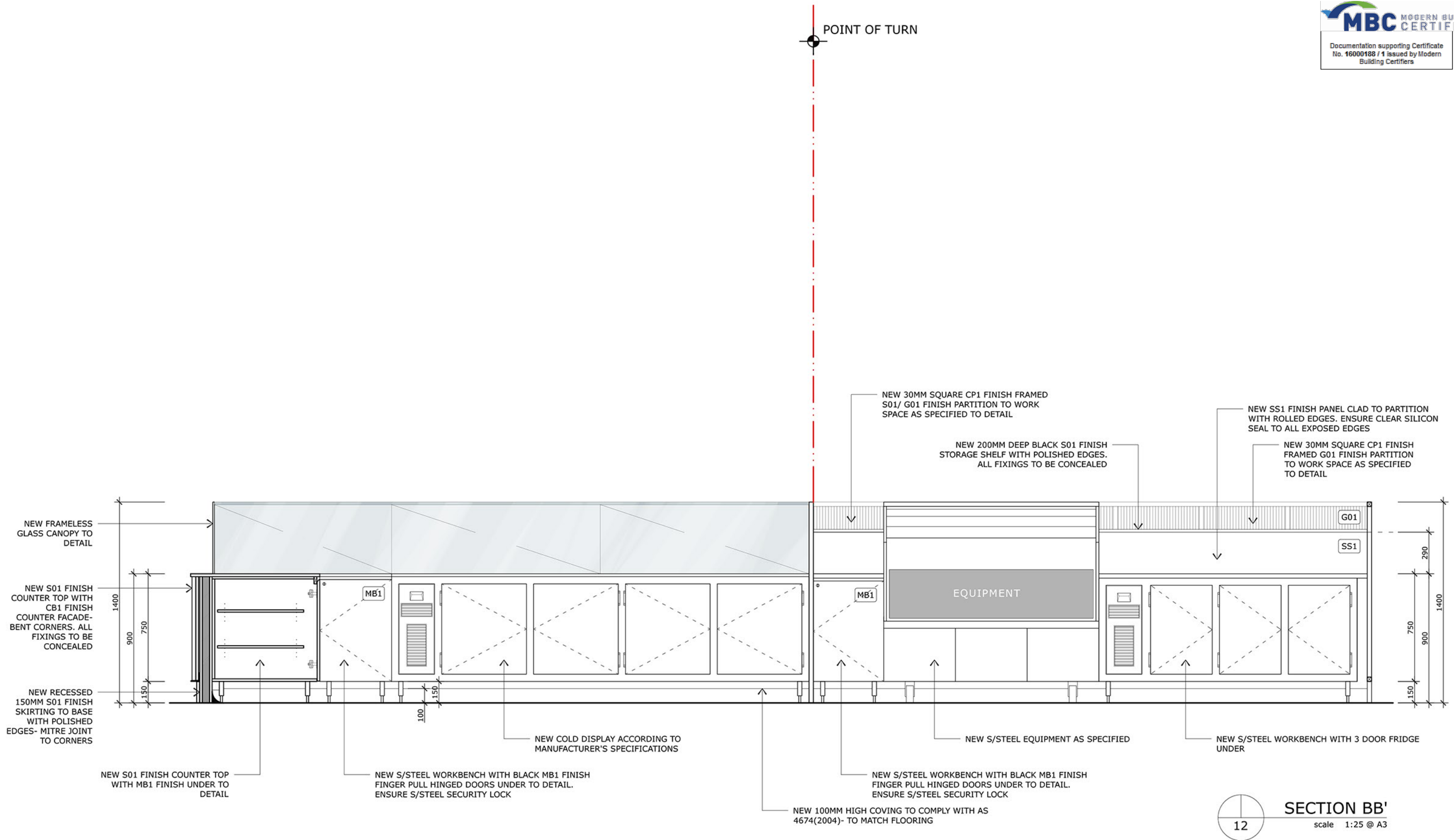
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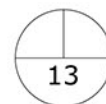
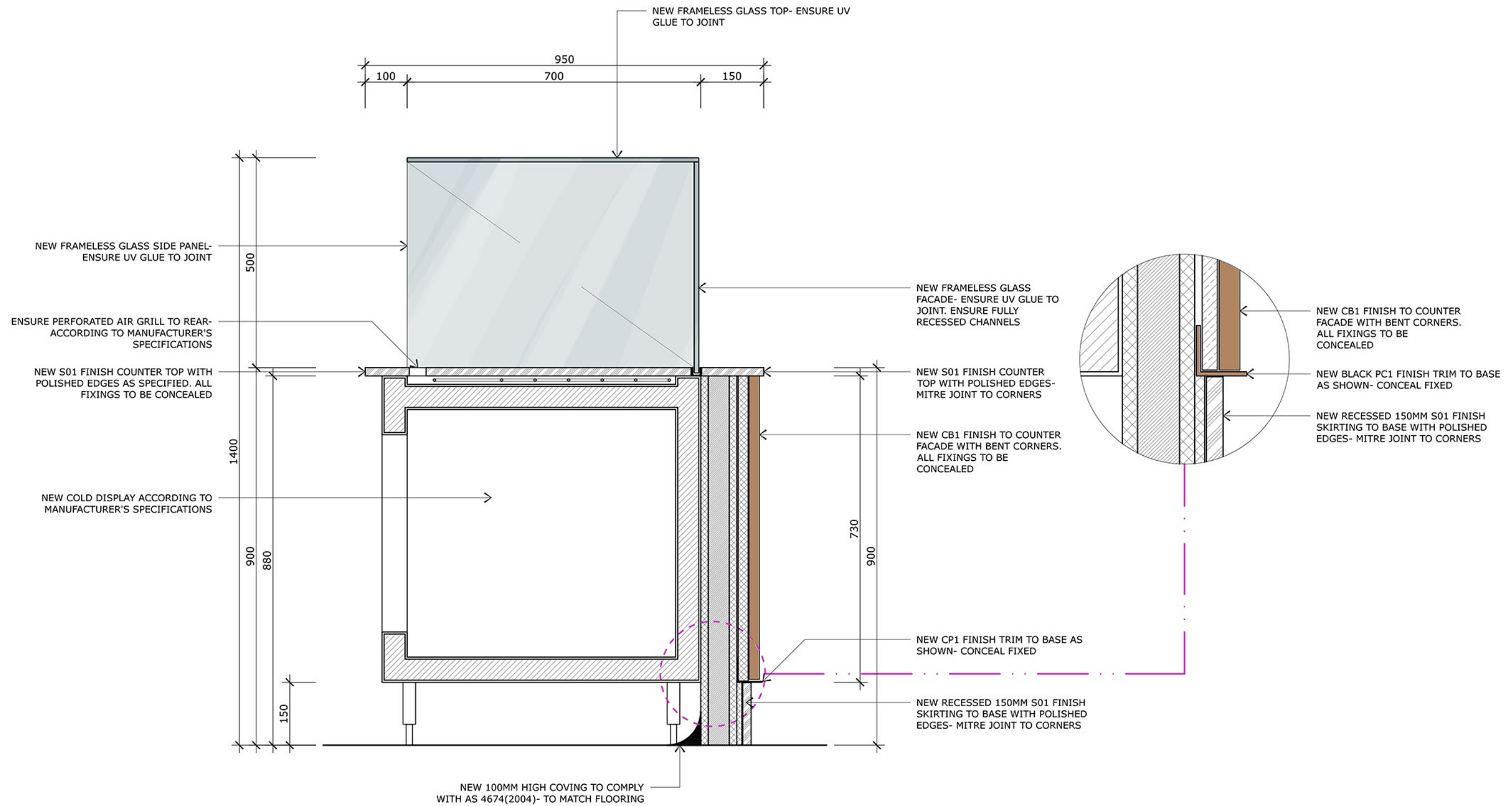


ELEVATION D
10 scale 1:25 @ A3

	SYDNEY Suite 401, The Cooperage Building Level 4, 56 Bowman Street Pyrmont NSW 2009 tel + 61 2 9566 1244 BRISBANE Suite 28, Level 5, 1 Alexander Street Paddington QLD 4064 mob +61 403 189 644 mob +61 416 251 274 www.studiomkz.com.au	revision schedule			drawn by R.J	checked by H.L	first issue 26 AUG 2015	client CICCO BAR	PRELIMINARY APPROVAL		date 26 AUG 2015
					special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.		project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102		drawing name ELEVATION D	scale 1:10 @ A3	
									drawing # CICCO/10	revision 0	







CROSS SECTION DETAIL

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Suite 401, The Cooperage Building
Level 4, 56 Bowman Street Pyrmont NSW 2009
tel + 61 2 9566 1244

BRISBANE
Suite 28, Level 5,
1 Alexander Street Paddington QLD 4064
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revision schedule

no	description	date

drawn by

R.J

checked by

H.L

first issue

26 AUG 2015

client

CICCO BAR

special note

ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.

project address

KIOSK KI 012
WARRIEWOOD SQUARE
JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

date

26 AUG 2015

drawing name

COLD BAR DETAIL

scale

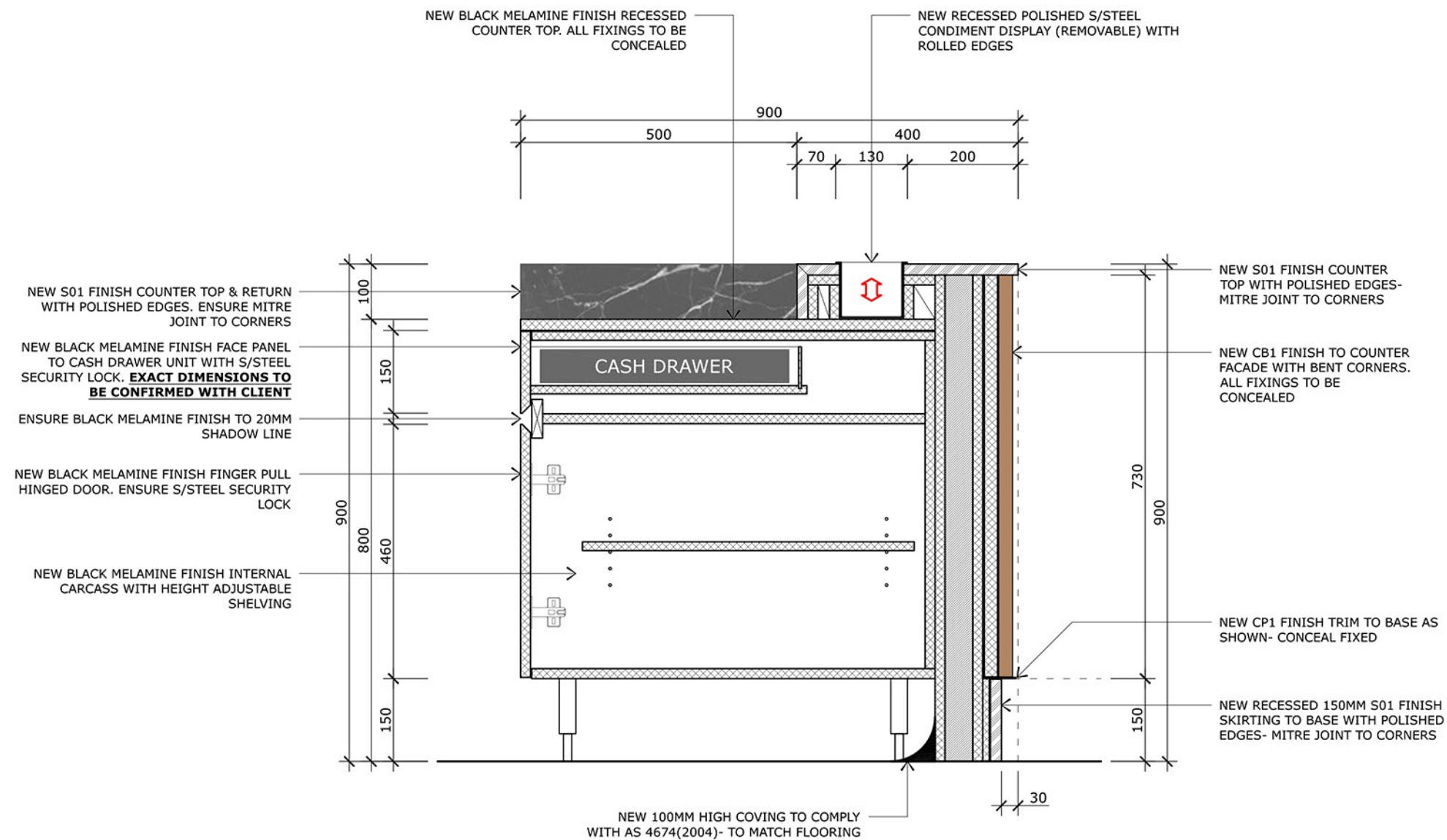
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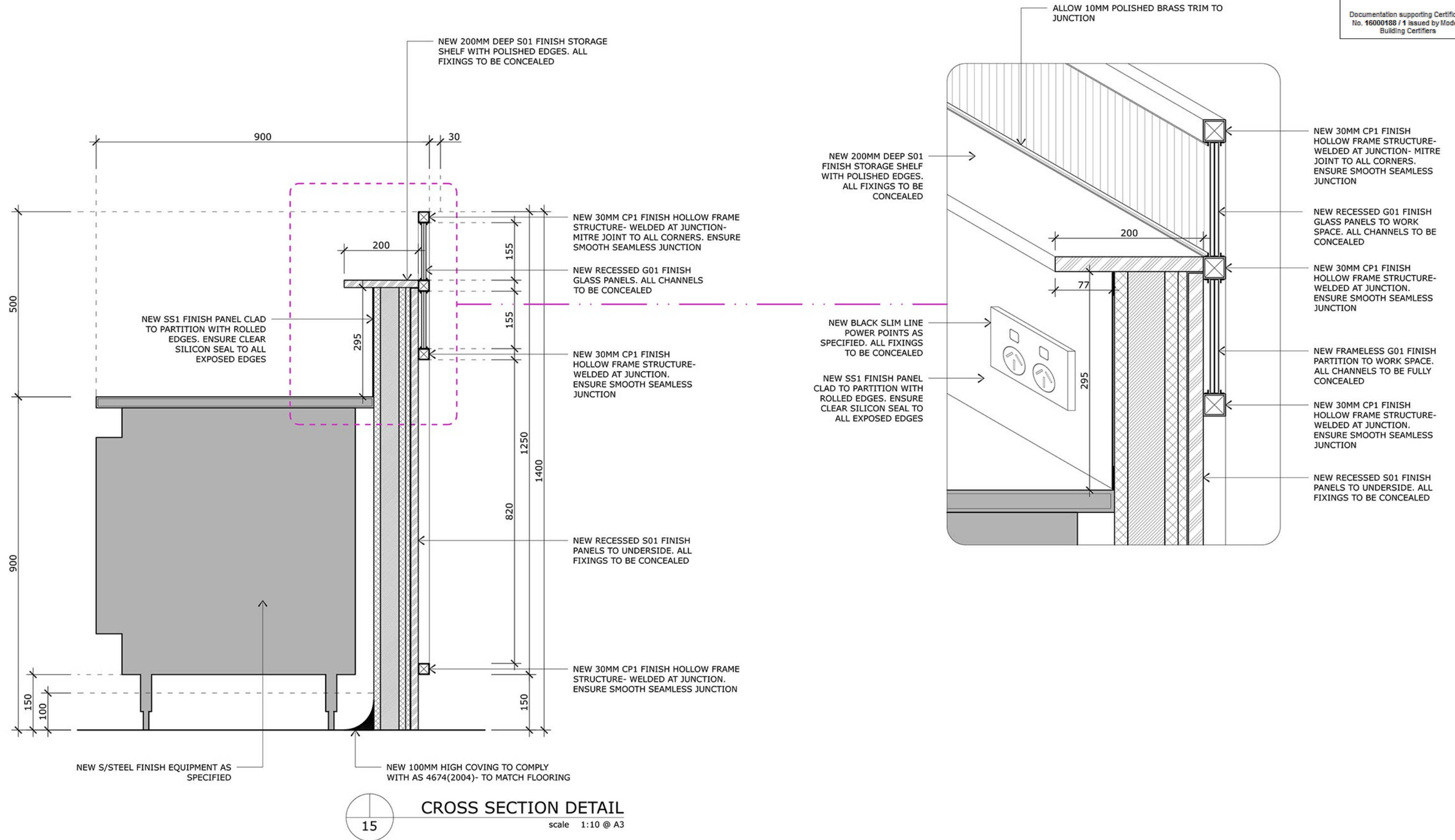
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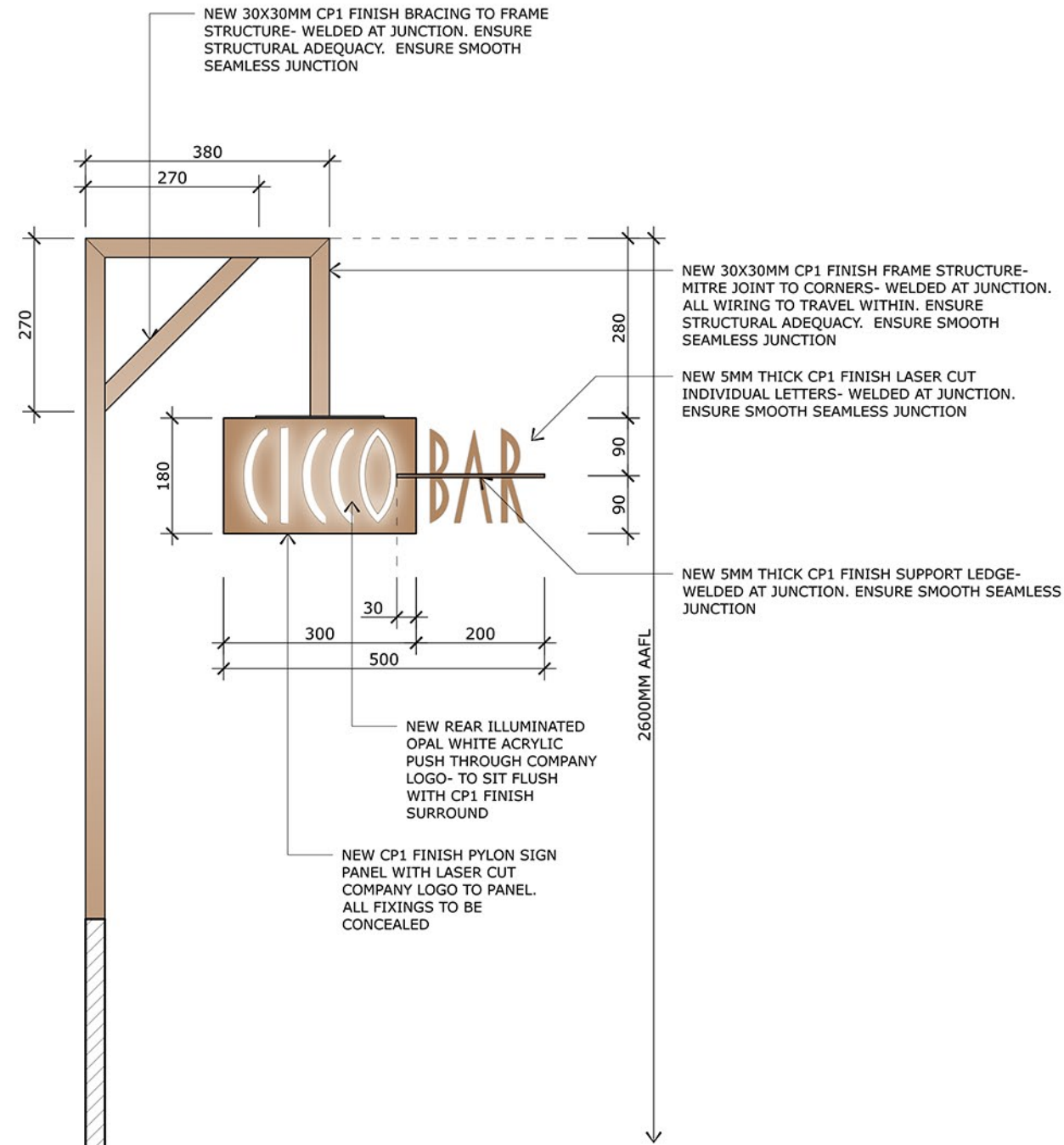
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revision

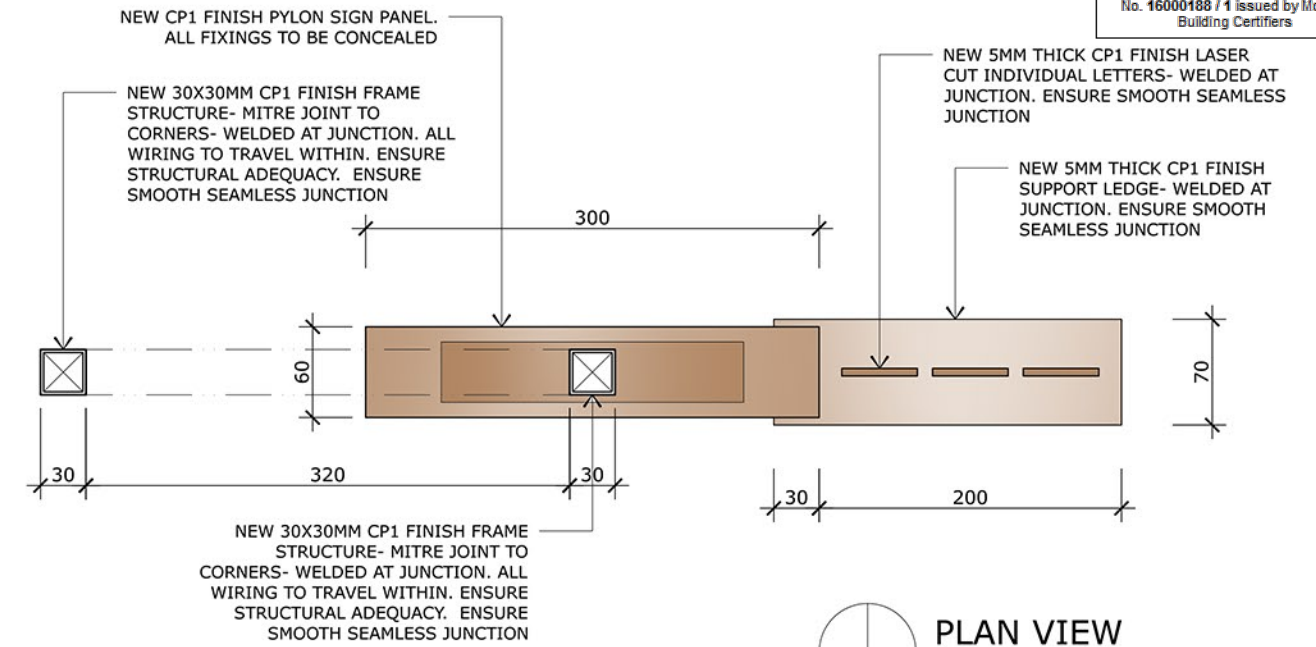
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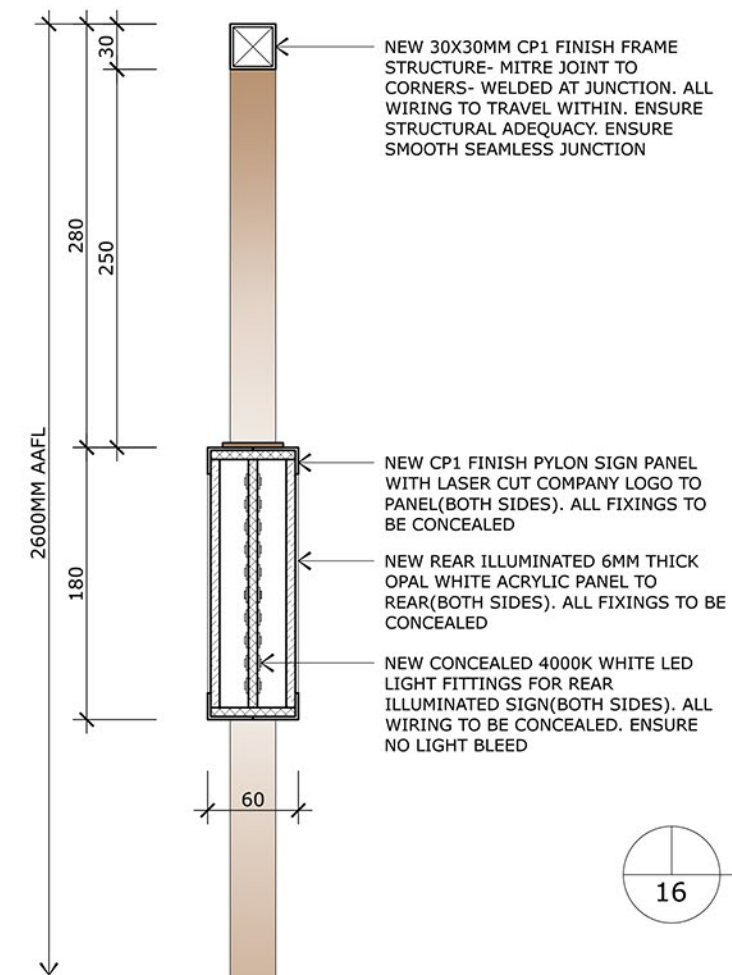




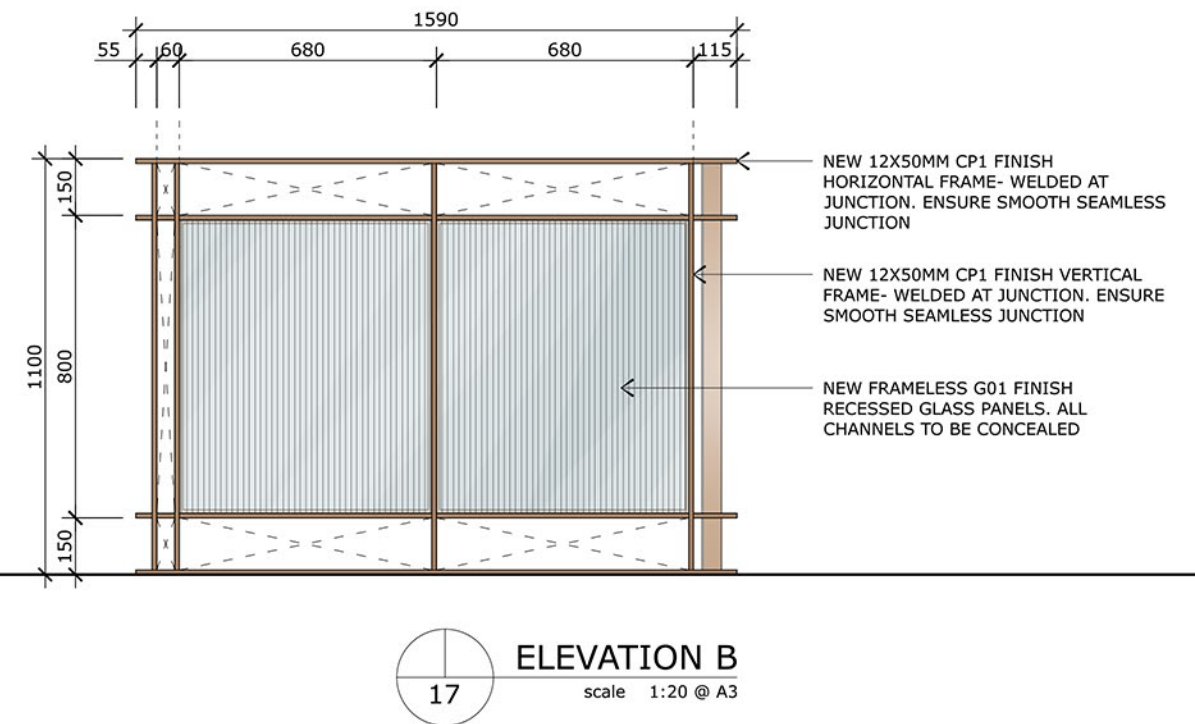
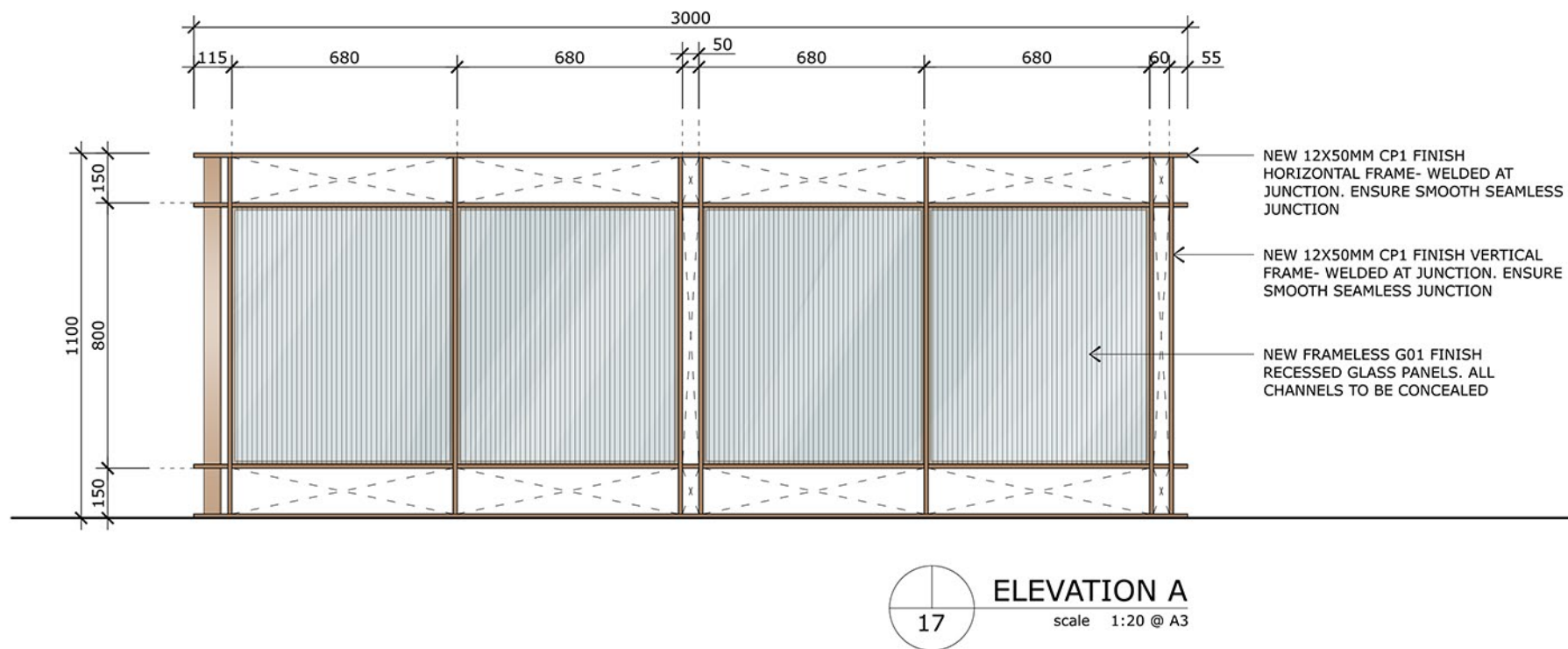
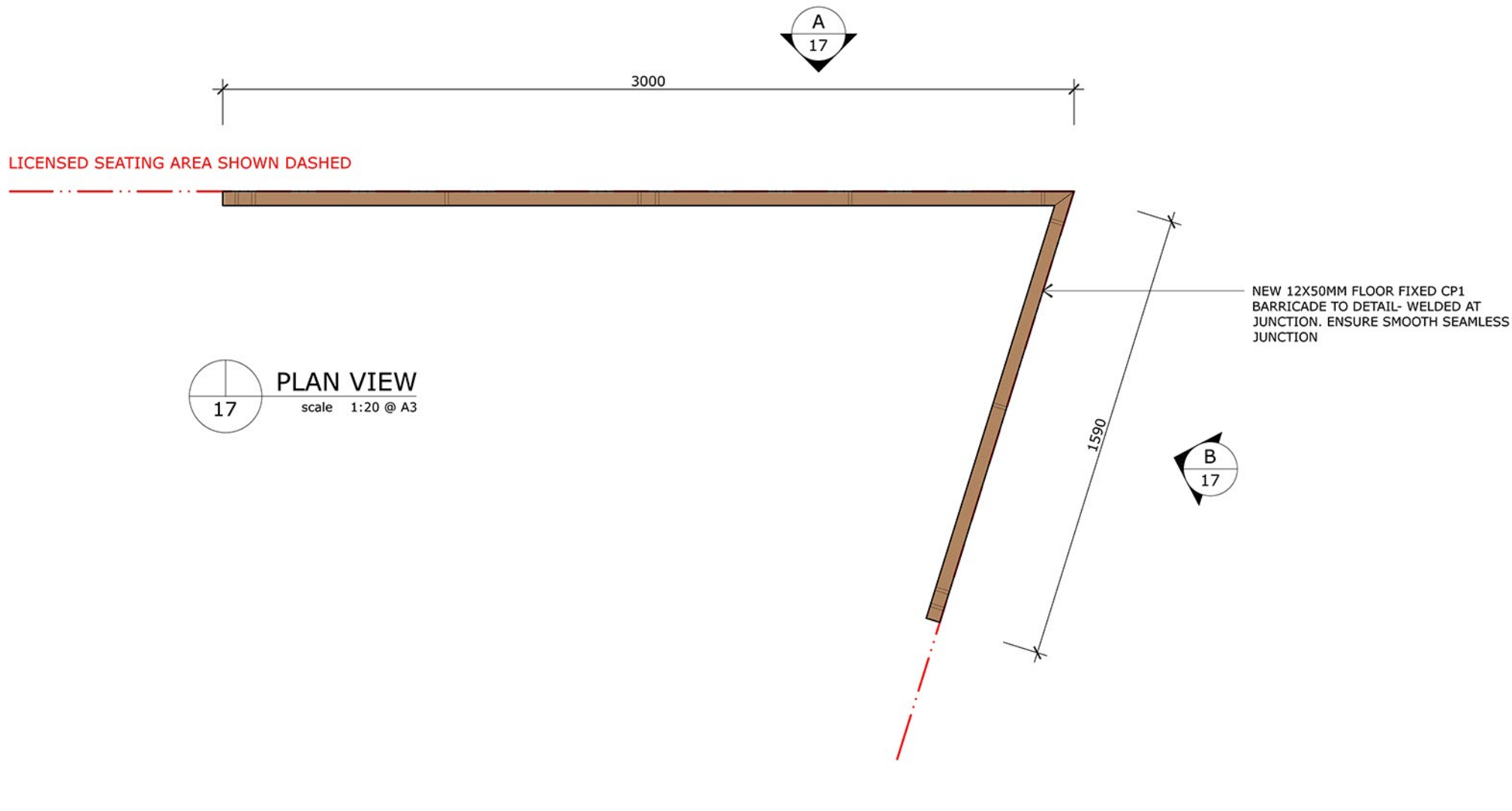
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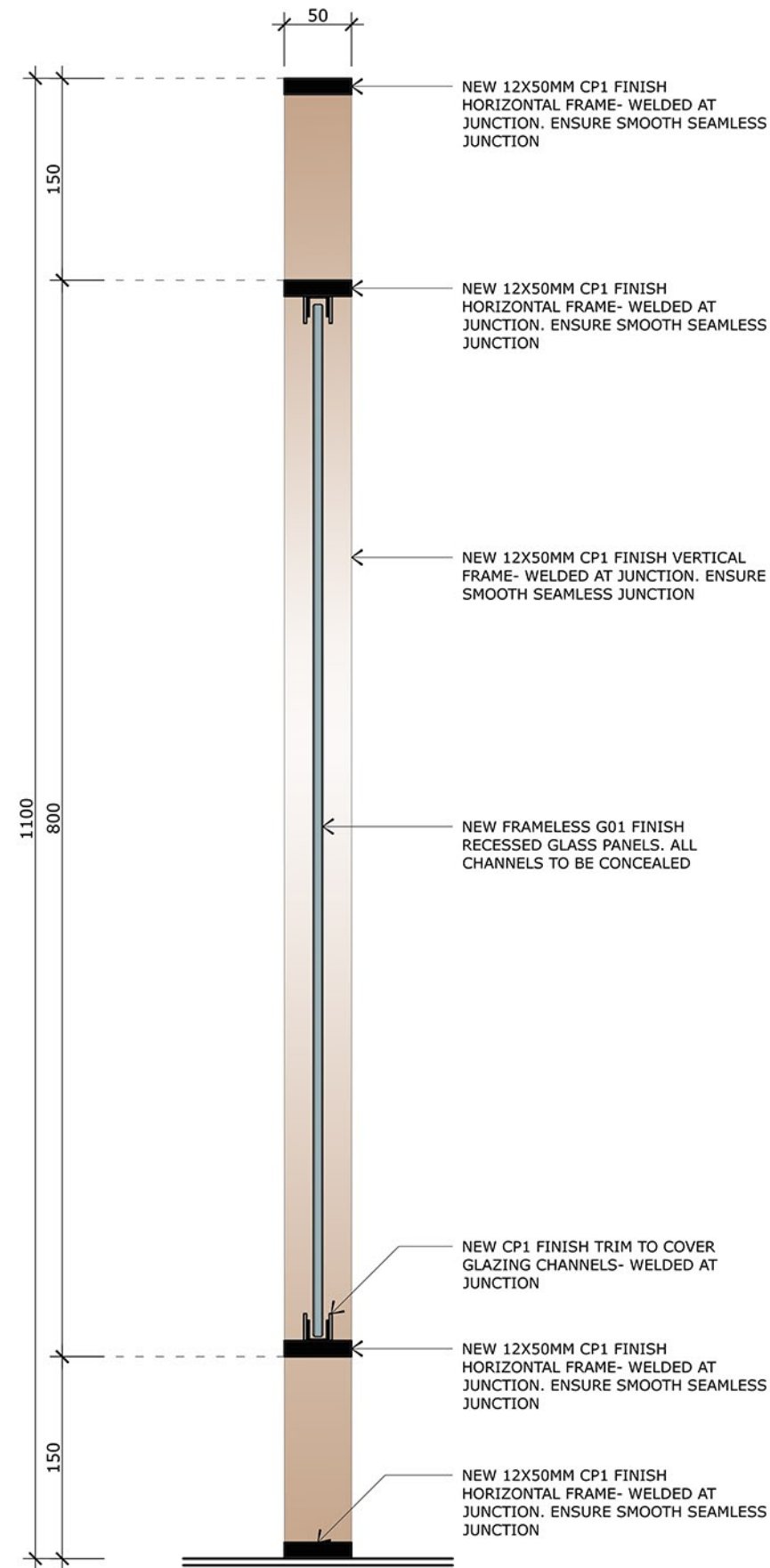
PLAN VIEW
16 scale 1:5 @ A3



SECTION AA'
16 scale 1:5 @ A3



 STUDIOMKZ a.b.n 92 122 314 185	SYDNEY Suite 401, The Cooperage Building Level 4, 56 Bowman Street Pyrmont NSW 2009 tel + 61 2 9566 1244	revision schedule			drawn by R.J	checked by H.L	first issue 26 AUG 2015	client CICCO BAR	PRELIMINARY APPROVAL	date 26 AUG 2015
	BRISBANE Suite 28, Level 5, 1 Alexander Street Paddington QLD 4064 mob +61 403 189 644 mob +61 416 251 274 www.studiomkz.com.au				special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.			project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102	drawing name BARRICADE DETAIL	scale 1:20 @ A3
									drawing # CICCO/17	revision 0



SECTION AA'
 18 scale 1:5 @ A3

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					special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.			project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102	drawing name BARRICADE DETAIL (CON'D)	scale 1:5 @ A3	
									drawing # CICCO/18	revision 0	

Tax Invoice

Official Receipt

ABN: 61340837871

21/06/2016 Receipt No: 396796

To: HEALTH MCNAB
SUITE 112-114, 117
OLD PITTWATER RD
BROOKVALE NSW 2100

Applic	Reference	Amount
GL Receipt		
PRVC-Priv Issd Certi		\$36.00
1 X PRVC		
CCGST-CCard +GST		\$0.36
1		
Transaction Total:		\$36.36
Includes GST of:		\$0.00

Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$36.36
Money Order	\$0.00
Agency	\$0.00
Total	\$36.36
Rounding	\$0.00
Change	\$0.00
Nett	\$36.36

Printed 21/06/2016 11:24:11AM

**DESIGN COMPLIANCE STATEMENT
COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA**

Unit & Street No.	Cicco Bar - Kiosk KI 012, Warriewood Square, 12	Street name:	Jacksons Road
Suburb:	Warriewood	State:	NSW
Description of Work:	Internal fitout works to retail kiosk		
	Design Specification	Building Code of Australia (BCA) requirement (For version of BCA applicable as on the date of submission of CC or CDC)	
1.	All floor, wall and ceiling materials and linings will have fire hazard properties complying with Specification C1.10 of the BCA as applicable;	Specification C1.10 of the BCA requires floor linings and coverings to achieve CRF value, walls and ceilings to comply with required Group number, and other materials to comply with smoke development indices as nominated in the BCA.	
2.	All exits and paths of travel to an exit from any point on the floor, including the minimum unobstructed width of any path of travel to exits, will comply with D1.6 of the BCA	Clause D1.6 of the BCA requires that the unobstructed width of each exit or path of travel to an exit, except for doorways, (including spacing of shop fittings) must not be less than 1m.	
3.	Balustrades and handrails will comply with BCA Clause D2.16 to D2.18, and AS 1170.1-2002	Clauses D2.16 to D2.18 of the BCA specify all requirements of balustrades and handrails. AS1170 specifies the structural loading requirements.	
4.	All automatic (power operated) doors will comply with D2.19 of the BCA.	Clause D2.19(b)(iv) of the BCA requires that a doorway serving as a required exit or forming part of a required exit, if fitted with a door which is power operated:- A. It must be able to be opened manually under a force of not more than 110N if there is a malfunction or power source failure; and B. If it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. NSW D2.19(b)(v) of the BCA requires that a power-operated door in a path of travel to a required exit, must be able to be opened manually under a force of not >110N if there is a malfunction or failure of the power source.	
5.	All door handles, locks and fail safe devices will comply with Clause D2.21 of the BCA;	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 or pushing action on a single device which is located between 900mm and 1,100mm from the floor..."	
6.	Fire Hose Reels (FHR) & Fire Hydrant (FH) coverage to comply with relevant BCA requirements.	FHR coverage shall comply with E1.4 of the BCA and AS 2441. FH coverage shall comply with E1.3 of the BCA and AS 2419.1.	
7.	All glazing including decals will comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002 and AS1428.1-2009.	Part B1.4 (h) of the BCA requires all glazing to comply with AS 1288-2006 and AS 2047-1999. Part B1.2 of the BCA requires glazing members to compliance with Structural Loading Code AS 1170.1-2002.	
8.	Access for People with a Disability including facilities and circulation spaces shall comply with Part D3 of the BCA and AS1428.1-2009 and AS 1428.4-1992	Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1- 2009 and AS 1428.4	
9.	Artificial lightning not to exceed the maximum illumination power density specified under Clause J6.2(b) & Table J6.2a as Applicable	Clause J6.2 (b) & Table J6.2a of the BCA requires all artificial lighting not to exceed the maximum illumination power density of 22W/m ² for general retail space, 18W/m ² for restaurant/café and 7/9W/m ² for office space (excluding lighting in display cabinet, signage and emergency lighting).	
10.	Artificial lighting for all rooms or space on a floor must be individually operated by a switch or other control device in accordance with J6.3 (e) of the BCA.	Clause J6.3(e) of the BCA requires that artificial lighting in a natural lighting zone adjacent to windows in a storey of a class 5, 6 or 8 building, of more than 250m ² must be separately controlled from artificial lighting not in a natural lighting zone except where the room containing the natural lighting zone is less than 20m ²	
11.	Food tenancy has been design in strict compliance with the Food Act and Standard including AS4674-2004	Floors, walls and ceilings have been designed to comply including Impervious materials, coving, solid construction etc. Fixtures, fittings and equipment are specified in compliance with AS4674-2004 such as hand wash facilities, hot and cold water supplies, double or triple compartment sinks or dishwashers, floor wastes provided, moveable equipment or on suitable supports such as plinths, legs, brackets etc.	
12.	All required essential fire safety measures will be provided and/or adjusted (where appropriate) to comply with the base building fire safety schedule (and any applicable alternative solution requirements), unless otherwise altered in the fire safety schedule issued with the CC/CDC for the proposed works.		

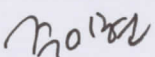
I, the undersigned, confirm that:

The proposed works will be designed and constructed in accordance with the above BCA design specification by appropriately qualified persons who have:

- a. Appropriate current professional indemnity insurance (taken up by the designer or his employer as appropriate) to the satisfaction of the building owner or the principal authorizing the design work; AND
- b. Relevant experience in the area of design work being certified.

I also confirm that all necessary evidence, certificates and documentations required to demonstrate compliance with the BCA and DA consent conditions will be forwarded to Modern Building Certifiers prior to the commencement of the relevant work or the issue of the Occupation Certificate

The following details must be provided in full:

Name:	Reina Ju		
Company Name:	Studio MKZ	ABN No:	92.122.314.185
Company Address:	Suite 401, 16 Bowman St. Pyrmont NSW 2009	Tel:	9566.1244
Qualifications:	Interior Design		
Signature:		Position Title:	Interior Designer
		Date:	14.06.2016

Levy Online Payment Receipt

Building and Construction



CICCO BAR WARRIEWOOD
16 CLIFFORD ST
GORDON NSW 2072

Application Details:

Applicant Name:	CICCO BAR WARRIEWOOD
Levy Number:	5130994
Application Type:	CDC
Application Number:	16000311
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	KI 012 WARRIEWOOD SQUARE JACKSONS WARRIEWOOD NSW 2102
Value of work:	\$60,000
Levy Due:	\$210.00

Payment Details:

LSC Receipt Number:	244761
Payment Date:	14/06/2016 1:59:19 PM
Bank Payment Reference:	903060049
Levy Paid:	\$210.00
Credit card surcharge:	\$0.84
Total Payment Received:	\$210.84

HELPLINE
13 14 41
www.longservice.nsw.gov.au

EMAIL
info@longservice.nsw.gov.au
ABN 93 646 090 808

POSTAL ADDRESS
Locked Bag 3000,
Central Coast MC, NSW 2252

Reference no. 16000311

Subject Land

Name of Building: Warriewood Square
Address: 12 Jacksons Road Warriewood

Description of Building Works

Tenancy Name: Cicco Bar
Location: Kiosk KI 012
Floor Area: 55m²
Description of Works: Internal fitout works to retail kiosk
Building Code of Australia – Building Classification: 6

Assessment

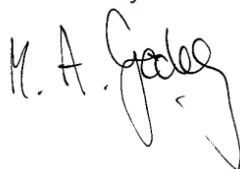
Plans assessed Architectural drawings prepared by Studio MKZ, numbered; CICC0/01 through to CICC0/18 inclusive, Revision 0
FSER (i.e. Report No., Date & Author) Fire Engineering Report, Ref No. S13007, prepared by Olsson Fire & Risk, Revision FER4.0, dated 3 June 2016
Special Requirement to be implemented: Nil

Compliance Statement

The existing building is subject to an alternative solution report (referenced above).

I wish to confirm I have assessed the proposed building works against the fire safety engineering report/s for the building. I am satisfied that the proposed development is consistent with the referenced fire safety engineer report/s.

Accredited Certifier Grade 1: Mike Gooley
Signature:



BPB No.: BPB0143
Date: 17 Jun 2016

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

Applicant: INFOTRACK
DX 578
SYDNEY

Cert. No: e149Pt2/15/0685
Cert. Date: 20 August 2015
Fee: \$53.00
Property No: 94615

Your Reference: 15000335

Address of Property: 12 JACKSONS ROAD
WARRIEWOOD NSW 2102

Description of Property: Lot 220 DP 1159968

Strata Unit Details (if applicable):

County: Cumberland

Parish: Narrabeen

NOTE:

The zoning information in this certificate is based on the lot and plan number referred to in this Certificate. If the lot and plan number is not the current description of the land then this Certificate will be incorrect. Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to which this Certificate relates is identical to the land the subject of the enquiry.

A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 2014, is a reference to that instrument, as amended.

Pittwater Council ABN 61 340 837 871

All correspondence to be addressed to General Manager:
Village Park,
1 Park Street,
MONA VALE NSW
P O Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02) 9970 1111
Facsimile (02) 9970 1200
Internet: www.pittwater.nsw.gov.au
Email: pittwater_council@pittwater.nsw.gov.au

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The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate.

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

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

Pittwater Local Environmental Plan 2014

PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1 (2)

Note: *Where no information has been provided under the heading "PROPOSED LOCAL ENVIRONMENTAL PLANS", Council is unaware of any Proposed Local Environmental Planning Instrument that is or has been the subject of community consultation or on public exhibition under the Act, applying to the land.*

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

EP&A Regulations 2000
Schedule 4 Clause 1 (1) & (2)

SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)
SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)
SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)
SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)
SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)
SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)
SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)
SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)
SEPP NO. 62 - Sustainable Aquaculture
SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)
SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)
Amendment 2 (gazetted 4/07/2008)
SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)
SEPP - (Major Development) 2005 (gazetted 25.05.2005)
SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)
SEPP - (Miscellaneous Consent Provisions) 2007
SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)
SEPP - (Affordable Rental Housing) 2009
SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended
Deemed SEPP - Hawkesbury-Nepean River (No. 2 - 1977)

DEVELOPMENT CONTROL PLANS

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

Pittwater 21 Development Control Plan

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

ZONING AND LAND USE UNDER RELEVANT LEPS

EP&A Regulations 2000
Schedule 4 Clause 2

LAND ZONING MAP

EP&A Regulations 2000
Schedule 4 Clause 2 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which Pittwater Local Environmental Plan 2014 applies.

Zone B2 Local Centre

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

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

4 Prohibited

Any other development not specified in item 2 or 3

ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 1

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of Pittwater Local Environmental Plan 2014;-

Note: Where no additional permitted uses have been listed under the heading "ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 2.5 of Pittwater Local Environmental Plan 2014 is inapplicable to the land the subject of this certificate.

FURTHER PLANNING CONTROLS

EP&A Regulations 2000
Schedule 4 Clause 2 (e) (f) (g) (h)

Note: Where no information has been provided under the heading "FURTHER PLANNING CONTROLS", then such information is inapplicable to the land the subject of this certificate.

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

EP&A Regulations 2000
Schedule 4 Clause 2A

Note: Where no information has been provided under the heading "ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006", then such information is inapplicable to the land the subject of this certificate.

COMPLYING DEVELOPMENT

EP&A Regulations 2000
Schedule 4 Clause 3

The following notations relate to the extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL HOUSING CODE

Complying development is restricted under the General Housing Code and may not be carried out on that part of the land the subject of this certificate identified as being subject to the following land exemptions:

- For the purposes of clause 1.19 (1) (c) and (5) (c), complying development is restricted on that part of the land identified under Pittwater Local Environmental Plan 2014 as identified on the Acid Sulfate Soils Map as being Class 2.

Note: Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

- (a) has an area of at least 200m², and
- (b) has a width, measured at the building line fronting a primary road, of at least 6m.

RURAL HOUSING CODE

Complying development is restricted under the Rural Housing Code and may not be carried out on that part of the land the subject of this certificate identified as being subject to the following land exemptions:

- For the purposes of clause 1.19 (1) (c) and (5) (c), complying development is restricted on that part of the land identified under Pittwater Local Environmental Plan 2014 as identified on the Acid Sulfate Soils Map as being Class 2.

Note: Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial & Industrial (Alterations) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development is restricted under the Commercial & Industrial (New Buildings and Additions) Code and may not be carried out on that part of the land the subject of this certificate identified as being subject to the following land exemptions:

- For the purposes of clause 1.19 (1) (c) and (5) (c), complying development is restricted on that part of the land identified under Pittwater Local Environmental Plan 2014 as identified on the Acid Sulfate Soils Map as being Class 2.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

DEMOLITION CODE

Complying development under the Demolition Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

FIRE SAFETY CODE

Complying development under the Fire Safety Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan 2014.*

COASTAL PROTECTION

EP&A Regulations 2000

Schedule 4 Clause 4

The Council has not been notified by the Department of Services, Technology and Administration that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

EP&A Regulations 2000
Schedule 4 Clause 4A

- 1) Council is not aware of any order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works to the land the subject of this certificate, or on public land adjacent to that land.
- 2) Council has not been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works have been placed on the land subject of this certificate, or on public land adjacent to that land.

ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 2014 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

EP&A Regulations 2000
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the *Local Government Act 2014* for coastal protection services levied upon land the subject of this certificate.

MINE 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 Pittwater Local Environmental Plan 2014.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

Note: The Roads and Maritime Services may have proposals that are not referred to in this item. For advice about affection by RMS proposals, contact the Roads and Maritime Services.

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 not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding):

Note: *The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above.*

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 7A

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

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

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

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

Note:

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

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

LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000
Schedule 4 Clause 8

This land is not affected by any provisions within Pittwater Local Environmental Plan 2014 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

CONTRIBUTIONS PLANS

EP&A Regulations 2000
Schedule 4 Clause 9

S.94 Plan No. 2 - Open Space Bushland and Recreation

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

S.94 Plan No. 3 - Public Library Services

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

S.94 Plan No. 18 - Community Service Facilities

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

S.94 Plan No. 19 - Village Streetscapes

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

BIODIVERSITY CERTIFIED LAND

EP&A Regulations 2000
Schedule 4 Clause 9A

Note: Where no information has been provided under the heading "BIODIVERSITY CERTIFIED LAND", then such information is inapplicable to the land the subject of this certificate.

BIOBANKING AGREEMENTS

EP&A Regulations 2000
Schedule 4 Clause 10

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

BUSH FIRE PRONE LAND

EP&A Regulations 2000
Schedule 4 Clause 11

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.*

PAPER SUBDIVISION INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 18

Note: *Where no information has been provided under the heading "PAPER SUBDIVISION INFORMATION" then Council is unaware of any such development plan or subdivision order applying to the land the subject of this certificate.*

SITE VERIFICATION CERTIFICATES

EP&A Regulations 2000
Schedule 4 Clause 19

Note: *Where no information has been provided under the heading "SITE VERIFICATION CERTIFICATES", then Council is unaware of any such site verification certificate applying to the land the subject of this certificate.*

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997
Section 59 (2)

Note: *Where no information has been provided under the heading "MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997", then such information is inapplicable to the land the subject of this certificate.*

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

MARK FERGUSON
General Manager



Information for the Applicant

- To minimise delay in receiving a decision about the application, please fill in all sections and ensure all relevant information and documents are provided. If clarification and/or advice is required when completing this form please contact Modern Building Certifiers on 9939 1530 for assistance.
- Once completed, applications must be delivered by hand, by post or transmitted electronically to Modern Building Certifiers for determination. Applications may not be sent by fax.
- A Part 4a Certificate or CDC has no effect if it is issued after the building work to which it relates is physically commenced.
- Upon an application being made for an Part 4a Certificate or CDC, the applicant (not being entitled to copyright) is taken to have indemnified all persons using the application & any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright

Section A Details of the applicant*

An application for a Construction Certificate should be made by a person who has the benefit of the development consent. An applicant cannot be the person who will carry out the building work, unless that person owns the land on which the work is to be carried out.

Name: **Cicco Bar**
Correspondence to be C/-: **Studio MKZ**
Postal Address: **Suite 401, The Cooperage Building, 56 Bowman Street Pyrmont NSW 2009**
Phone: **02 9566 1244 / 0488 688 015**
Email: **reina@studiomkz.com.au**

Section B Details of the land where the building work is to be carried out

Street Address: **Cicco Bar - Kiosk KI 012, Warriewood Square, 12 Jacksons Road**
Suburb & Postcode: **Warriewood NSW 2102**
Title Particulars (Lot & DP/SP): **Lot 220 / DP 1159968**

Section C Description of the building work

Briefly describe the development: **Internal fitout works to retail kiosk**
BCA Class (include all classes): **6**

Section D Cost of works

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all construction required for the development.

Amount inclusive of GST: \$ **60.00**

Section E Planning Consent - complete either Part 1 or Part 2 ONLY

Part 1. Development Application (Construction Certificate Only)

Development Consent No.: **-**
Date of Development Consent: **-**

Part 2. Environmental Planning Instrument (Complying Development Certificate Only)

Tick the name of the "environmental planning instrument" under which the development is Complying Development and provide details if applicable.

- ☒ SEPP (Exempt & Complying Development Codes) 2008
- ☐ SEPP (Affordable Rental Housing) 2009
- ☐ SEPP (Infrastructure) 2007
- ☐ Council's Complying Development DCP / relevant policy

Section F Development statistics

Indicate the types of building materials to be used in association with this application.

WALLS			ROOF			FLOOR		
Brick (double)	11	☐	Tiles	10	☐	Concrete/slate	20	☐
Brick (veneer)	12	☐	Concrete/slate	20	☐	Timber	40	☐
Concrete/stone	20	☐	Fibre cement	30	☐	Other	80	☐
Fibre Cement	30	☐	Steel	60	☐	Not specified	90	☒
Timber	40	☐	Aluminium	70	☐	FRAME		
Curtain Glass	50	☐	Other	80	☐	Timber	40	☐
Steel	60	☐	Not Specified	90	☒	Steel	60	☐
Aluminium Cladding	70	☐				Aluminium	70	☐
Timber/weatherboard	40	☐				Other	80	☐
Other	80	☐				Not Specified	90	☒
Not Specified	90	☒						

Proposed New Development

Gross site area of land (m²): 0
 Gross floor area of development (m²): 0
 No. of storeys the building will have: 0

Swimming Pool Only

Gross volume of swimming pool (L): 0

Proposed Change of Use

Current uses of the building:

Future uses of the building:

Proposed New Residential Building

No. of pre-existing dwellings on the site: NA
 No. of dwellings to be demolished: NA
 No. of dwellings to be constructed: NA
 Will the new building be attached to an existing building: NA
 Does the site contain a dual occupancy: NA

Section G Applicants' consent/authority to enter and inspect land

- I/we consent to Modern Building Certifiers, or a person appointed by Modern Building Certifiers, to enter the subject property at any reasonable time for the purpose of carrying out inspections in connection with the assessment of this application. I/we undertake to make access to the property available to enable inspections to be carried out.
- I / We agree to the terms and conditions of Modern Building Certifiers Fee and Service Proposal and Agreement for the Performance of Certification Works as provided by Modern Building Certifiers.

Name(s): *Reina Ju*

Signature of applicant(s):

Reina Ju

Date: *14.06.2016*

**SIGN
HERE**

Section H Owners' consent & details

Please note that ALL owners of the property must provide written consent. If you are signing on the owner's behalf as the owner's legal representative, please attach documentary evidence as to the nature of your legal authority, e.g. Power of Attorney, Company Director, Executor, Trustee.

- As the owner(s) of the above property, I/we consent to the making of this application.

Phone:

Email:

Name(s):

Signature of owner(s):

See attached

Date:

**SIGN
HERE**

Section I IMPORTANT ITEMS TO ACCOMPANY THIS APPLICATION

This information will vary for each application, please supply all relevant documentation. Tick or indicate NA in the check boxes below. Documents accompanying this application are as prescribed by the Environmental Planning & Assessment Act, 1979, as amended, and Schedule 1 of the Environmental Planning & Assessment Regulation 2000, as amended.

a) Construction Certificate & Complying Development Certificate

1. Construction plans and specifications. ☒
2. Receipt of Long Service Levy payment, for works valued at \$25,000 and over (see Long Service Corporation website for further information). ☒
3. Completed Fire Safety Schedule outlining the existing / proposed fire safety measures within the subject building (See attached below) ☒
4. A copy of the current Annual Fire Safety Certificate for an existing building, required for additions to existing commercial or industrial (Class 2 to 9) developments. ☒
5. Receipt for payment of Section 94/A or 61 contributions to Council, if applicable. ☐
6. Modern Building Certifiers *Agreement for the Performance of Certification Work*, completed and returned. ☒
7. BCA Design Compliance Statement prepared & endorsed by suitably qualified person ☒

Office Use Only

To be completed by the certifying authority immediately after receiving the application.

Application No.:

16000311

Date Received:

14 June 2016

Appointment of PCA & Notice of Intention to Commence Work



Section A Development Details

Address: Kiosk KI 012, Warriewood Square, 12 Jacksons Road
Warriewood NSW 2102

Description of the building work: Internal fitout works to retail kiosk

Section B Details of person appointing the Principal Certifying Authority (PCA)

Only the person having the benefit of the Development Consent may appoint the PCA

Name(s): Cicco Bar
Correspondence to be c/- Studio MKZ
Postal Address: Suite 401, The Cooperage Building, 56 Bowman Street Pyrmont NSW
2009
Phone: 02 9566 1244 / 0488 688 015
Email: reina@studiomkz.com.au

Section C Details of Principal Contractor/Owner Builder

Home Warranty Insurance / Owner Builder permit to be attached if applicable pursuant to Part 6 of the Home Building Act, 1989

Builder Name:
Licence / Permit No.: T.B.C
Phone:
Email:

Section D Notice of Commencement

The building work described above is intended to commence on: Cicco Bar

Section E Appointment of PCA Declaration

As the person with benefit of the Development Consent or Complying Development Certificate to which this application relates;

- I/we appoint ☐ Heath McNab ☒ Eric Bailey ☐ Mike Gooley of Modern Building Certifiers as the PCA.
- I/we declare that all the information provided is true and correct.
- I/we acknowledge that failure to comply with any of the PCA's requirements may result in the PCA issuing a Notice of Intention to Serve an Order and/or further legal actions being undertaken.

Name of person with benefit of the Development Consent:

Signature/s:

Date:

14.06.2016

SIGN
HERE

Office Use Only

CC or CDC number:	Date of CC / CDC:	Name of Certifying Authority:
		Eric Bailey
If CC provided above, provide DA details below		
DA number:	Date DA issued:	Name of Council:
		Pittwater Council



3 September 2015

Attn: Jessica Kim - Interior Designer

StudioMKZ
Suite 401, The Cooperage Building
56 Bowman Street Pyrmont NSW 2009

Dear Jessica

Warriewood Square, NSW – Tenancy KI012 Cicco Bar - New fitout

We hereby grant permission for you to apply for building approval by means of a DA, CDC or CC for the scheduled works at tenancy KI012 Cicco Bar in accordance with the approved drawings at Warriewood Square, NSW.

Should you have any queries please do not hesitate to contact me on 0409 450 565.

Yours sincerely

Sarah Buchhorn
Retail Design Manager NSW
Federation Centres



McKenzie Group Consulting (NSW) Pty Ltd
 ACN: 093 211 995
 Level 6, 189 Kent St, Sydney NSW 2000
 Tel: 02 8298 6800 Fax: 02 8298 6899
 email@mckenzie-group.com.au

CONSTRUCTION CERTIFICATE No. 15/122417-6

Issued under the Environmental Planning and Assessment Act 1979 Sections 109C(1)(b), 81A(2) and 81A(4)

Owner

Name: CPT Custodian Pty Ltd (CAN 077 870 243) and ISPT Pty Ltd
 (CAN 064 041 283)
 as trustee for the industry Superannuation Property Trust No. 1
 (ABN 15 421 756 611).
 Address: Level 28, 35 Collins Street, Melbourne VIC 3000

Property details

Address: 12 Jacksons Road, Warriewood NSW 2102
 Lot/Portion No: 220
 DP No: 1159968
 Municipality: Pittwater Council

Description and value of development

Description: Mall expansion and carpark
 Value of work: \$39,396,303.00

Building Code of Australia building classification

Part: Inclusion of revised Fire Engineering Report
 Use: Retail and Carpark
 BCA classification: 5, 6 and 7a

Determination

Approved/Refused: Approved
 Date of Determination: 3 March 2016

Plans and specifications approved

- Architectural Plans prepared by BN Group Pty Ltd, drawing number AS-S1-01.100, 101, 102, 104, 105, 106, 108, 111, 112, 114, 121, 122, 124, 103, 107, 109, 113, 123, 08.100, 09.011, 09.102, 09.121, 10.001, 10.502, 10.503, 12.502, 12.505, 08.200, SK00.23A, DA2001, DA2002, DA2003, DA4002 and DA4003.

Attachments

1. Fire safety schedule.
2. Application form for Construction Certificate.
3. Record of Site Inspection made by Accredited Certifier in accordance with Clause 143B (EP&A Regulations 2000) prior to issue of Construction Certificate.
4. Civil Design Certification prepared by Hyder Consulting Pty Ltd, dated 12 March 2015
5. Structural Design Statement prepared by Arcadis dated 06 November 2015
6. Self-Closing Flood Barrier Product Information prepared by Flooding Solutions Advisory Group dated September 2013
7. Design Certification prepared by Hyder Consulting Pty Ltd dated 06 November 2015
8. Architectural Design Certification prepared by BN Group Pty Ltd dated 03 August 2015
9. Architectural Design Certification prepared by BN Group Pty Ltd dated 06 November 2015
10. Fire Engineering Report prepared by Olsson Fire & Risk Consulting Engineers dated 3 August 2015
11. S96 plans prepared by BN Architectural numbered DA2001/P12, DA2002/P11, DA2003/P11, DA402/P12, DA4003/P12

12. Civil drawings prepared by Hyder Consulting numbered CV-01-C2301/03, CV-01-C2306/02, CV-01-C2311/03, CV-01-C2601/01, CV-01-C2631/01, CV-01-C2651/01
13. Flood Break Drawing prepared by Flood Break Sheet 1 to 11
14. Typical Pedestrian Flood Gate Detail prepared Flood Break sheet 1 to 11
15. Typical Vehicular gate Detail prepared Flood Break sheet 1 to 11
16. Accessibility & DDA Sign off Report prepared by MGC dated 15 November 2015
17. Letter regarding Condition no. B.40 prepared by Vicinity Centres dated 23 November 2015
18. Letter regarding Fire Hydrants prepared by federation Centres dated 17 September 2015
19. Design Statement prepared by Cardno dated 10 November 2015
20. Letter regarding amendments to FER prepared by Olsson Fire & Risk dated 12 November 2015
21. Landscape Design Certification prepared by Site Image dated 11 November 2015
22. Accessibility & DDA Sign Off prepared by MGC dated 15 November 2015
23. FER Amendment Statement prepared by Olsson Fire & Risk dated 12 November 2015
24. Evidence of Section 144 Submission, dated 16 February 2015
25. Fire Engineering Report, prepared by Olsson Fire & Risk, dated 10 February 2016

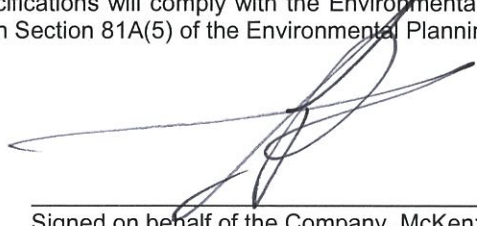
Development Consent

Certificate no.:	No195/13	No195/13/S96/2
Date of Determination:	21 November 2013	10 July 2014

Certificate / Certifying Authority

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work, if completed in accordance with these plans and specifications will comply with the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning and Assessment Act 1979.

Signature



Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd
(ACN 093 211 995), BPB Corporate Accreditation No. ABC 6
Signed by: Geoffrey Pearce
Accredited Certifier Grade: 1
BPB Registration No.: 0746

Date of endorsement	3 March 2016
Certificate Number	15/122417-7

Note: Prior to commencement of work sections 81A(2)(b), 81A(2)(c), 81A(4)(b) and 81A(4)(c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

ATTACHMENT 1 Existing Fire Safety Schedule

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

	Essential Fire Safety Measures	Standard of Performance
1.	Automatic fire suppression (Sprinklers)	AS 2118.1-2005, AS 1851.3-1985
2.	Automatic fire detection & Alarm System	AS 1670-2001, AS 1851.8-1987
3.	Emergency Warning and Intercommunication System (EWIS)	AS 2220.1/2, AS 4428.1-1998, AS 1851.10
4.	Fire Hydrants	AS 2419.1-1996, AS 1851.4-1992
5.	Hose reel system	AS 2441-1988, AS 1851.2-1995
6.	Portable fire extinguishers	AS 2444-2001, AS 1851.1-1995
7.	Emergency lighting	AS 2293.1, BCA E4.2 & E4.4
8.	Exit signs	AS 2293.1, BCA E4.5 & E4.8
9.	Fire doors	AS 1905.1-1997
10.	Automatic fail-safe devices	BCA D2.19, D2.21
11.	Warning and operational signs	LGA 654, BCA D2.22 & D2.23
12.	Mechanical air handling system/smoke control	AS 1668.1
13.	Fire dampers	AS 1668.1, AS 1682.1 & 2
14.	Fire seals protecting openings in fire resisting components of the building	AS 4072.1-1992, AS 1530.4-1975
15.	Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg. 2000

Proposed Fire Safety Schedule

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

	Essential Fire Safety Measures	Standard of Performance
16.	Automatic Fail Safe Devices	BCA Clause D2.19 & D2.21
17.	Automatic Fire Detection and Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2004, AS/NZS 1668.1 – 1998
18.	Automatic Fire Suppression System	BCA Spec. E1.5 & AS 2118.1 – 1999, and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
19.	Building Occupant Warning System	BCA Spec. E1.5, BCA Spec. E2.2a & AS 1670.1 – 2004 – Clause 3.22
20.	Emergency Lighting	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2005
21.	EWIS (Sound Systems and Intercom Systems for Emergency Purpose)	BCA Clause E4.9 & AS 1670.4 - 2004 & AS 4428.4-2004
22.	Emergency Evacuation Plan	AS 3745 – 2002
23.	Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 and AS/NZS 2293.1 – 2005
24.	Fire Control Centre	BCA Spec. E1.8 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016 with regards to the fire control centre not located at the main entrance of the shopping centre.
25.	Fire Dampers	BCA Clause C3.15, AS/NZS 1668.1 – 1998 & AS 1682.1&2 – 1990
26.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8, Spec C3.4 and AS 1905.1 – 2005
27.	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
28.	Fire Hydrant System	BCA Clause E1.3 & AS 2419.1 – 2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
29.	Fire Resistance Levels	Carpark and Retail interface in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016, with the provision of 2 rows of sprinklers in the carpark area.
30.	Fire Seals, Collars	BCA Clause C3.15, C3.16 & AS 1530.4 – 2005
31.	Lightweight Construction	BCA Clause C1.8, C3.17 & AS 1530.3 – 1999
32.	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1 – 1998 and in accordance with the outcomes of the Olsen Fire &

	Essential Fire Safety Measures	Standard of Performance
		Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
33.	Paths of Travel	EP&A Reg 2000 Clause 186 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No. Ref No.FER3.1, dated 10 February 2016, with regards to the following: - Retail - Maximum distance to a point of choice of 30m. - Maximum distance to an exit of 88m. - Maximum distance between alternative exits of 120m. 46m of aggregate egress width provided in lieu of 52.5m. Carpark 28m to an exit. 165m between alternative exits. >80m to an exit via a non-fire isolated exit.
34.	Perimeter Vehicular Access for emergency vehicles	BCA Clause C2.4 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016, with regards to perimeter access to the facility less than 6m in width and areas where the road is greater than 18m from the building.
35.	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
36.	Smoke Hazard Management System	BCA Part E2 & AS/NZS 1668.1 – 1998 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016, with regards to the following:- - Performance based Smoke Exhaust provided to the Woolworths Extension, New Mini Majors, New Mall and New/Old shopping centre interface. - Egress corridor between new and existing shopping centre not provided with pressurisation.
37.	Wall-Wetting Sprinkler and Drencher Systems	BCA Clause C3.4 & AS 2118.2 – 1995 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016.
38.	Warning and Operational Signs	EP&A Reg 2000 Clause 183, BCA Clause D2.23 and E3.3

**DESIGN COMPLIANCE STATEMENT
COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA**

Unit & Street No.	Cicco Bar - Kiosk KI 012, Warriewood Square, 12	Street name:	Jacksons Road
Suburb:	Warriewood	State:	NSW
Description of Work:	Internal fitout works to retail kiosk		
	Design Specification	Building Code of Australia (BCA) requirement (For version of BCA applicable as on the date of submission of CC or CDC)	
1.	All floor, wall and ceiling materials and linings will have fire hazard properties complying with Specification C1.10 of the BCA as applicable;	Specification C1.10 of the BCA requires floor linings and coverings to achieve CRF value, walls and ceilings to comply with required Group number, and other materials to comply with smoke development indices as nominated in the BCA.	
2.	All exits and paths of travel to an exit from any point on the floor, including the minimum unobstructed width of any path of travel to exits, will comply with D1.6 of the BCA	Clause D1.6 of the BCA requires that the unobstructed width of each exit or path of travel to an exit, except for doorways, (including spacing of shop fittings) must not be less than 1m.	
3.	Balustrades and handrails will comply with BCA Clause D2.16 to D2.18, and AS 1170.1-2002	Clauses D2.16 to D2.18 of the BCA specify all requirements of balustrades and handrails. AS1170 specifies the structural loading requirements.	
4.	All automatic (power operated) doors will comply with D2.19 of the BCA.	Clause D2.19(b)(iv) of the BCA requires that a doorway serving as a required exit or forming part of a required exit, if fitted with a door which is power operated:- A. It must be able to be opened manually under a force of not more than 110N if there is a malfunction or power source failure; and B. If it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. NSW D2.19(b)(v) of the BCA requires that a power-operated door in a path of travel to a required exit, must be able to be opened manually under a force of not >110N if there is a malfunction or failure of the power source.	
5.	All door handles, locks and fail safe devices will comply with Clause D2.21 of the BCA;	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 or pushing action on a single device which is located between 900mm and 1,100mm from the floor..."	
6.	Fire Hose Reels (FHR) & Fire Hydrant (FH) coverage to comply with relevant BCA requirements.	FHR coverage shall comply with E1.4 of the BCA and AS 2441. FH coverage shall comply with E1.3 of the BCA and AS 2419.1.	
7.	All glazing including decals will comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002 and AS1428.1-2009.	Part B1.4 (h) of the BCA requires all glazing to comply with AS 1288-2006 and AS 2047-1999. Part B1.2 of the BCA requires glazing members to compliance with Structural Loading Code AS 1170.1-2002.	
8.	Access for People with a Disability including facilities and circulation spaces shall comply with Part D3 of the BCA and AS1428.1-2009 and AS 1428.4-1992	Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1- 2009 and AS 1428.4	
9.	Artificial lightning not to exceed the maximum illumination power density specified under Clause J6.2(b) & Table J6.2a as Applicable	Clause J6.2 (b) & Table J6.2a of the BCA requires all artificial lighting not to exceed the maximum illumination power density of 22W/m ² for general retail space, 18W/m ² for restaurant/café and 7/9W/m ² for office space (excluding lighting in display cabinet, signage and emergency lighting).	
10.	Artificial lighting for all rooms or space on a floor must be individually operated by a switch or other control device in accordance with J6.3 (e) of the BCA.	Clause J6.3(e) of the BCA requires that artificial lighting in a natural lighting zone adjacent to windows in a storey of a class 5, 6 or 8 building, of more than 250m ² must be separately controlled from artificial lighting not in a natural lighting zone except where the room containing the natural lighting zone is less than 20m ²	
11.	Food tenancy has been design in strict compliance with the Food Act and Standard including AS4674-2004	Floors, walls and ceilings have been designed to comply including Impervious materials, coving, solid construction etc. Fixtures, fittings and equipment are specified in compliance with AS4674-2004 such as hand wash facilities, hot and cold water supplies, double or triple compartment sinks or dishwashers, floor wastes provided, moveable equipment or on suitable supports such as plinths, legs, brackets etc.	
12.	All required essential fire safety measures will be provided and/or adjusted (where appropriate) to comply with the base building fire safety schedule (and any applicable alternative solution requirements), unless otherwise altered in the fire safety schedule issued with the CC/CDC for the proposed works.		

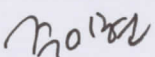
I, the undersigned, confirm that:

The proposed works will be designed and constructed in accordance with the above BCA design specification by appropriately qualified persons who have:

- a. Appropriate current professional indemnity insurance (taken up by the designer or his employer as appropriate) to the satisfaction of the building owner or the principal authorizing the design work; AND
- b. Relevant experience in the area of design work being certified.

I also confirm that all necessary evidence, certificates and documentations required to demonstrate compliance with the BCA and DA consent conditions will be forwarded to Modern Building Certifiers prior to the commencement of the relevant work or the issue of the Occupation Certificate

The following details must be provided in full:

Name:	Reina Ju		
Company Name:	Studio MKZ	ABN No:	92.122.314.185
Company Address:	Suite 401, 16 Bowman St. Pyrmont NSW 2009	Tel:	9566.1244
Qualifications:	Interior Design		
Signature:		Position Title:	Interior Designer
		Date:	14.06.2016

Environmental Planning & Assessment Regulation 2000 – Part 7 Clause 129C

1. Details of application for Complying Development Certificate (CDC)

Name of applicant: Cicco Bar
 Name of Certifying Authority: Eric Bailey Accreditation number: BPB0016
 Date of application of CDC: 14 Jun 2016 Application number: 16000311
 Description of proposed development: Internal fitout works to retail kiosk

2. Address of property

Unit / street number: Kiosk KI 012, Warriewood Square, 12
 Street name: Jacksons Road
 Suburb and postcode: Warriewood 2102
 Title particulars (Lot & DP/SP): Lot220 ofDP1159968

3. Details of inspection

Name of Accredited Certifier: Eric Bailey Accreditation Number: BPB0016
 Date of inspection: 16 June 2016
 Type of inspection: Pre-CDC site inspection, required by Clause 129B of EP&A Regulation

4. Inspection checklist

Will any current fire safety measures in the existing building be affected by the proposed development?	Yes ☒	No ☐	<u>Details -</u>
Do the plans and specifications accurately depict the existing site conditions?	Yes ☒	No ☐	<u>Details -</u>
Are there any features of the site, or building that result in the development not being Complying Development?	Yes ☐	No ☒	<u>Details -</u>
Are there any features of the site, or building that result in the development not being compliant with the BCA?	Yes ☐	No ☒	<u>Details -</u>
Were there any 'significant' fire safety issue/s that require reporting to Council under Clause 129D of the EP&A Regs	Yes ☐	No ☒	<u>Details -</u>

5. Signed

Signed:



Date of endorsement: 16 Jun 2016

Issued under Environmental Planning & Assessment Act 1979 – Part 4 Division 3
Environmental Planning & Assessment Regulation 2000 – Part 7

Certificate Number: 16000188 /1

Section A The Application

1. Details of the Applicant

Name: Cicco Bar
Address: Kiosk 13 Warriewood Square, 13 Jacksons Road Warriewood NSW
Phone: 0418 161 900/ 0418 161 900
Email: ciccobar@bigpond.com
Application Number: 16000311

2. Details of the property

Unit / Street Number: Kiosk KI 012, Warriewood Square, 12
Street Name: Jacksons Road
Suburb & Postcode: Warriewood NSW 2102
Title Particulars (Lot & DP/SP): Lot 220 / DP 1159968
Land use zone: B2 Local Centre

3. Description of the proposed development

Internal fitout works to retail kiosk

4. Estimated cost of works

\$60,000.00

5. Environmental Planning Instrument (EPI)

Applicable EPI: SEPP (Exempt & Complying Development Codes) 2008 - Part 5
Commercial & Industrial Alterations Code

6. Date application for the Complying Development Certificate was made and received

Date CDC Application was received: 14 Jun 2016

Section B Certifying Authority

Name: Eric Bailey Accreditation No.: BPB0016
Phone: 02 9939 1530
Email: info@mbc-group.com.au
Address: Suite 114
117 Old Pittwater Rd Brookvale NSW 2100

Section C Building Classification

Class of the proposed building/s under the Building Code of Australia 6

Section D Attachments

Refer to Appendix A for the Attachments for this Complying Development Certificate

Section E Fire Safety Schedule

Refer to Appendix B for the Fire Safety Schedule for this Complying Development Certificate

Section F Schedule of Conditions

Refer to Appendix C for the Schedule of Conditions for this Complying Development Certificate

Section G Date of issue

Date of issue of this Certificate:

17 Jun 2016

Section H Certification

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in S81A(5) of the Environmental Planning & Assessment Act 1979.

The development is to be carried out in compliance with the plans and documentation listed below and endorsed by Modern Building Certifiers.

- Architectural drawings prepared by Studio MKZ, numbered; CICC0/01 through to CICC0/18 inclusive, Revision 0

Section I Dates

Date of this Certificate:

17 Jun 2016

Date on which Certificate shall lapse:

17 Jun 2021

Section J Signature

Signed:

A handwritten signature in black ink, consisting of a stylized 'M' followed by a flourish.

Date of endorsement:

17 Jun 2016

Certificate Number:

16000188 /1

APPENDIX A 16000188 /1

Attachments

- Application for Complying Development Certificate & Appointment of PCA, received 14 June 2016
- Letter of Owner's Consent issued by Federation Centres, dated 3 September 2015
- Accredited Certifier's Report in accordance with Clause 130 of the EP&A Regulation 2000, dated 17 June 2016
- Design Compliance Statement prepared by Studio MKZ, dated 14 June 2016
- Base Building Construction Certificate, Ref No. 15/122417-6, issued by McKenzie Group Consulting, dated 3 March 2016
- Long Service Levy Receipt No. 244761, dated 14 June 2016
- Record of Inspection pursuant to Clause 129B of EP&A Regulation
- S.149(2) Planning Certificate - Warriewood Square

APPENDIX B 16000188 /1

Fire Safety Schedule

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

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
7.	Automatic fire suppression (Sprinklers)	AS 2118.1-2005, AS1851.3-1985	x		
8.	Automatic fire detection & Alarm System	AS1670-2001, AS1851.1-1987	x		
9.	Emergency Warning and Intercommunication system (EWIS)	AS2220.1/2, AS4428.1-1998, AS1851.10	x		
10.	Fire Hydrants	AS2419.1-1997, AS 1851.4-1992	x		
11.	Hose Reel System	AS2441-1988, AS1851.2-1995	x		
12.	Portable fire extinguishers	AS2444-2001, AS 1851.1-1995	x	x	AS2444-2001
13.	Emergency Lighting	AS2293.1, BCA E4.2 & E4.4	x		
14.	Exit Signs	AS2293.1, BCA E4.5 & E4.8	x		
15.	Fire Dors	AS1905.1-1997	x		
16.	Automatic fail-safe devices	BCA D2.19, D2.21	x		
17.	Warning and operational signs	LGA 654, BCA D2.22 & D2.23	x		
18.	Mechanical air handling system/smoke control	AS1668.1	x		
19.	Fire dampers	AS1668.1, AS1682.1&2	x		
20.	Fire seals protecting opening in fire resisting components of the building	AS4072.1-1992, AS1530.4-1975	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
21.	Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg.2000	x		
22.	Automatic fail safe devices	BCA Clause D2.19 & D2.21	x		
23.	Automatic fire detection and alarm system	BCA Spec E2.2a & AS1670.1-2004, AS/NZS 1668.1-1998	x		
24.	Automatic fire suppression system	BCA Spec E1.5 & AS2118.1-1999, and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016	x		
25.	Building Occupant Warning System	BCA Spec. E1.5, BCA Spec. E2.2a & AS 1670,1-2004 – Clause 3.22	x		
26.	Emergency lighting	BCA Clause E4.2, E4.4 & AS/NZS2293.1-2005	x		
27.	EWIS (Sound Systems and Intercom Systems for Emergency Purpose)	BCA Clause E4.9 & AS1670.4-2004 & AS4428.4-2004	x		
28.	Emergency evacuation plan	AS3745-2002	x		
29.	Exit Signs	BCA Clause E4.5, NSW E4.6 & E4.8 and AS/NZS2293.1-2005	x		
30.	Fire control centre	BCA Spec. E1.8 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016 with regards to the fire control centre not located at the main entrance of the	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
		shopping centre.			
31.	Fire dampers	BCA Clause C3.15, AS/NZS 1668.1-1998 & AS1682.1&2-1990	x		
32.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8, Spec C3.4 and AS1905.1-2005	x		
33.	Fire Hose Reels	BCA Clause E1.4 & AS2441-2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016	x		
34.	Fire hydrant system	BCA Clause E1.3 & AS2419.1-2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016	x		
35.	Fire resistance levels	Carpark and Retail interface in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with the provisions of 2 rows of sprinklers in the carpark area.	x		
36.	Fire seals, collars	BCA Clause C3.15, C3.16 & AS1530.4-2005	x		
37.	Lightweight Construction	BCA Clause C1.8, C3.17 & AS1530.3-1999	x		
38.	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1-1998	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
		and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with the provisions of 2 rows of sprinklers in the carpark area.			
39.	Paths of Travel	EP&A Reg 2000 Clause 186 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with regards to the following:- Retail • Maximum distance to a point of choice of 30m. • Maximum distance to an exit of 88m. • Maximum distance between alternative exits of 120m. • 46m of aggregate egress width provided in lieu of 52.5m. Carpark • 28m to an exit • 165m between alternative exits. • >80m to an exit via a non-fire isolated exit.	x		
40.	Perimeter vehicular	BCA Clause C2.4 and in	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
	access for emergency vehicles	accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with regards to perimeter access to the facility less than 6m in width and areas where the road is greater than 18m from the building.			
41.	Portable fire extinguishers	BCA Clause E1.6 & AS2444-2001	x		
42.	Smoke hazard management system	BCA Part E2 & AS/NZS 1668.1-1998 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1, dated 10 February 2016, with regards to the following: • Performance based Smoke Exhaust provided to the Woolworths Extension, New Mini Majors, New Mall and New/Old shopping centre interface. • Egress corridor between new and existing shopping centre not provided with pressurisation.	x		
43.	Wall-Wetting sprinkler and drencher systems	BCA Clause C3.4 & AS2118.2-1995 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd. Fire Engineering Report, Ref No. FER3.1,	x		

	Measure	Existing Performance Standard	Currently implemented	Proposed to be implemented	Proposed Performance Standard
		dated 10 February 2016.			
44.	Warning and operational signs	EP&A Reg 2000 clause 183, BCA Clause D2.23 and E3.3	x		

APPENDIX C - 16000188 / 1

Conditions

This Certificate is subject to conditions set out in the attached schedule of Conditions

Note 1. *Complying development under the General Housing Code and the Rural Housing Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.*

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

Note 3. *In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.*

Note 4. *If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.*

Note 5. *Under section 86A of the Environmental Planning and Assessment Act 1979, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.*

Part 1 Conditions applying before works commence:-

- | | |
|-----|---|
| 1.1 | A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works: <ul style="list-style-type: none">(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. |
| 1.2 | (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: <ul style="list-style-type: none">(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. |
| 1.3 | (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site

(2) The waste management plan must: <ul style="list-style-type: none">(a) identify all waste (including excavation, demolition |

	and construction waste materials) that will be generated by the work on the site, and
	(b) identify the quantity of waste material in tonnes and cubic metres to be:
	(i) reused on-site, and
	(ii) recycled on-site and off-site, and
	(iii) disposed of off-site, and
	(c) if waste materials are to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
	(d) if waste materials are to be disposed of or recycled off-site—specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.
	(3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
	(4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.
1.4	(1) Before commencing any demolition or excavation works, the person having the benefit of the complying development certificate must obtain a dilapidation report on any part of a building that is within 2m of the works. (2) If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.
1.5	Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by: (a) diverting uncontaminated run-off around cleared or disturbed areas, and (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and (c) preventing the tracking of sediment by vehicles onto roads, and (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.
Part 2 Conditions applying during the works:-	
2.1	Construction may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.
2.10	(1) If any part of the work is the erection of a new building, or an alteration or addition to an existing building, that is located less than 3m from the lot boundary, a survey certificate must be given to the principal certifying authority:

- (a) before any form work below the ground floor slab is completed, or
 - (b) if there is no such form work—before the concrete is poured for the ground floor slab.
 - (2) The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.
- 2.2
- (1) Work may be carried out outside the standard hours for construction if the work only generates noise that is:
 - (a) no louder than 5 dB(A) above the rating background level at any adjoining residence in accordance with the Interim Construction Noise Guideline (ISBN 978 1 74232 217 9) published by the Department of Environment and Climate Change NSW in July 2009, and
 - (b) no louder than the noise management levels specified in Table 3 of that guideline at other sensitive receivers.
 - (2) Work may be carried out outside the standard hours for construction:
 - (a) for the delivery of materials—if prior approval has been obtained from the NSW Police Force or any other relevant public authority, or
 - (b) in an emergency, to avoid the loss of lives or property or to prevent environmental harm.
- 2.3
- Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.
- 2.4
- Any demolition must be carried out in accordance with AS 2601—2001, The demolition of structures.
- 2.5
- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
 - (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
 - (3) Copies of receipts stating the following must be given to the principal certifying authority:
 - (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
 - (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
 - (5) During construction:

- (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.
- 2.6 (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005.
- (2) Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.
- 2.7 (1) If the work is the erection of, or an alteration or addition to, a building, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.
- 2.8 If any object having interest due to its age or association with the past is uncovered during the course of the work:
 - (a) all work must stop immediately in that area, and
 - (b) the Office of Environment and Heritage must be advised of the discovery.
- 2.9 If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:
 - (a) all excavation or disturbance of the area must stop immediately in that area, and
 - (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the National Parks and Wildlife Act 1974.

Part 3 Conditions applying before the issue of an occupation certificate:-

- 3.1 If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.
- 3.2 (1) If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.
- (2) If the work will be the subject of a notice of requirements for water supply or sewerage services (or both) by a water utility or an entity authorised by the utility, the work must be satisfactorily completed before the occupation certificate is issued.
- (3) If the work will be the subject of a compliance certificate under section 73 of the Sydney Water Act 1994, the work must be satisfactorily completed before the occupation certificate is issued.
- 3.3 If the work includes a mechanical ventilation system that is a regulated system within the meaning of the Public Health Act 2010, the system must be notified as required by the Public Health Regulation 2012, before an occupation certificate (whether interim or final) for the work is issued.
- 3.4 If the work relates to a food business within the meaning of the Food Act 2003, the food business must be notified as required by that Act, or licensed as required by the Food Regulation 2010, before an occupation certificate (whether interim or final) for the work is issued.
- 3.5 If the work relates to premises at which a skin penetration procedure, within the meaning of the Public Health Act 2010, will be carried out, the premises must be notified as required by Part 4 of the Public Health Regulation 2012 before an occupation certificate (whether interim or final) for the work is issued.

Part 4 Operational requirements:-

- 4.1 (1) If there are existing conditions on a development consent applying to hours of operation, the development must not be operated outside the hours specified in those conditions.
- (2) If there are no existing conditions on a development consent applying to hours of operation, the development must not be operated outside the following hours:
- (a) if the development involves a new use as bulky goods premises or other commercial premises—7.00 am to 10.00 pm Monday to Saturday and 7.00 am to 8.00 pm on a Sunday or a public holiday,
- (b) if the development involves a new use as something other than a bulky goods premises or other commercial premises and adjoins or is opposite a residential lot within a residential zone or Zone RU5 Village—7.00 am to 7.00 pm Monday to Saturday and no operation on a Sunday or a public holiday,

- (c) in any other case not referred to in paragraph (a) or (b)—7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.
- 4.2
- (1) The development must comply with the requirements for industrial premises contained in the Noise Policy.
- (2) Noise emitted by the development:
- (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and
- (b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.
- (3) In this clause, the Noise Policy means the document entitled NSW Industrial Noise Policy (ISBN 0 7313 2715 2) published in January 2000 by the Environment Protection Authority.
- 4.3
- (1) All new external lighting must:
- (a) comply with AS 4282–1997 Control of the obtrusive effects of outdoor lighting, and
- (b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.
- (2) Lighting at vehicle access points to the development must be provided in accordance with AS/NZS 1158 Set:2010 Lighting for roads and public spaces Set.
- 4.4
- (1) All driveways and parking areas must be unobstructed at all times.
- (2) Driveways and car spaces:
- (a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and
- (b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.
- 4.5
- (1) Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.
- (2) All landscaped areas on the site must be maintained on an on-going basis.

Part 5 EP&A Act and Regulations :-

136A

- (1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:
- (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
- (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised

to be carried out by the certificate commences.

(1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia (as in force on the date the application for the relevant complying development certificate is made).

(2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.

(3) This clause does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

(4) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

136B

(1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.

(2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(a) showing the name, address and telephone number of the principal certifying authority for the work, and

(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the site is prohibited.

(3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.

(5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

(6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building

work, subdivision work or demolition work involved had not been commenced by that date.

(1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:

(a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the Work Health and Safety Regulation 2011,

(b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,

(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,

(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

(2) This clause applies only to a complying development certificate issued after the commencement of this clause.

(3) In this clause, bonded asbestos material, bonded asbestos removal work, friable asbestos material and friable asbestos removal work have the same meanings as in clause 317 of the Occupational Health and Safety Regulation 2001.

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

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

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

Note 4. Demolition undertaken in relation to complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be carried out in accordance with Australian

136I

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

136K

(1) This clause applies if a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).

(2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 85A (9) of the Act.

(3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L

(1) A complying development certificate issued subject to a condition required by section 85A (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.

(2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M

(1) This clause applies to a complying development certificate authorising the carrying out of development if:

(a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and

(b) the development is to be carried out on land adjacent to a public road, and

(c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:

(i) development of the same type or description, or

(ii) development carried out in the same circumstances, or

(iii) development carried out on land of the same size or description.

(2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work

authorised by the certificate commences.

(3) The security may be provided, at the applicant's choice, by way of:

(a) deposit with the council, or

(b) a guarantee satisfactory to the council.

(4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.

(5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N

(1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.

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

GENERAL SPECIFICATIONS

THESE NOTES AND ALL DETAIL DRAWINGS APPLY TO THE NOMINATED BUILDER AND ANY SUB CONTRACTORS NOMINATED BY THE CLIENT. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.

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DIMENSIONS

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS FIGURED ON THE DRAWINGS BY ACTUAL SITE MEASUREMENTS. ANY DISCREPANCY WITH THE FIGURAL DIMENSIONS ON PLAN MUST BE IMMEDIATELY DRAWN TO THE ATTENTION OF STUDIOMKZ

APPROVED DRAWINGS

ALL WORK SHOULD BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LESSORS APPROVED DESIGNS, STUDIOMKZ PLANS AND ANY RELEVANT CONSULTING ENGINEERS PLANS, DETAILS AND SPECIFICATIONS, WITH THE LESSORS' AND COUNCILS' REQUIREMENTS. A COMPLETE SET OF LESSOR APPROVED DRAWINGS SHALL BE KEPT ON SITE AT ALL TIMES.

WORKMANSHIP GENERALLY

ALL WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE PLANS. THE BUILDER SHALL CONFIRM ANY DISCREPANCIES IN THE APPROVED PLANS OR CONDITIONS PRIOR TO CONSTRUCTION. ANY CHANGES TO THE APPROVED PLANS ARE TO BE VERIFIED BY THE DESIGNER IN WRITING PRIOR TO MANUFACTURE, CONSTRUCTION, AND/OR INSTALLATION. ANY PORTION OF THE WORK NOT SHOWN ON THE DRAWINGS BUT WHICH IS NECESSARY FOR THE COMPLETION OF THE ENTIRE CONTRACTUALLY AGREED WORK, SHALL BE UNDERSTOOD AS INCLUDED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL SPECIFIED EQUIPMENT, FITTINGS, ETC. (WHETHER SUPPLIED BY THE CONTRACTOR OR THE CLIENT) WILL FIT THE REQUIRED SPACE & TO REFER ANY DISCREPANCIES TO THE DESIGNER/ CLIENT PRIOR TO MANUFACTURE/ INSTALLATION.

STRUCTURAL DESIGN AND CERTIFICATION

THE BUILDER SHALL ENSURE THAT ALL ITEMS DETAILED, SPECIFIED AND INSTALLED ARE SUITABLE FOR THE PURPOSE THEY ARE INTENDED FOR AND ARE STRUCTURALLY ADEQUATE TO SUPPORT THE USAGE AND LOADS. ALL STRUCTURAL ELEMENTS, BULKHEADS, GLAZING SUPPORTS AND THE LIKE SHALL BE DESIGNED AND CONSTRUCTED TO SUPPORT THEIR OWN WEIGHT AND THE LOADS IMPOSED ON COMPLETION THE BUILDER SHALL PROVIDE A STRUCTURAL ENGINEERING CERTIFICATE FOR THESE ELEMENTS.

WET AREAS

WATERPROOFING MEMBRANES SHOULD BE APPLIED TO ALL WET AREAS TO KITCHENS, FOOD PREPARATION AREAS, BATHROOMS AND THE MEMBRANE SHALL CONTINUE TO A MINIMUM 300mm UP THE WALL. ALL SPECIFIED CABINETRY SHALL BE CONSTRUCTED OUT OF HIGH MOISTURE RESISTANT (HMR) SUBSTRATE BOARD. ALL JUNCTIONS ON BENCHTOPS, SPLASLBANYACKS AND THE LIKE SHOULD BE SILICON SEALED. WALLS TO WET AREAS AND/OR COMMERCIAL KITCHEN AREAS SHALL BE CONSTRUCTED OUT OF MASONRY AND RENDERED OR LINED WITH VILLABOARD OR OTHER SIMILAR AS APPROPRIATE AND/OR SPECIFIED.

JOINERY GENERALLY

ALL FITTINGS AND FIXTURES REQUIRED FOR THE WORKS SHALL BE INSTALLED AS SPECIFIED ON THE DRAWINGS. ALL JOINERY CORNERS SHALL BE MITRED TO VISIBLE BULKHEADS, SHOP FRONTS AND PORTALS ETC AND JOINERY SHALL BE OF THE HIGHEST QUALITY AND FINISH. WHERE 2 PAC FINISHES ARE SPECIFIED TO LARGE PANEL SIZES THE JOINTS ARE TO BE EXPRESSED IN THE FORM OF A "V" GROOVE JOINT OR OTHER SPECIFIED ON THE DRAWINGS. ALL JOINTS ARE TO BE EQUALLY SPACED UNLESS NOTED OTHERWISE. TO PREVENT SPLITTING OR DAMAGING THE SHEETS USE FASTENERS TO TRANSMIT THE LOADS IMPOSED AND TO ENSURE THE RIGIDITY OF THE ASSEMBLY. DO NOT USE VISIBLE FIXINGS EXCEPT IN THE FOLLOWING LOCATIONS. INSIDE CUPBOARDS AND DRAWER UNITS, (IN WHICH CASE USE OF PROPRIETARY CAPS TO CONCEAL FIXINGS) UNLESS SPECIFICALLY NOTED OTHERWISE. USE ADHESIVES TO TRANSMIT LOADS IMPOSED AND TO ENSURE THE RIGIDITY OF THE ASSEMBLY, WITHOUT CAUSING DISCOLORATION OF THE FINISHED SURFACES. SCRIBE BENCHTOPS, SPLASLBANYACK ENDS OF CUPBOARDS, KICK BOARDS AND RETURNS TO FOLLOW THE LINE OF THE STRUCTURE. FINISH ALL EXPOSED EDGES OF SHEETS WITH EDGE STRIPS TO MATCH SHEET FACES. CUPBOARD SHELF AND DRAWER UNITS ARE TO CONSTRUCTED OUT OF THE SPECIFIED MELAMINE COLOR BOARDS. SCRIBE TO FLOOR AND SECURE TO WALL TO PROVIDE A LEVEL FINISH. SUPPORT AND ADJUSTABLE SHELVES ON THE PROPRIETARY PINS IN HOLES AT 32mm CENTERS VERTICALLY. PROVIDE ADJUSTABLE CONCEALED METAL HINGES TO CUPBOARD DOORS, METAL RUNNER AND PLASTIC ROLLERS FOR THE DRAWERS WITH A MINIMUM 30KG CAPACITY (OR AS REQUIRED FOR THE USAGE), CLOSURE RETENTION AND WHITE THERMOSTAT POWDER COATING.

REGULATORY REQUIREMENTS

THE BUILDER SHALL CONFORM WITH ALL THE RELEVANT NZ STANDARDS AND THE LOCAL COUNCIL'S REGULATIONS. THESE STANDARDS SUPERCEDE ALL DETAILS AND NOTES ON THE DRAWINGS WHERE APPLICABLE.

CODES AND AUTHORITIES

THE INSTALLATION OF THE PROPOSED SYSTEMS AS REQUIRED EXECUTING THE CONTRACT WORKS SHALL COMPLY WITH THE REQUIREMENTS OF ALL RELEVANT CODES AND AUTHORITY HAVE JURISDICTION

The image shows a stamp from Modern Building Certifiers (MBC). At the top is the MBC logo with the text 'MODERN BUILDING CERTIFIERS'. Below this, it says 'CDC No. 16000188 / 1'. The main heading is 'CDC APPROVED PLANS'. The body of the stamp contains a certification statement: 'I certify that the work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning and Assessment Act 1979'. At the bottom, it is signed 'Eric Bailey BPB0016' with the date '17 Jun 2016'.

[illegible]

revision schedule			drawn by	checked by	first issue	client	PRELIMINARY APPROVAL		date
			R.J	H.L	26 AUG 2015	CICCO BAR			26 AUG 2015
			special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.			project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102		drawing name	scale
								COVER PAGE	
						drawing #		CICCO/01	revision

CICCO BAR - FINISHES SCHEDULE

CODE	ITEM/ FINISH		LOCATION	NOTE
PC1	BLACK-SPEC:	DULUX BLACK (PG1A9) BLACK GLOSS POWDERCOAT (3 LAYERS)	JOINERY	
S01	BLACK MARBLE SPEC:	NERO MARQUINA MARBLE WITH POLISHED EDGES ALL FIXINGS TO BE FULLY CONCEALED SUPPLIER: SNB STONE (02 9793 2001)	COUNTER	
CB1	COPPER WALL CLADDING CODE:	SAMSUNG METAL STANDING SEAM COPPER WALL CLADING SPEC: ROLLED EDGES WITH BENT/ FOLDED CORNERS ALL FIXINGS TO BE FULLY CONCEALED SUPPLIER: PRESTIGE ROOFING & CLADDING SUPPLIES PTY LTD (www.prcs.com.au)	COUNTER	
G01	VERTICAL PATTERNED GLASS PANEL (BLACK) SPEC:	NARROW REEDED SUPPLIER: PALMERS GLASS(02 9808 1344)	PARTITION	
CP1	NATURAL FINISH COPPER PANEL OR EQUIVALENT SPEC:	ROLLED EDGES ENSURE FOLDED/ BENT CORNERS SUPPLIER: CRAFT METALS (www.craftmetals.com.au)	JOINERY	
MB1	SATIN BLACK FINISH MELAMINE PANEL SPEC:	ALL FIXINGS TO BE FULLY CONCEALED	JOINERY	
F01	CHARCOAL BLACK COMMERCIAL VINYL FLOOR OR EQUIVALENT TO COMPLY WITH THE CURRENT FOOD ACT B.C.A AUSTRALIAN STANDARDS		FLOOR	

CICCO BAR - SAMPLES BOARD

PC1

BLACK- DULUX BLACK (PG1A9)

S01

NERO MARQUINA BLACK MARBLE

CB1

COPPER WALL CLADDING

G01

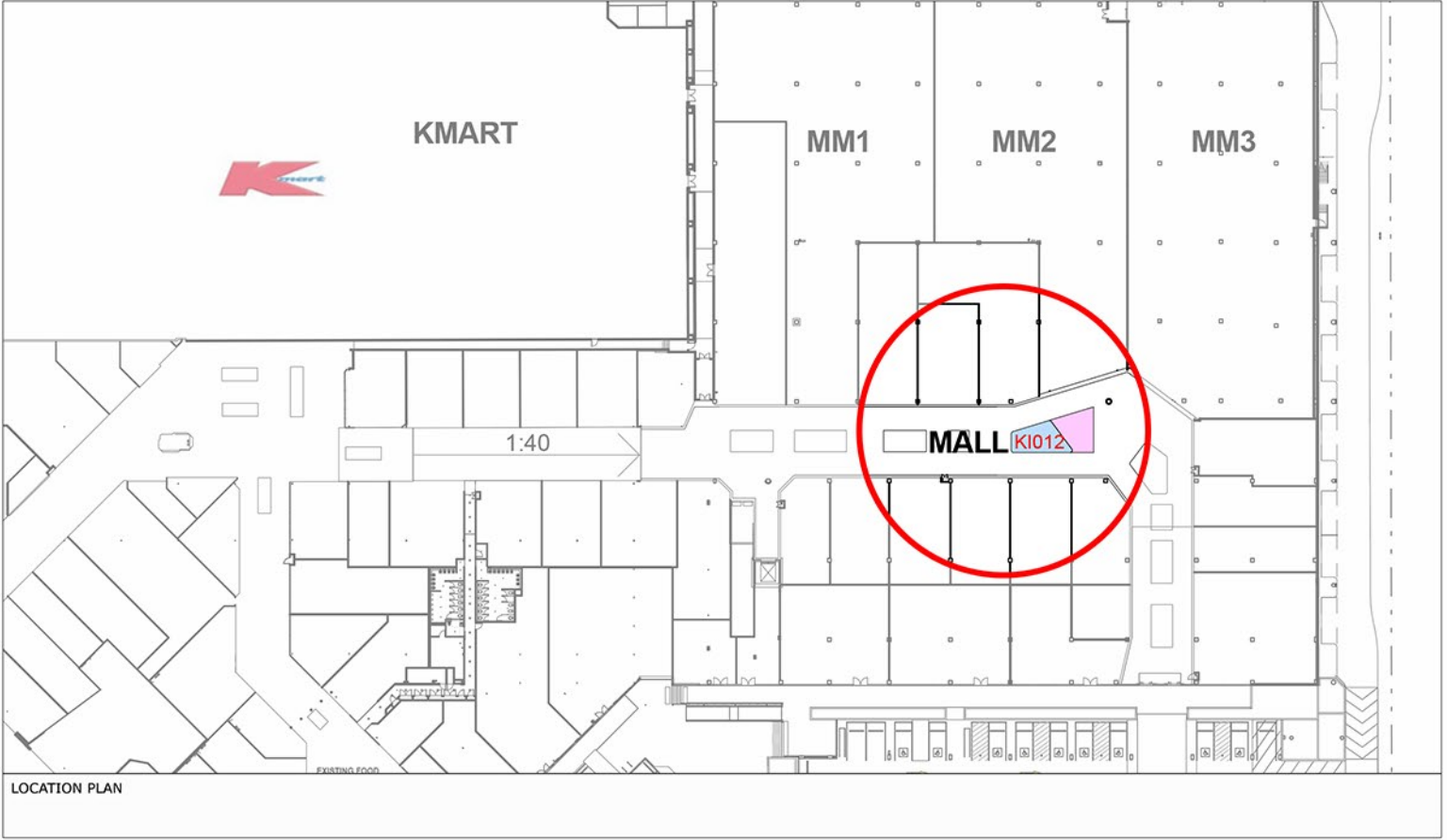
VERTICAL PATTERNED GLASS PANEL

CP1

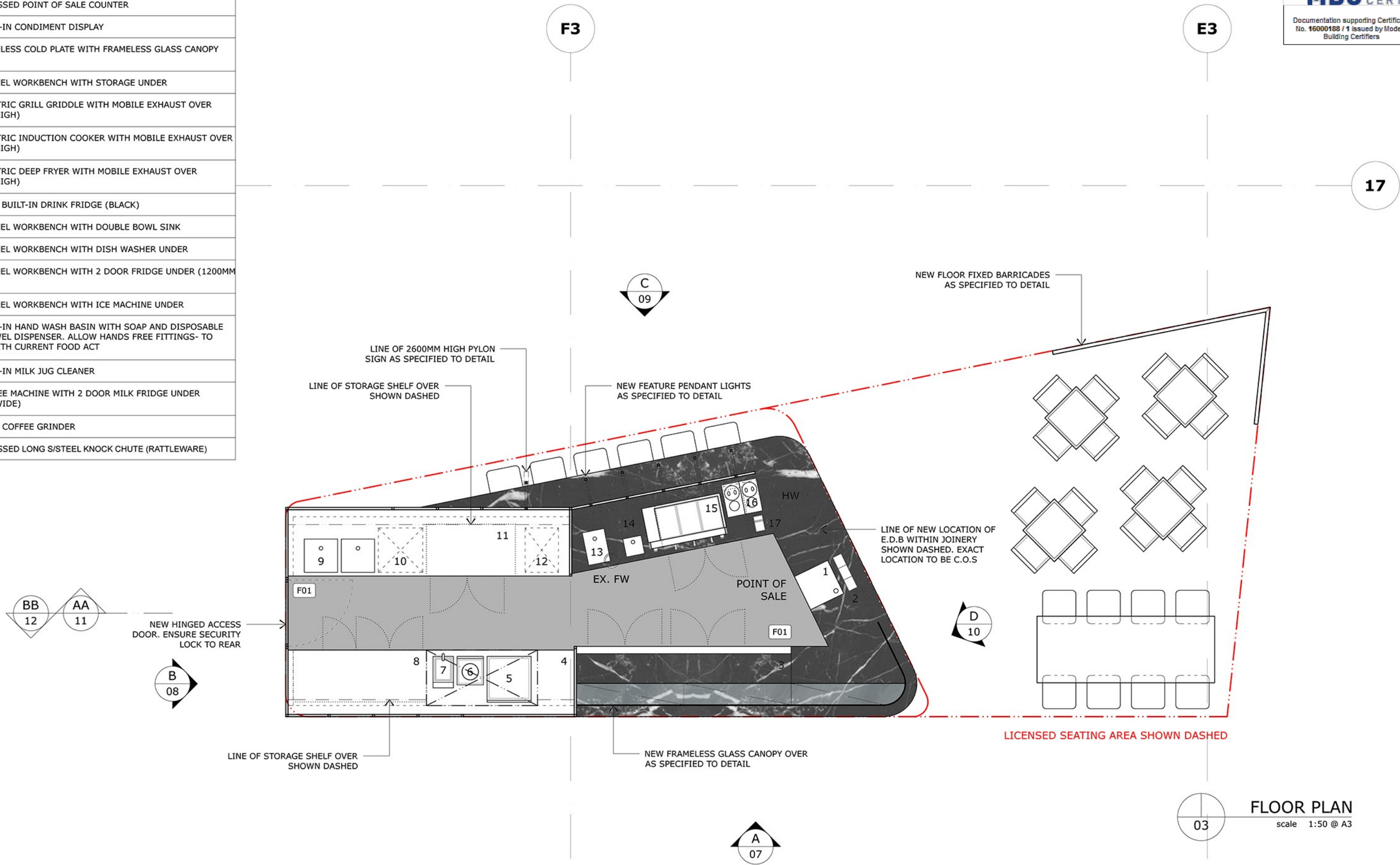
NATURAL FINISH COPPER PANEL

Eglo - Pinto Pendant
CODE: EL-89832
SUPPLIER: OZlighting (www.ozlighting.com.au)

COMPANY LOGO

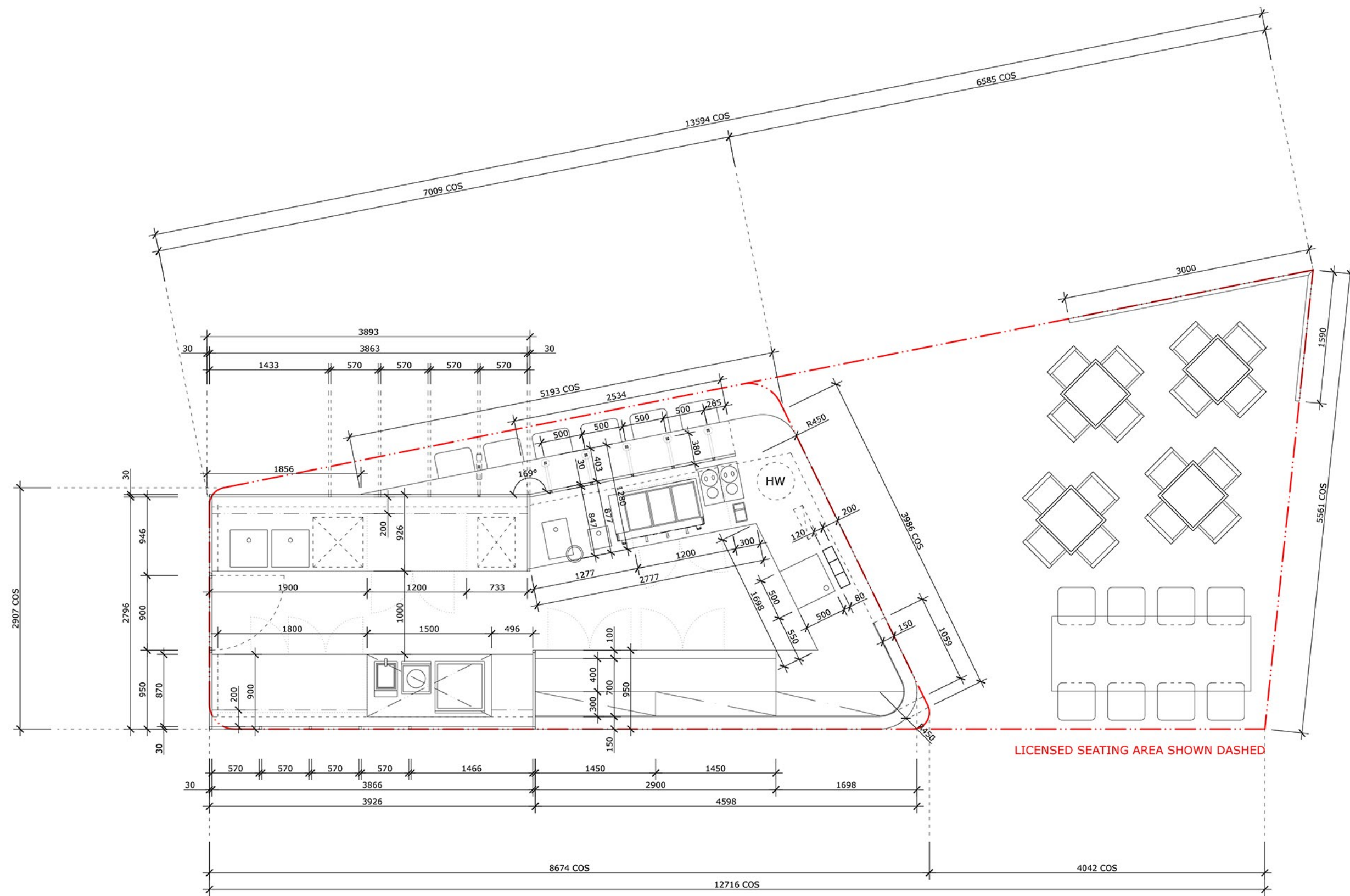


symbol	description
1	NEW RECESSED POINT OF SALE COUNTER
2	NEW BUILT-IN CONDIMENT DISPLAY
3	NEWFRAMELESS COLD PLATE WITH FRAMELESS GLASS CANOPY OVER
4	NEW S/STEEL WORKBENCH WITH STORAGE UNDER
5	NEW ELECTRIC GRILL GRIDDLE WITH MOBILE EXHAUST OVER (1400MM HIGH)
6	NEW ELECTRIC INDUCTION COOKER WITH MOBILE EXHAUST OVER (1400MM HIGH)
7	NEW ELECTRIC DEEP FRYER WITH MOBILE EXHAUST OVER (1400MM HIGH)
8	PROPOSED BUILT-IN DRINK FRIDGE (BLACK)
9	NEW S/STEEL WORKBENCH WITH DOUBLE BOWL SINK
10	NEW S/STEEL WORKBENCH WITH DISH WASHER UNDER
11	NEW S/STEEL WORKBENCH WITH 2 DOOR FRIDGE UNDER (1200MM WIDE)
12	NEW S/STEEL WORKBENCH WITH ICE MACHINE UNDER
13	NEW BUILT-IN HAND WASH BASIN WITH SOAP AND DISPOSABLE PAPER TOWEL DISPENSER. ALLOW HANDS FREE FITTINGS- TO COMPLY WITH CURRENT FOOD ACT
14	NEW BUILT-IN MILK JUG CLEANER
15	NEW COFFEE MACHINE WITH 2 DOOR MILK FRIDGE UNDER (1200MM WIDE)
16	NEW 2 OFF COFFEE GRINDER
17	NEW RECESSED LONG S/STEEL KNOCK CHUTE (RATTLEWARE)



FLOOR PLAN
scale 1:50 @ A3

	SYDNEY Suite 401, The Cooperage Building Level 4, 56 Bowman Street Pyrmont NSW 2009 tel + 61 2 9566 1244 BRISBANE Suite 28, Level 5, 1 Alexander Street Paddington QLD 4064 mob +61 403 189 644 mob +61 416 251 274 www.studiomkz.com.au	revision schedule		drawn by R.J	checked by H.L	first issue 26 AUG 2015	client CICCO BAR	PRELIMINARY APPROVAL		date 26 AUG 2015
				special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.		project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102		drawing name FLOOR PLAN	scale 1:10 @ A3	
								drawing # CICCO/03	revision 0	



DIMENSION PLAN
04 scale 1:50 @ A3

revision schedule

drawn by

R.J

checked by

H.L

first issue

26 AUG 2015

client

CICCO BAR

special note

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project address

KIOSK KI 012
WARRIEWOOD SQUARE
JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

drawing name

DIMENSION PLAN

drawing #

CICCO/04

date

26 AUG 2015

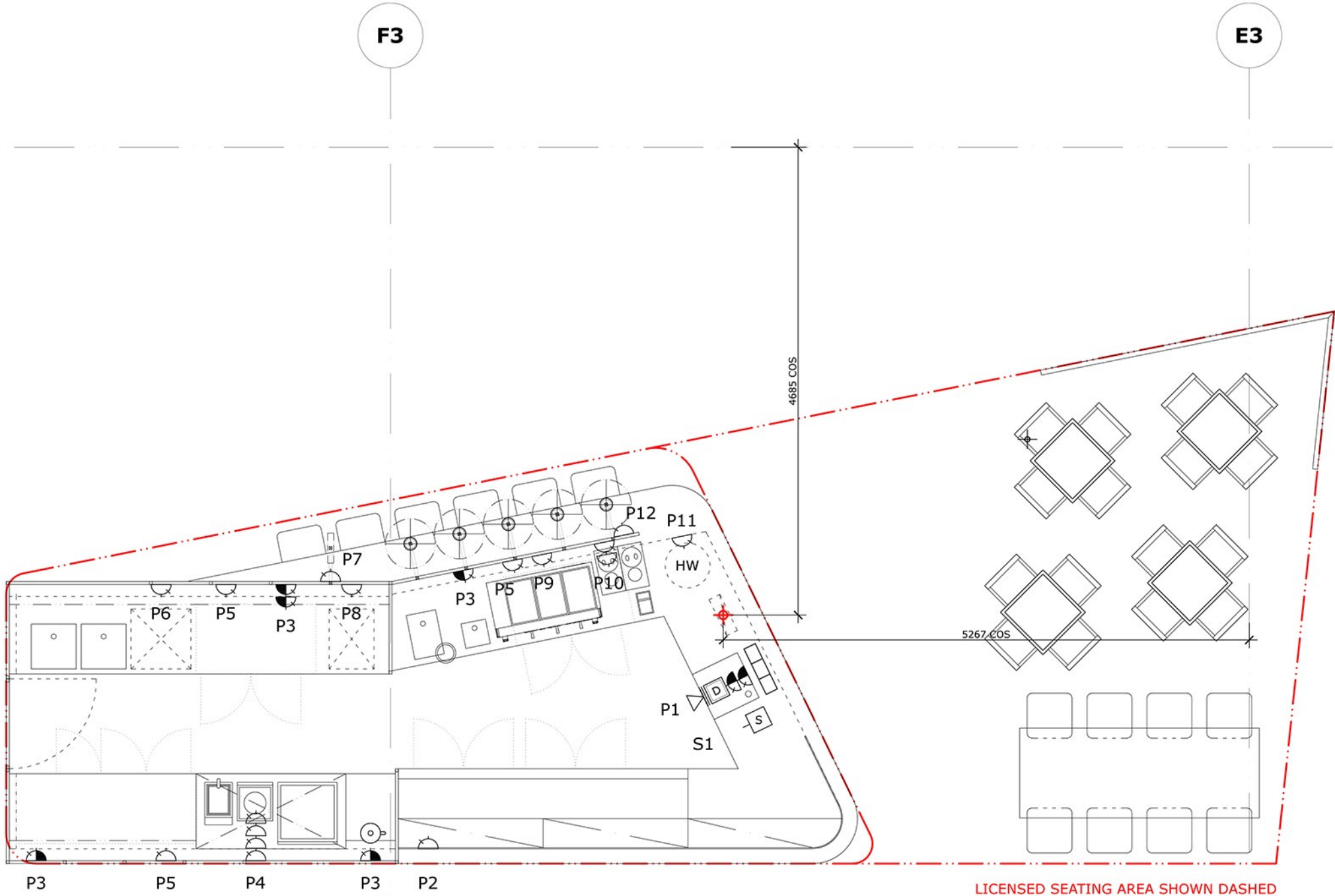
scale

1:10 @ A3

revision

0

ELECTRICAL SCHEDULE	
symbol	description
	HARD WIRED POWDER OUTLET FOR EQUIPMENT. ALL WIRING TO BE FULLY CONCEALED
	DOUBLE GPO IN SLIM LINE PLATE (COLOR TO MATCH SURROUND)
	TELEPHONE POINT
	GANG NAIL SWITCH (COLOR TO MATCH SURROUND)
	DATA POINT
	FIRE EXTINGUISHER AND BLANKET. APPOINTED SHOPFITTER IS RESPONSIBLE FOR ALL THE ABOVE EXISTING ITEMS TO COMPLY WITH THE CURRENT BCA AND AUSTRALIAN STANDARDS
	ELECTRICAL CORE HOLE
	PENDANT LIGHTING AS SPECIFIED TO DETAIL
P1	FOR P.O.S. ALL WIRING TO BE CONCEALED. ENSURE OWN SEPARATE CIRCUIT
P2	FOR COLD PLATE (DRINK FRIDGE). ALL WIRING TO BE CONCEALED
P3	ABOVE BENCH. ALL WIRING TO BE CONCEALED
P4	FOR EQUIPMENT & MOBILE EXHAUST. ALL WIRING TO BE CONCEALED
P5	FOR FRIDGE/ FREEZER UNDER. ALL WIRING TO BE CONCEALED
P6	FOR DISHWASHER. ALL WIRING TO BE CONCEALED
P7	FOR PYLON SIGN. ALL WIRING TO BE CONCEALED
P8	FOR ICE MACHINE. ALL WIRING TO BE CONCEALED
P9	FOR COFFEE MACHINE. ALL WIRING TO BE CONCEALED
P10	FOR COFFEE GRINDER. ALL WIRING TO BE CONCEALED
P11	FOR HOT WATER UNIT. ALL WIRING TO BE CONCEALED
P12	FOR PENDANT. ALL WIRING TO BE CONCEALED
S1	CONCEALED WITHIN P.O.S JOINERY SEPARATE SWITCH FOR EQUIPMENT, SIGN & LIGHTS

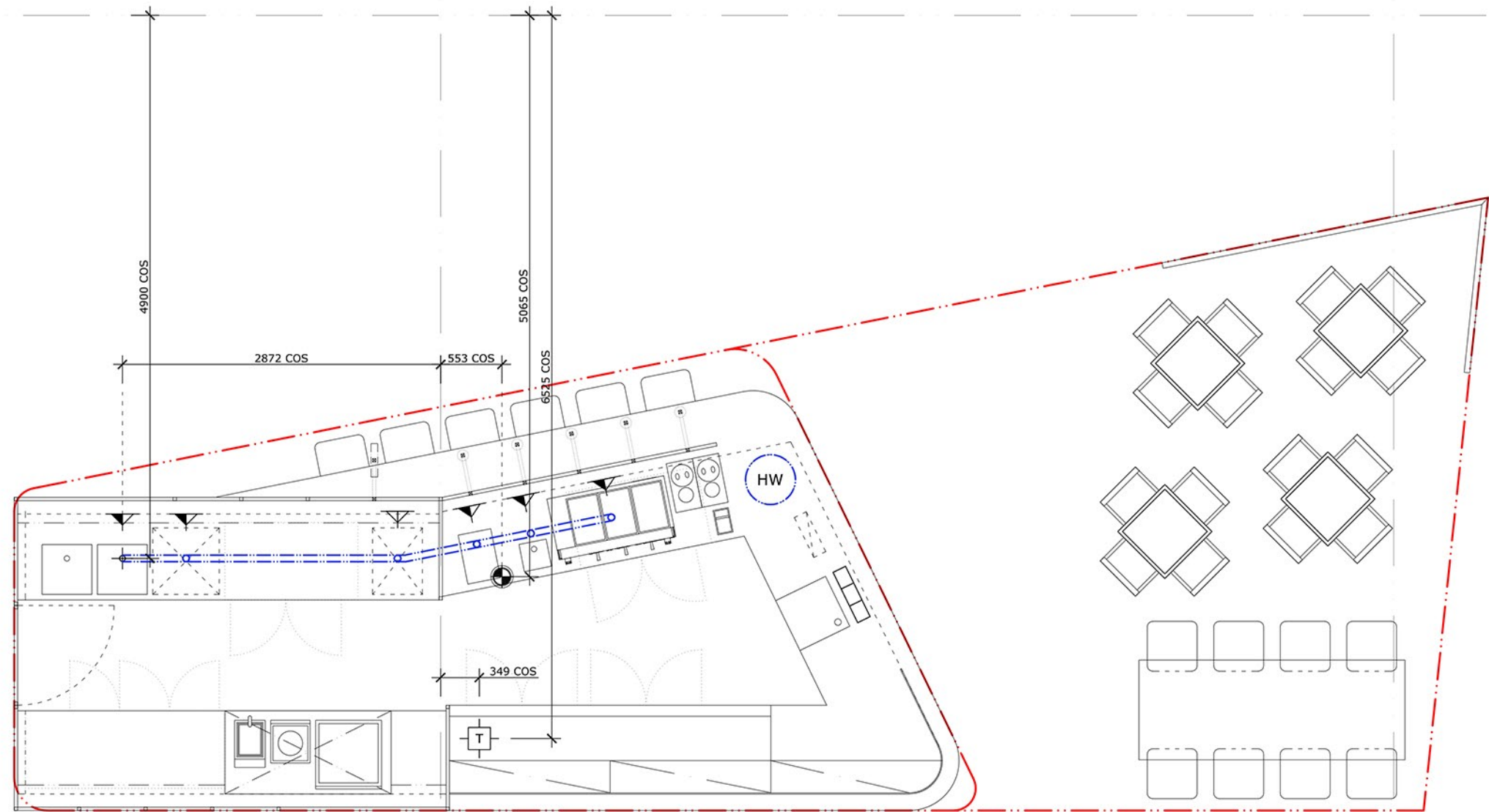


05 ELECTRICAL/ LIGHTING LAYOUT
scale 1:50 @ A3

 STUDIOMKZ phn 92 122 314 185	SYDNEY Suite 401, The Cooperage Building Level 4, 56 Bowman Street Pyrmont NSW 2009 tel + 61 2 9566 1244	revision schedule			drawn by R.J	checked by H.L	first issue 26 AUG 2015	client CICCO BAR	PRELIMINARY APPROVAL	date 26 AUG 2015
	BRISBANE Suite 28, Level 5, 1 Alexander Street Paddington QLD 4064 mob +61 403 189 644 mob +61 416 251 274 www.studiomkz.com.au				special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.			project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102	drawing name ELECTRICAL/ LIGHTING LAYOUT	scale 1:10 @ A3
									drawing # CICCO/05	revision 0

HYDRAULIC SCHEDULE

symbol	description
	COLD WATER OUTLET
	HOT & COLD WATER OUTLET
	DRAINAGE POINT- EXACT LOCATION TO BE CHECKED ON SITE
	EXISTING COMMERCIAL FLOOR WASTE (BUCKET TRAP)
	TUNDISH POINT
	HOT WATER UNIT WITHIN CEILING CAVITY



LICENSED SEATING AREA SHOWN DASHED

06 HYDRAULIC LAYOUT
scale 1:50 @ A3

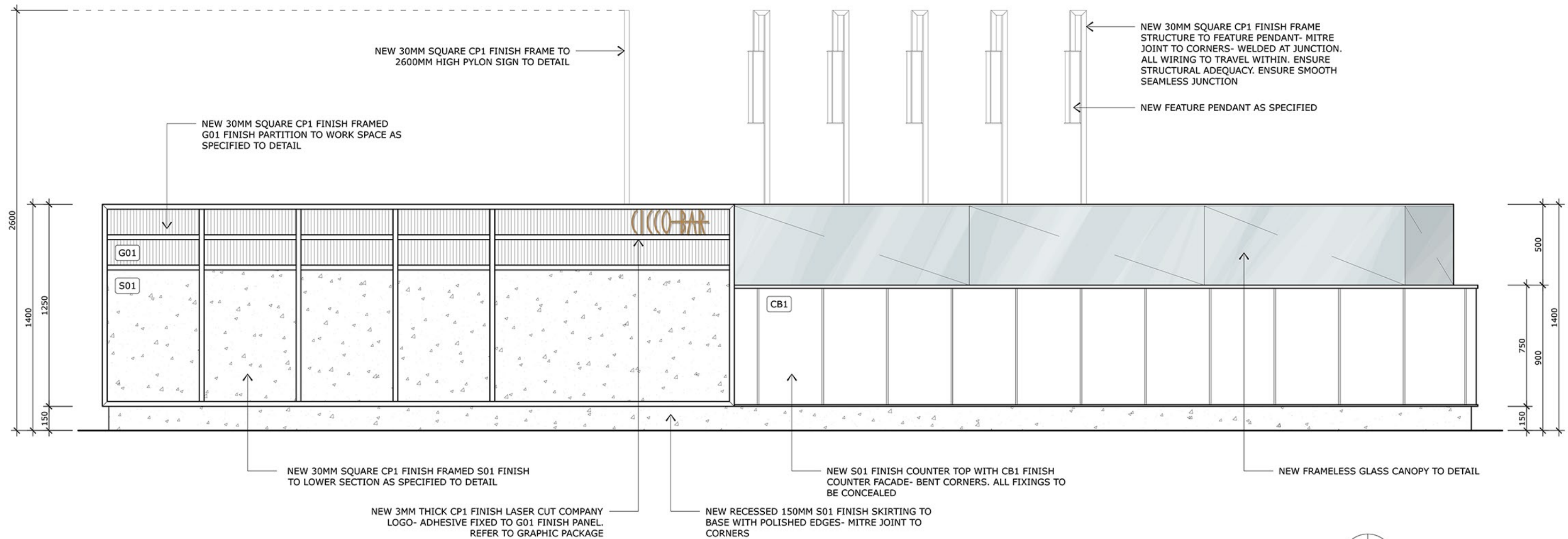
revision schedule

drawn by R.J	checked by H.L	first issue 26 AUG 2015
special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.		

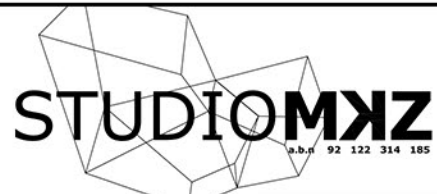
client CICCO BAR
project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

drawing name HYDRAULIC LAYOUT	date 26 AUG 2015
drawing # CICCO/06	scale 1:10 @ A3
	revision 0



ELEVATION A
07 scale 1:25 @ A3



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revision schedule

drawn by

R.J

checked by

H.L

first issue

26 AUG 2015

client

CICCO BAR

special note

ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.

project address

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WARRIEWOOD SQUARE
JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

drawing name

ELEVATION A

drawing #

CICCO/07

date

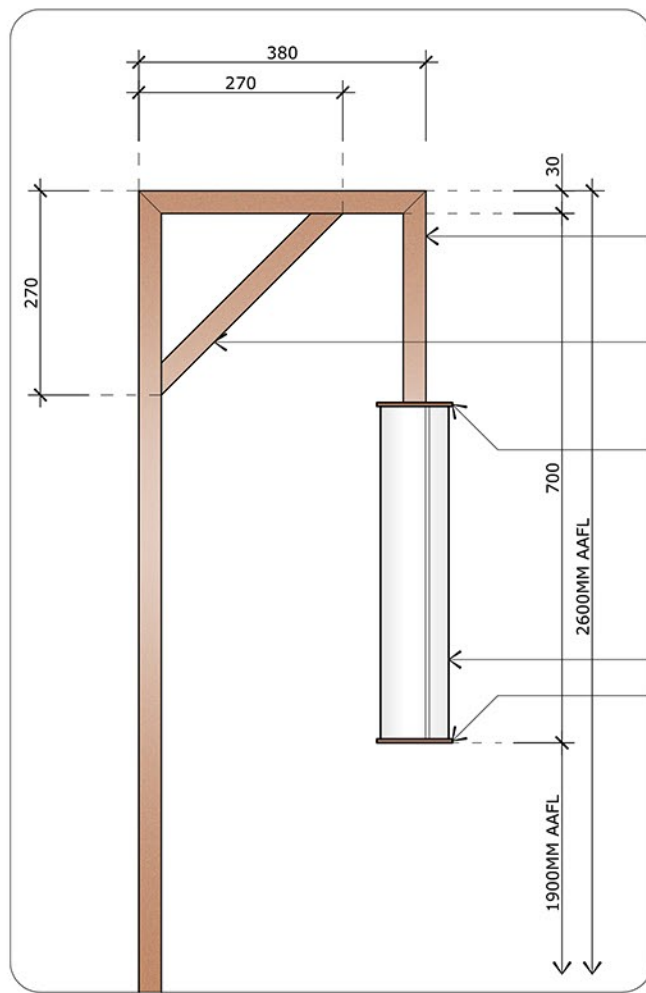
26 AUG 2015

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revision

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NEW 30X30MM CP1 FINISH FRAME STRUCTURE TO FEATURE PENDANT- MITRE JOINT TO CORNERS- WELDED AT JUNCTION. ALL WIRING TO TRAVEL WITHIN. ENSURE STRUCTURAL ADEQUACY. ENSURE SMOOTH SEAMLESS JUNCTION

NEW 30X30MM CP1 FINISH BRACING TO FRAME STRUCTURE- WELDED AT JUNCTION. ENSURE STRUCTURAL ADEQUACY. ENSURE SMOOTH SEAMLESS JUNCTION

NEW CP1 FINISH PLATE SUPPORT. ALL FIXINGS TO BE CONCEALED

NEW FEATURE PENDANT AS SPECIFIED

NEW CP1 FINISH PLATE TO UNDERSIDE. ALL FIXINGS TO BE CONCEALED

NEW 30MM SQUARE CP1 FINISH FRAME STRUCTURE TO FEATURE PENDANT- MITRE JOINT TO CORNERS- WELDED AT JUNCTION. ALL WIRING TO TRAVEL WITHIN. ENSURE STRUCTURAL ADEQUACY. ENSURE SMOOTH SEAMLESS JUNCTION

NEW FEATURE PENDANT AS SPECIFIED

FEATURE PENDANT ELEVATION VIEW

scale 1:10 @ A3

NEW 30MM SQUARE CP1 FINISH FRAMED S01/ G01 FINISH PARTITION TO WORK SPACE AS SPECIFIED TO DETAIL

NEW S01 FINISH COUNTER TOP WITH CB1 FINISH COUNTER FACADE- BENT CORNERS. ALL FIXINGS TO BE CONCEALED

NEW RECESSED 150MM S01 FINISH SKIRTING TO BASE WITH POLISHED EDGES- MITRE JOINT TO CORNERS

NEW 30MM SQUARE CP1 FINISH FRAME TO 2600MM HIGH PYLON SIGN TO DETAIL

NEW 30MM SQUARE CP1 FINISH FRAMED G01 FINISH PARTITION TO WORK SPACE AS SPECIFIED TO DETAIL

NEW 30MM SQUARE CP1 FINISH FRAMED S01 FINISH TO LOWER SECTION AS SPECIFIED TO DETAIL

NEW RECESSED 150MM S01 FINISH SKIRTING TO BASE WITH POLISHED EDGES- MITRE JOINT TO CORNERS

NEW 30MM SQUARE CP1 FINISH FRAMED G01 FINISH DOOR TO AS SPECIFIED TO DETAIL

NEW 3MM THICK CP1 FINISH LASER CUT COMPANY LOGO- ADHESIVE FIXED TO G01 FINISH PANEL. REFER TO GRAPHIC PACKAGE

ELEVATION B

scale 1:25 @ A3

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drawn by

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checked by

H.L

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26 AUG 2015

client

CICCO BAR

special note

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project address

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WARRIEWOOD SQUARE
JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

drawing name

ELEVATION B

drawing #

CICCO/08

date

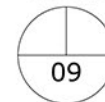
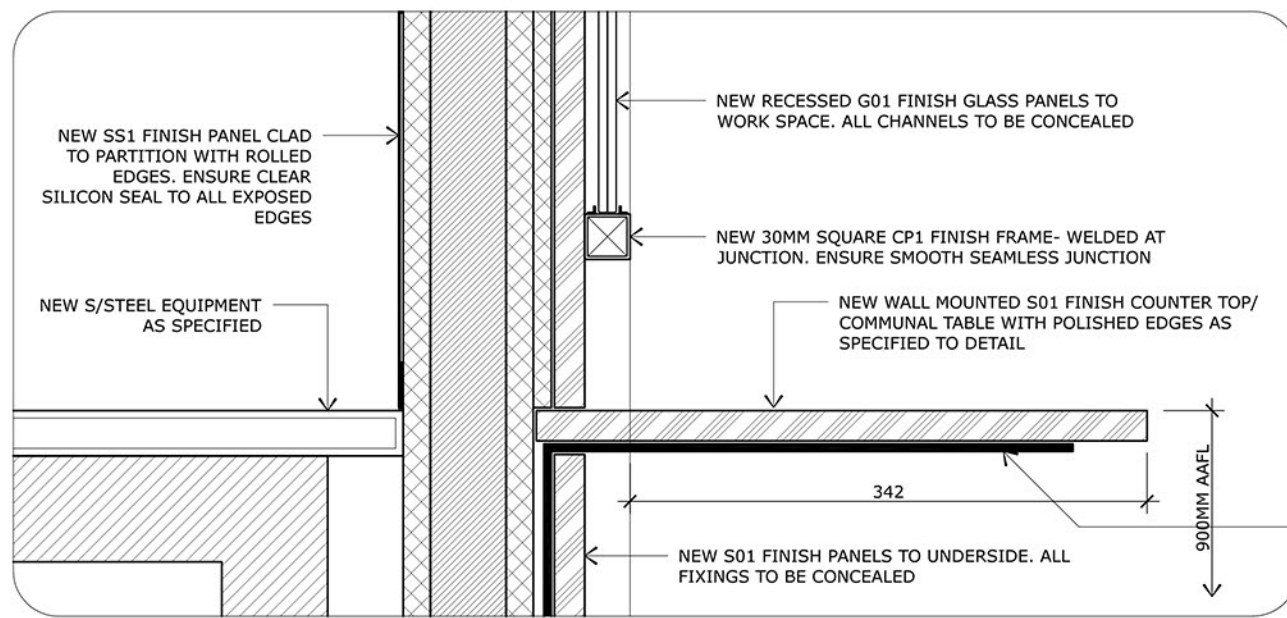
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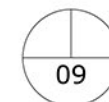
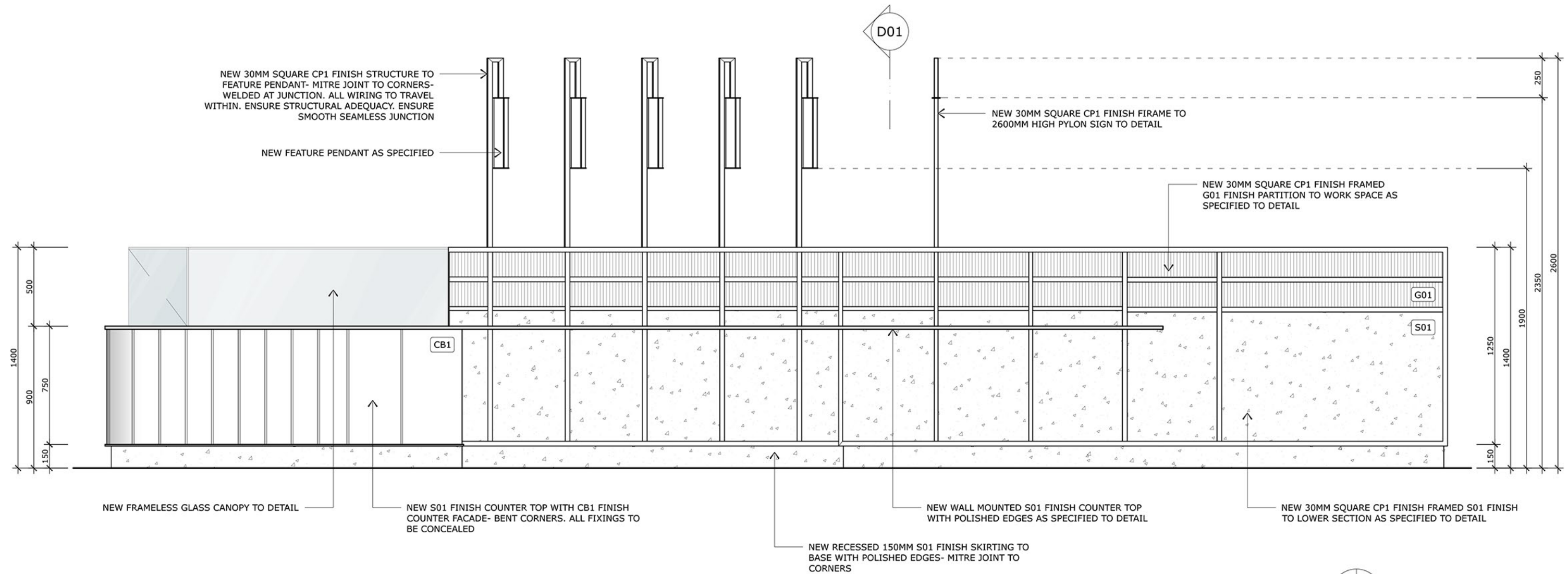
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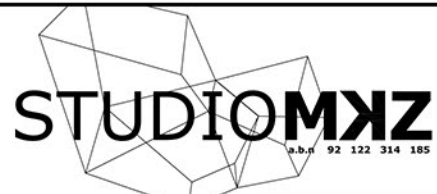
D01- CROSS SECTION DETAIL

scale 1:5 @ A3



ELEVATION C

scale 1:25 @ A3



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R.J

checked by
H.L

first issue
26 AUG 2015

client
CICCO BAR

special note
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project address
KIOSK KI 012
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JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

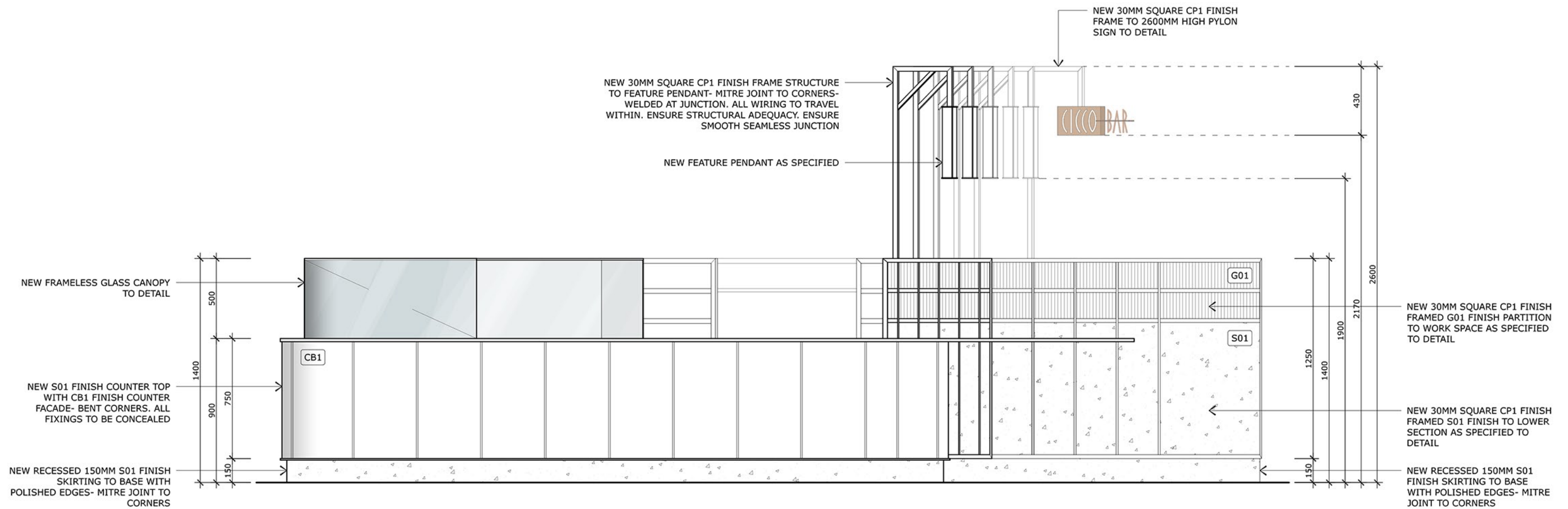
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ELEVATION C

drawing #
CICCO/09

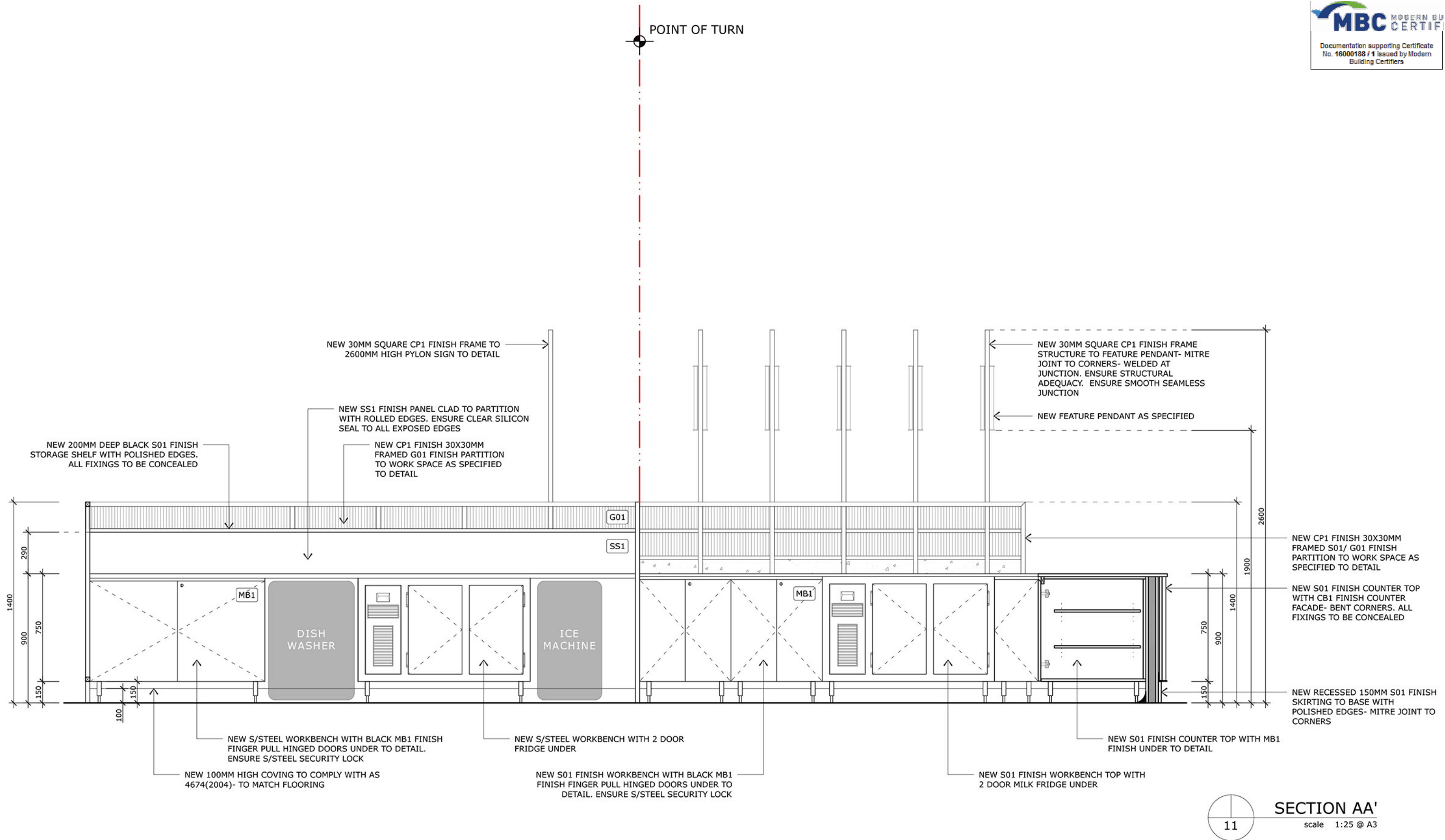
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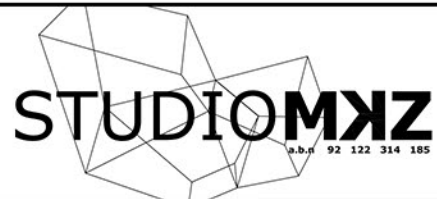
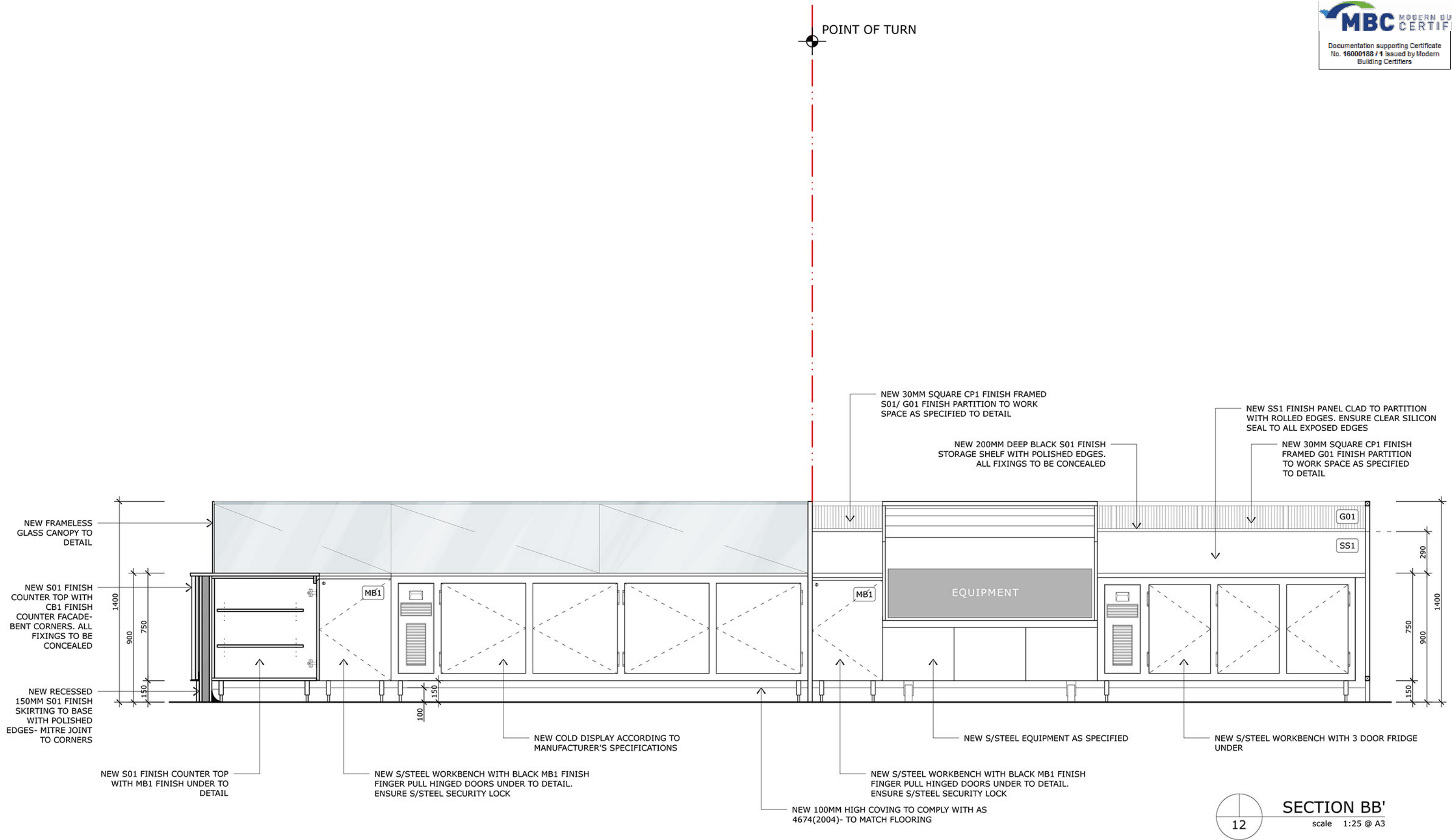
scale
1:10 @ A3

revision
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ELEVATION D
10 scale 1:25 @ A3





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project address

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WARRIEWOOD SQUARE
JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

drawing name

SECTION BB'

drawing #

CICCO/12

date

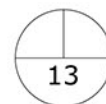
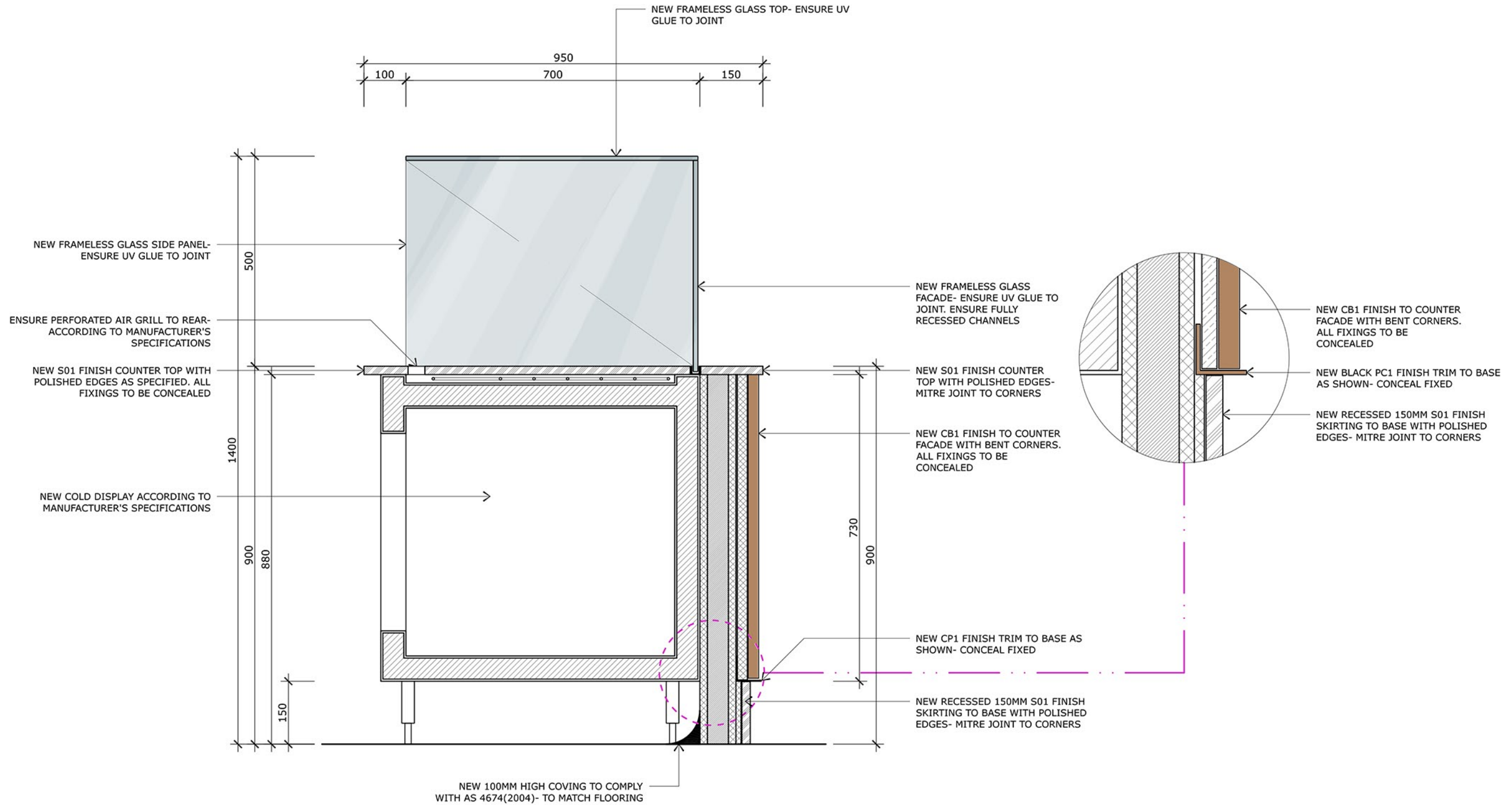
26 AUG 2015

scale

1:10 @ A3

revision

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CROSS SECTION DETAIL

scale 1:10 @ A3



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R.J

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H.L

first issue

26 AUG 2015

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CICCO BAR

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project address

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JACKSONS RD WARRIEWOOD NSW 2102

PRELIMINARY APPROVAL

drawing name

COLD BAR DETAIL

drawing #

CICCO/13

date

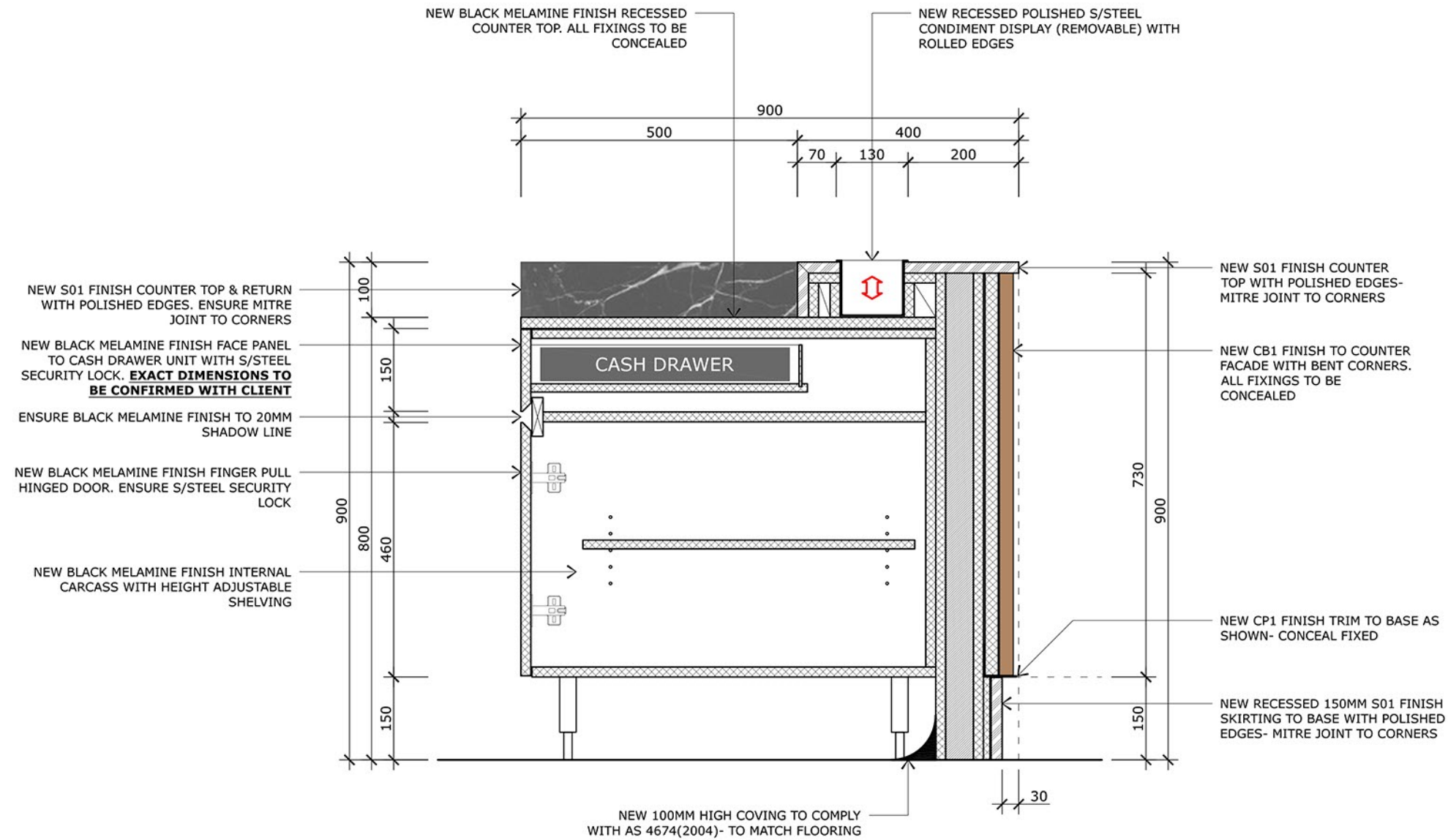
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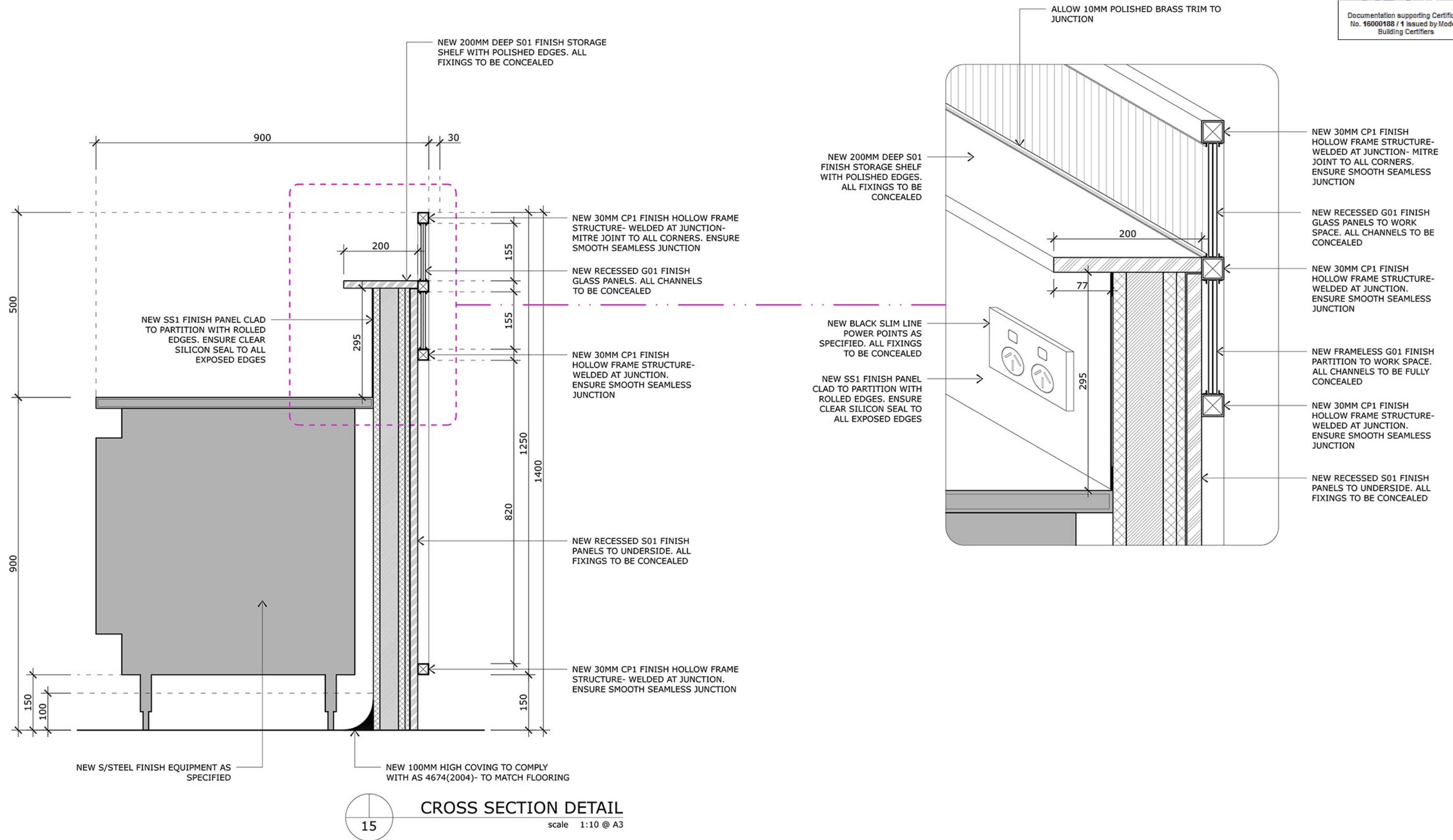
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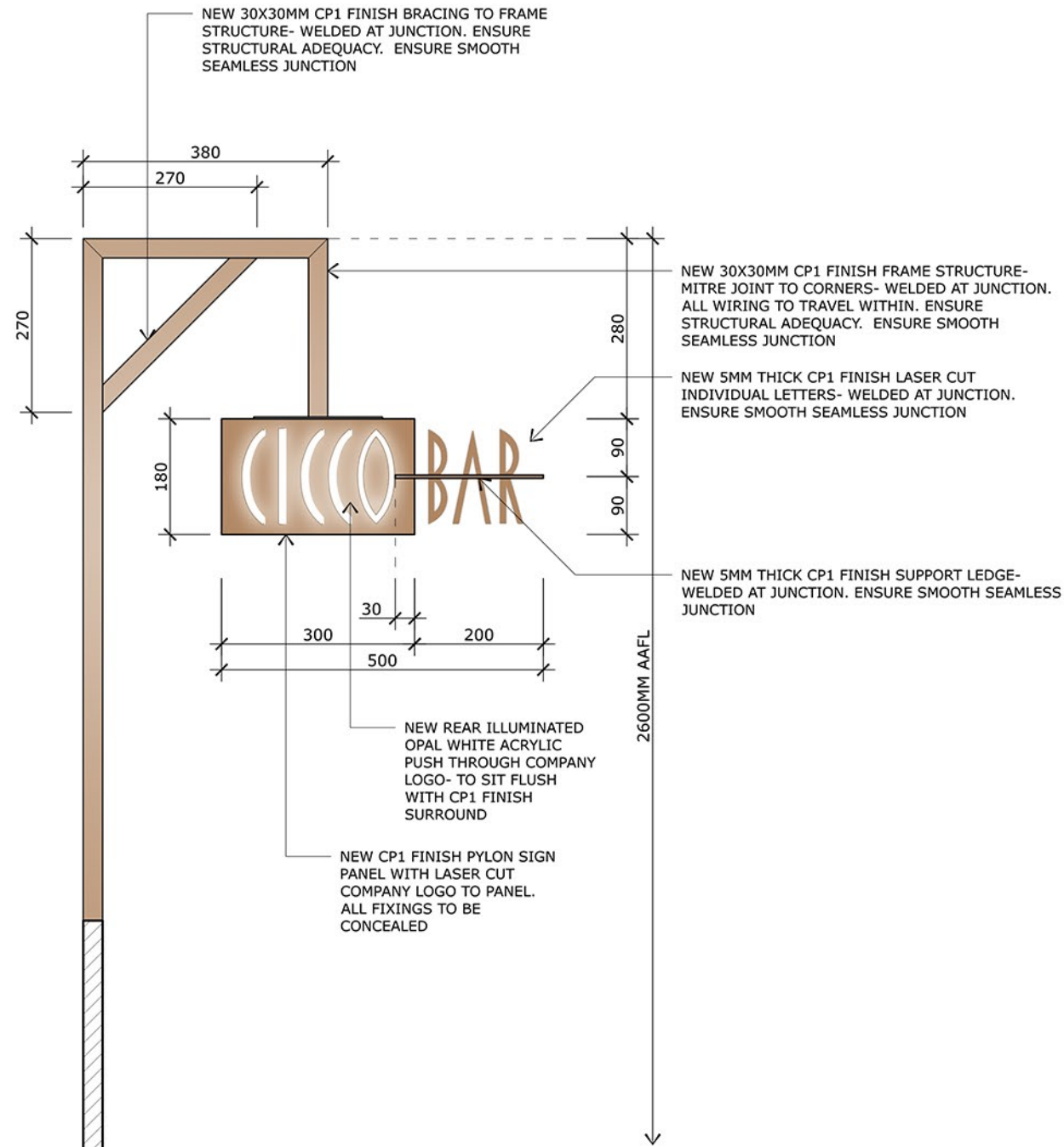
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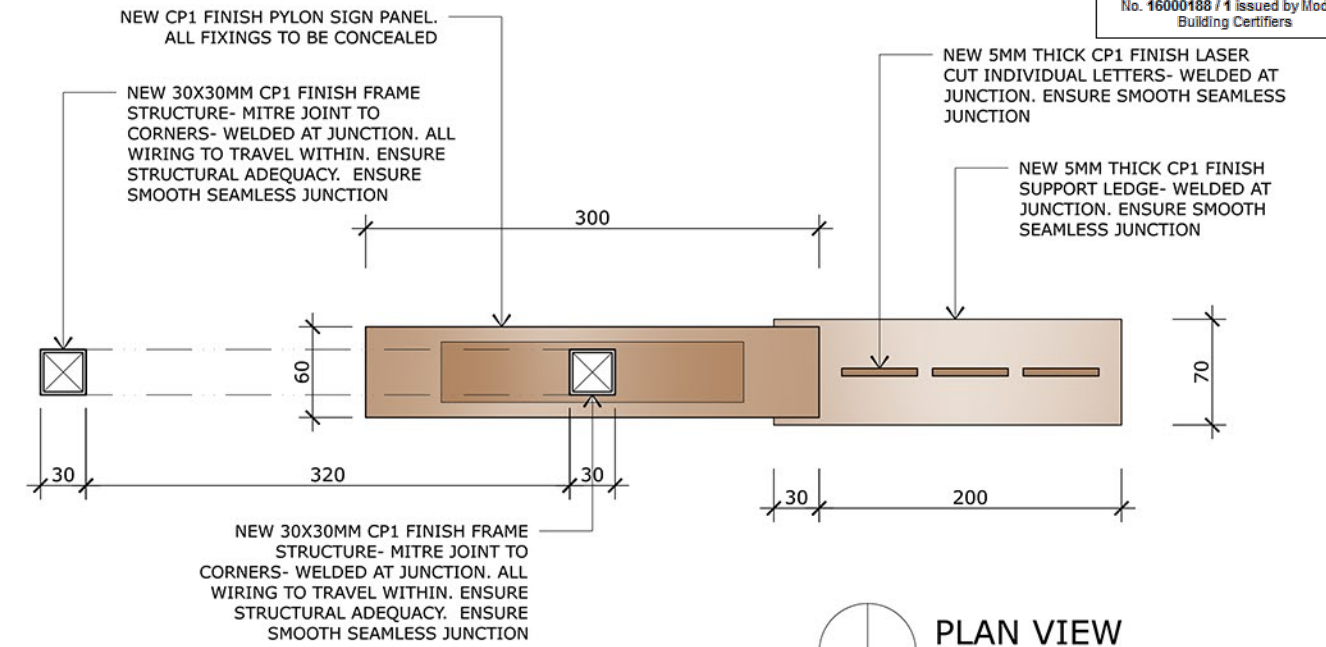
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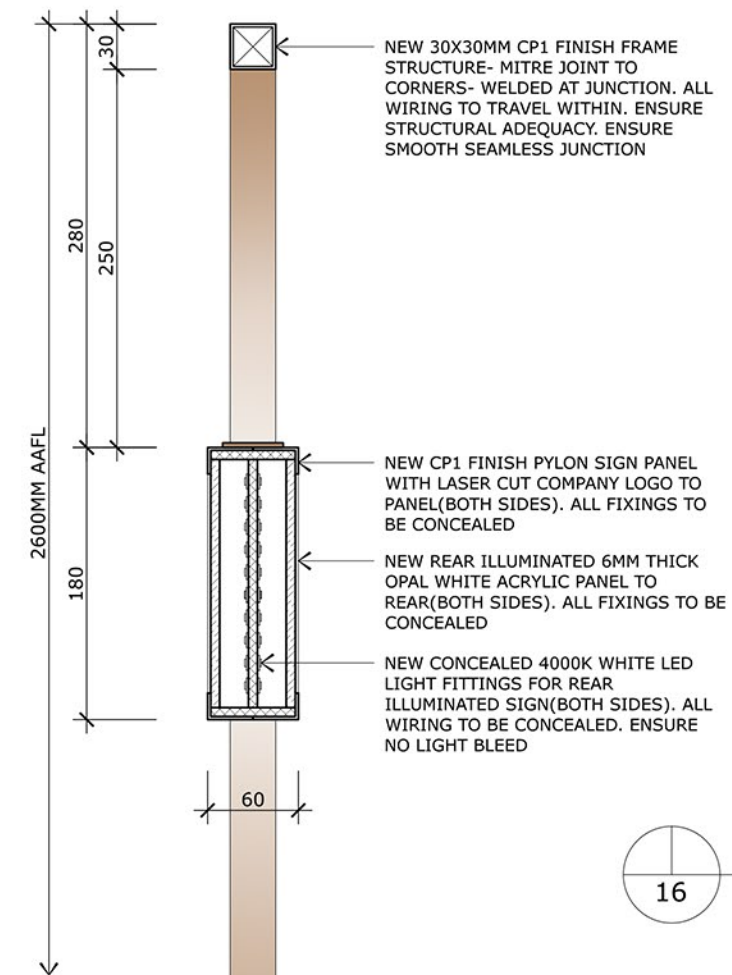




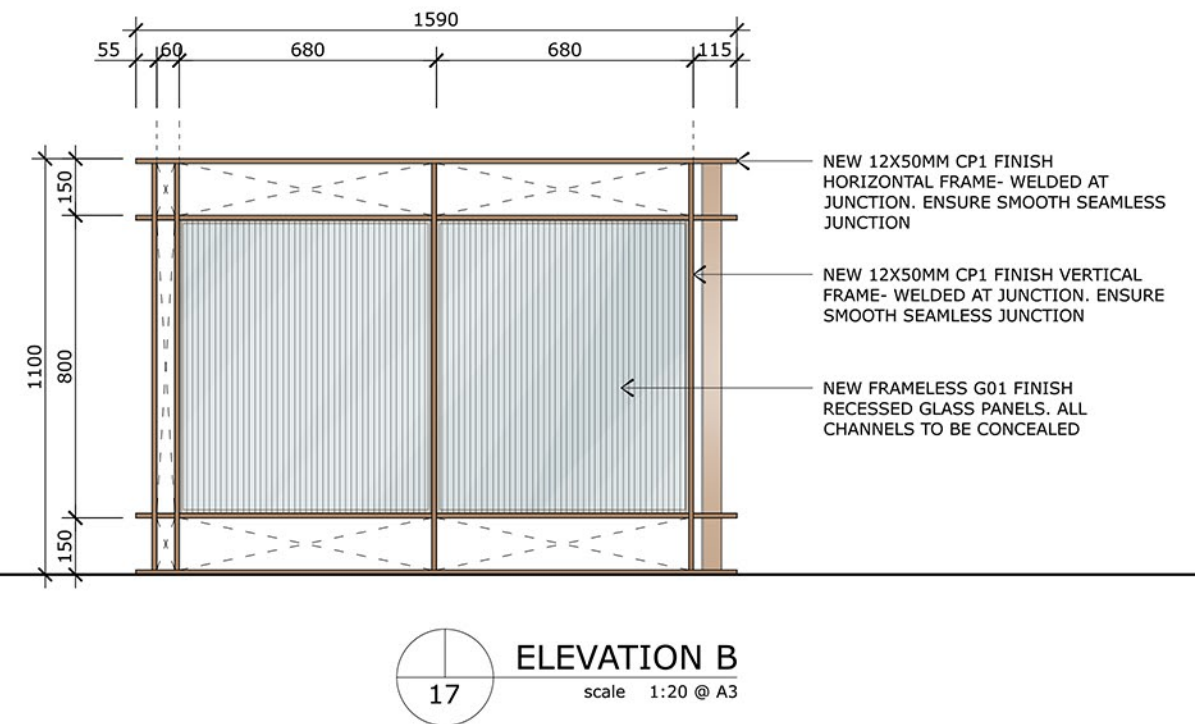
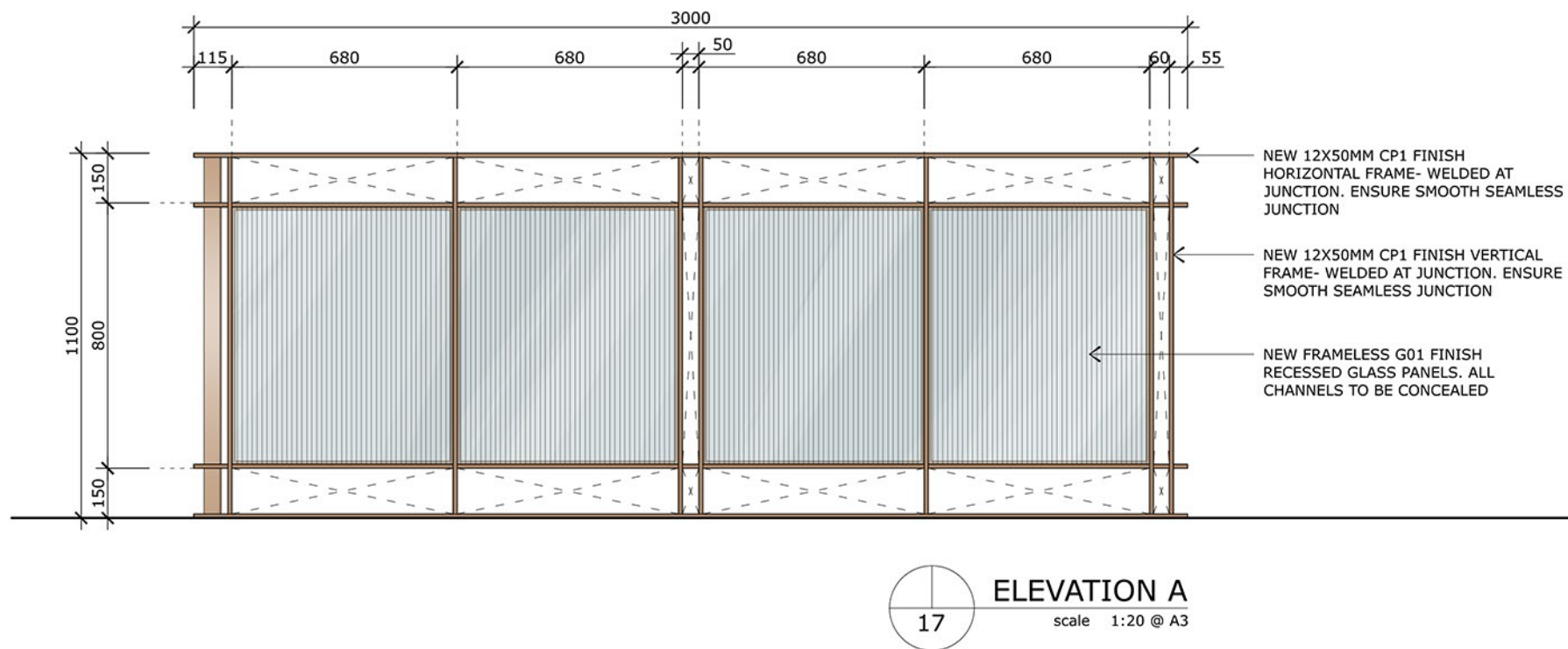
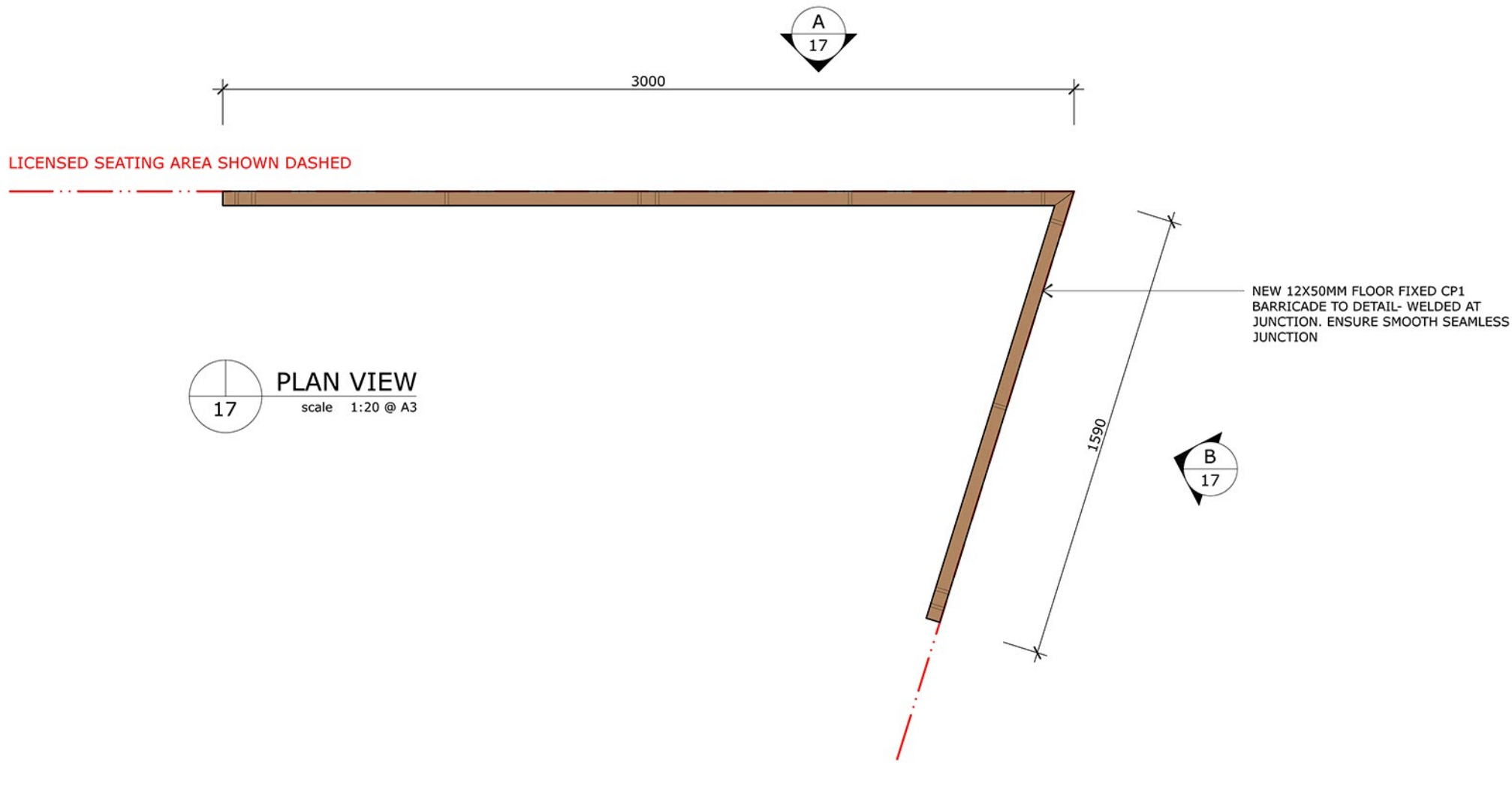
ELEVATION VIEW
16 scale 1:10 @ A3



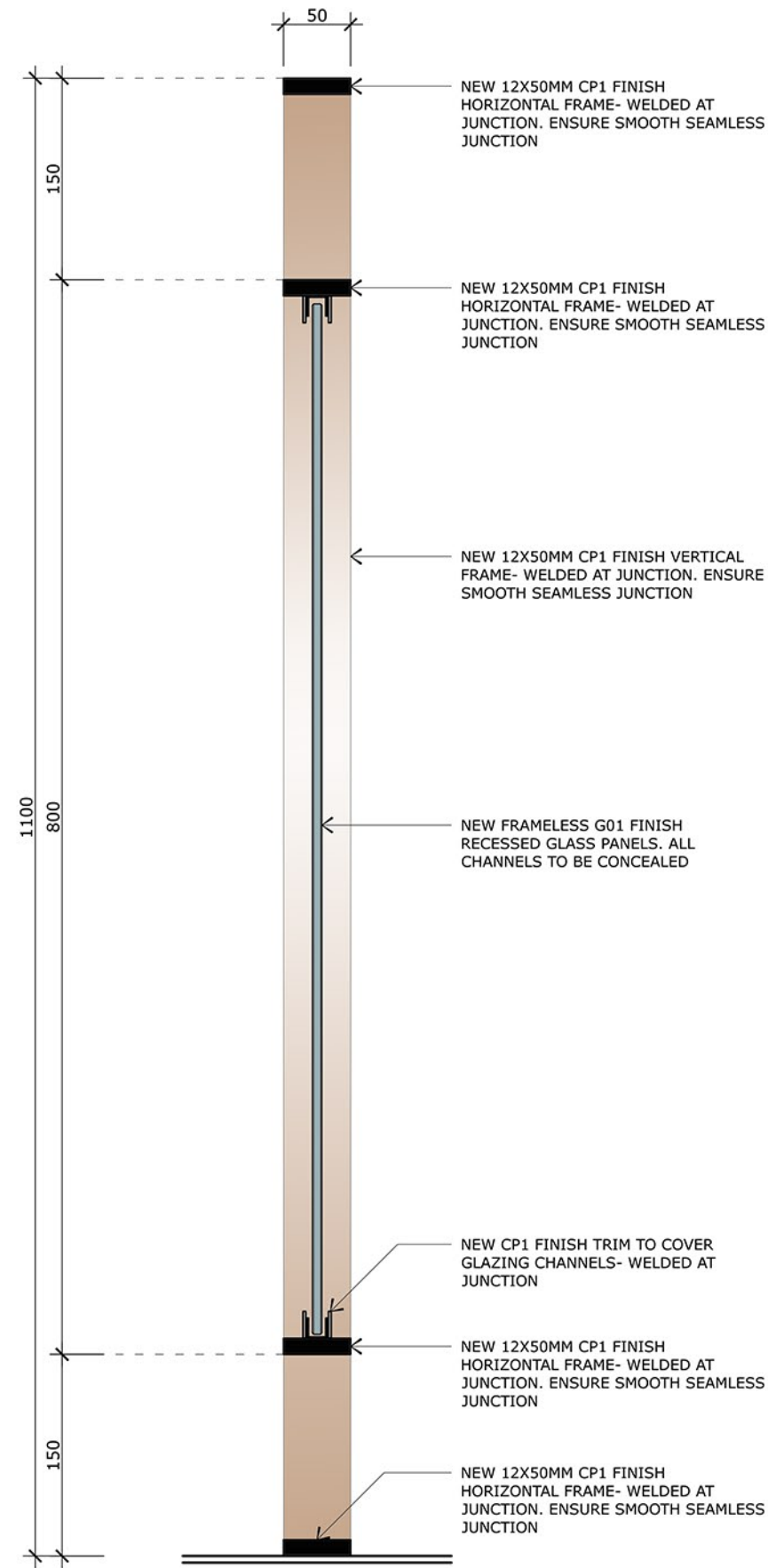
PLAN VIEW
16 scale 1:5 @ A3



SECTION AA'
16 scale 1:5 @ A3



 STUDIOMKZ a.b.n 92 122 314 185	SYDNEY Suite 401, The Cooperage Building Level 4, 56 Bowman Street Pyrmont NSW 2009 tel + 61 2 9566 1244	revision schedule			drawn by R.J	checked by H.L	first issue 26 AUG 2015	client CICCO BAR	PRELIMINARY APPROVAL	date 26 AUG 2015
	BRISBANE Suite 28, Level 5, 1 Alexander Street Paddington QLD 4064 mob +61 403 189 644 mob +61 416 251 274 www.studiomkz.com.au				special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.			project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102	drawing name BARRICADE DETAIL	scale 1:20 @ A3
									drawing # CICCO/17	revision 0



SECTION AA'
 18 scale 1:5 @ A3

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					special note ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.			project address KIOSK KI 012 WARRIEWOOD SQUARE JACKSONS RD WARRIEWOOD NSW 2102	drawing name BARRICADE DETAIL (CON'D)	scale 1:5 @ A3	
									drawing # CICCO/18	revision 0	

Tax Invoice

Official Receipt

ABN: 61340837871

21/06/2016 Receipt No: 396796

To: HEALTH MCNAB
SUITE 112-114, 117
OLD PITTWATER RD
BROOKVALE NSW 2100

Applic	Reference	Amount
GL Receipt		
PRVC-Priv Issd Certi		\$36.00
1 X PRVC		
CCGST-CCard +GST		\$0.36
1		
Transaction Total:		\$36.36
Includes GST of:		\$0.00

Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$36.36
Money Order	\$0.00
Agency	\$0.00
Total	\$36.36
Rounding	\$0.00
Change	\$0.00
Nett	\$36.36

Printed 21/06/2016 11:24:11AM

Levy Online Payment Receipt

Building and Construction



CICCO BAR WARRIEWOOD
16 CLIFFORD ST
GORDON NSW 2072

Application Details:

Applicant Name:	CICCO BAR WARRIEWOOD
Levy Number:	5130994
Application Type:	CDC
Application Number:	16000311
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	KI 012 WARRIEWOOD SQUARE JACKSONS WARRIEWOOD NSW 2102
Value of work:	\$60,000
Levy Due:	\$210.00

Payment Details:

LSC Receipt Number:	244761
Payment Date:	14/06/2016 1:59:19 PM
Bank Payment Reference:	903060049
Levy Paid:	\$210.00
Credit card surcharge:	\$0.84
Total Payment Received:	\$210.84

HELPLINE
13 14 41
www.longservice.nsw.gov.au

EMAIL
info@longservice.nsw.gov.au
ABN 93 646 090 808

POSTAL ADDRESS
Locked Bag 3000,
Central Coast MC, NSW 2252

Reference no. 16000311

Subject Land

Name of Building: Warriewood Square
Address: 12 Jacksons Road Warriewood

Description of Building Works

Tenancy Name: Cicco Bar
Location: Kiosk KI 012
Floor Area: 55m²
Description of Works: Internal fitout works to retail kiosk
Building Code of Australia – Building Classification: 6

Assessment

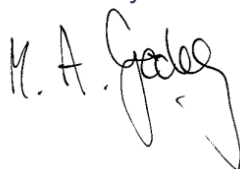
Plans assessed Architectural drawings prepared by Studio MKZ, numbered; CICCO/01 through to CICCO/18 inclusive, Revision 0
FSER (i.e. Report No., Date & Author) Fire Engineering Report, Ref No. S13007, prepared by Olsson Fire & Risk, Revision FER4.0, dated 3 June 2016
Special Requirement to be implemented: Nil

Compliance Statement

The existing building is subject to an alternative solution report (referenced above).

I wish to confirm I have assessed the proposed building works against the fire safety engineering report/s for the building. I am satisfied that the proposed development is consistent with the referenced fire safety engineer report/s.

Accredited Certifier Grade 1: Mike Gooley
Signature:



BPB No.: BPB0143
Date: 17 Jun 2016

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

Applicant: INFOTRACK
DX 578
SYDNEY

Cert. No: e149Pt2/15/0685
Cert. Date: 20 August 2015
Fee: \$53.00
Property No: 94615

Your Reference: 15000335

Address of Property: 12 JACKSONS ROAD
WARRIEWOOD NSW 2102

Description of Property: Lot 220 DP 1159968

Strata Unit Details (if applicable):

County: Cumberland

Parish: Narrabeen

NOTE:

The zoning information in this certificate is based on the lot and plan number referred to in this Certificate. If the lot and plan number is not the current description of the land then this Certificate will be incorrect. Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to which this Certificate relates is identical to the land the subject of the enquiry.

A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 2014, is a reference to that instrument, as amended.

Pittwater Council ABN 61 340 837 871

All correspondence to be addressed to General Manager:
Village Park,
1 Park Street,
MONA VALE NSW
P O Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02) 9970 1111
Facsimile (02) 9970 1200
Internet: www.pittwater.nsw.gov.au
Email: pittwater_council@pittwater.nsw.gov.au

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The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate.

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

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

Pittwater Local Environmental Plan 2014

PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1 (2)

Note: *Where no information has been provided under the heading "PROPOSED LOCAL ENVIRONMENTAL PLANS", Council is unaware of any Proposed Local Environmental Planning Instrument that is or has been the subject of community consultation or on public exhibition under the Act, applying to the land.*

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

EP&A Regulations 2000
Schedule 4 Clause 1 (1) & (2)

SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)
SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)
SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)
SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)
SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)
SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)
SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)
SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)
SEPP NO. 62 - Sustainable Aquaculture
SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)
SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)
Amendment 2 (gazetted 4/07/2008)
SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)
SEPP - (Major Development) 2005 (gazetted 25.05.2005)
SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)
SEPP - (Miscellaneous Consent Provisions) 2007
SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)
SEPP - (Affordable Rental Housing) 2009
SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended
Deemed SEPP - Hawkesbury-Nepean River (No. 2 - 1977)

DEVELOPMENT CONTROL PLANS

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

Pittwater 21 Development Control Plan

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

ZONING AND LAND USE UNDER RELEVANT LEPS

EP&A Regulations 2000
Schedule 4 Clause 2

LAND ZONING MAP

EP&A Regulations 2000
Schedule 4 Clause 2 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which Pittwater Local Environmental Plan 2014 applies.

Zone B2 Local Centre

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

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

4 Prohibited

Any other development not specified in item 2 or 3

ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 1

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of Pittwater Local Environmental Plan 2014;-

Note: Where no additional permitted uses have been listed under the heading "ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 2.5 of Pittwater Local Environmental Plan 2014 is inapplicable to the land the subject of this certificate.

FURTHER PLANNING CONTROLS

EP&A Regulations 2000
Schedule 4 Clause 2 (e) (f) (g) (h)

Note: Where no information has been provided under the heading "FURTHER PLANNING CONTROLS", then such information is inapplicable to the land the subject of this certificate.

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

EP&A Regulations 2000
Schedule 4 Clause 2A

Note: Where no information has been provided under the heading "ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006", then such information is inapplicable to the land the subject of this certificate.

COMPLYING DEVELOPMENT

EP&A Regulations 2000
Schedule 4 Clause 3

The following notations relate to the extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL HOUSING CODE

Complying development is restricted under the General Housing Code and may not be carried out on that part of the land the subject of this certificate identified as being subject to the following land exemptions:

- For the purposes of clause 1.19 (1) (c) and (5) (c), complying development is restricted on that part of the land identified under Pittwater Local Environmental Plan 2014 as identified on the Acid Sulfate Soils Map as being Class 2.

Note: Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

- (a) has an area of at least 200m², and
- (b) has a width, measured at the building line fronting a primary road, of at least 6m.

RURAL HOUSING CODE

Complying development is restricted under the Rural Housing Code and may not be carried out on that part of the land the subject of this certificate identified as being subject to the following land exemptions:

- For the purposes of clause 1.19 (1) (c) and (5) (c), complying development is restricted on that part of the land identified under Pittwater Local Environmental Plan 2014 as identified on the Acid Sulfate Soils Map as being Class 2.

Note: Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial & Industrial (Alterations) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development is restricted under the Commercial & Industrial (New Buildings and Additions) Code and may not be carried out on that part of the land the subject of this certificate identified as being subject to the following land exemptions:

- For the purposes of clause 1.19 (1) (c) and (5) (c), complying development is restricted on that part of the land identified under Pittwater Local Environmental Plan 2014 as identified on the Acid Sulfate Soils Map as being Class 2.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

DEMOLITION CODE

Complying development under the Demolition Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

FIRE SAFETY CODE

Complying development under the Fire Safety Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan 2014.*

COASTAL PROTECTION

EP&A Regulations 2000

Schedule 4 Clause 4

The Council has not been notified by the Department of Services, Technology and Administration that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

EP&A Regulations 2000
Schedule 4 Clause 4A

- 1) Council is not aware of any order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works to the land the subject of this certificate, or on public land adjacent to that land.
- 2) Council has not been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works have been placed on the land subject of this certificate, or on public land adjacent to that land.

ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 2014 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

EP&A Regulations 2000
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the *Local Government Act 2014* for coastal protection services levied upon land the subject of this certificate.

MINE 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 Pittwater Local Environmental Plan 2014.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

Note: The Roads and Maritime Services may have proposals that are not referred to in this item. For advice about affection by RMS proposals, contact the Roads and Maritime Services.

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 not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding):

Note: *The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above.*

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 7A

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

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

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

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

Note:

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

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

LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000
Schedule 4 Clause 8

This land is not affected by any provisions within Pittwater Local Environmental Plan 2014 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

CONTRIBUTIONS PLANS

EP&A Regulations 2000
Schedule 4 Clause 9

S.94 Plan No. 2 - Open Space Bushland and Recreation

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

S.94 Plan No. 3 - Public Library Services

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

S.94 Plan No. 18 - Community Service Facilities

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

S.94 Plan No. 19 - Village Streetscapes

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

BIODIVERSITY CERTIFIED LAND

EP&A Regulations 2000
Schedule 4 Clause 9A

Note: Where no information has been provided under the heading "BIODIVERSITY CERTIFIED LAND", then such information is inapplicable to the land the subject of this certificate.

BIOBANKING AGREEMENTS

EP&A Regulations 2000
Schedule 4 Clause 10

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

BUSH FIRE PRONE LAND

EP&A Regulations 2000
Schedule 4 Clause 11

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.*

PAPER SUBDIVISION INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 18

Note: *Where no information has been provided under the heading "PAPER SUBDIVISION INFORMATION" then Council is unaware of any such development plan or subdivision order applying to the land the subject of this certificate.*

SITE VERIFICATION CERTIFICATES

EP&A Regulations 2000
Schedule 4 Clause 19

Note: *Where no information has been provided under the heading "SITE VERIFICATION CERTIFICATES", then Council is unaware of any such site verification certificate applying to the land the subject of this certificate.*

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997
Section 59 (2)

Note: *Where no information has been provided under the heading "MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997", then such information is inapplicable to the land the subject of this certificate.*

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

MARK FERGUSON
General Manager



Information for the Applicant

- To minimise delay in receiving a decision about the application, please fill in all sections and ensure all relevant information and documents are provided. If clarification and/or advice is required when completing this form please contact Modern Building Certifiers on 9939 1530 for assistance.
- Once completed, applications must be delivered by hand, by post or transmitted electronically to Modern Building Certifiers for determination. Applications may not be sent by fax.
- A Part 4a Certificate or CDC has no effect if it is issued after the building work to which it relates is physically commenced.
- Upon an application being made for an Part 4a Certificate or CDC, the applicant (not being entitled to copyright) is taken to have indemnified all persons using the application & any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright

Section A Details of the applicant*

An application for a Construction Certificate should be made by a person who has the benefit of the development consent. An applicant cannot be the person who will carry out the building work, unless that person owns the land on which the work is to be carried out.

Name: **Cicco Bar**
Correspondence to be C/-: **Studio MKZ**
Postal Address: **Suite 401, The Cooperage Building, 56 Bowman Street Pyrmont NSW 2009**
Phone: **02 9566 1244 / 0488 688 015**
Email: **reina@studiomkz.com.au**

Section B Details of the land where the building work is to be carried out

Street Address: **Cicco Bar - Kiosk KI 012, Warriewood Square, 12 Jacksons Road**
Suburb & Postcode: **Warriewood NSW 2102**
Title Particulars (Lot & DP/SP): **Lot 220 / DP 1159968**

Section C Description of the building work

Briefly describe the development: **Internal fitout works to retail kiosk**
BCA Class (include all classes): **6**

Section D Cost of works

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all construction required for the development.

Amount inclusive of GST: \$ **60.00**

Section E Planning Consent - complete either Part 1 or Part 2 ONLY

Part 1. Development Application (Construction Certificate Only)

Development Consent No.: **-**
Date of Development Consent: **-**

Part 2. Environmental Planning Instrument (Complying Development Certificate Only)

Tick the name of the "environmental planning instrument" under which the development is Complying Development and provide details if applicable.

- ☒ SEPP (Exempt & Complying Development Codes) 2008
- ☐ SEPP (Affordable Rental Housing) 2009
- ☐ SEPP (Infrastructure) 2007
- ☐ Council's Complying Development DCP / relevant policy

Section F Development statistics

Indicate the types of building materials to be used in association with this application.

WALLS			ROOF			FLOOR		
Brick (double)	11	☐	Tiles	10	☐	Concrete/slate	20	☐
Brick (veneer)	12	☐	Concrete/slate	20	☐	Timber	40	☐
Concrete/stone	20	☐	Fibre cement	30	☐	Other	80	☐
Fibre Cement	30	☐	Steel	60	☐	Not specified	90	☒
Timber	40	☐	Aluminium	70	☐	FRAME		
Curtain Glass	50	☐	Other	80	☐	Timber	40	☐
Steel	60	☐	Not Specified	90	☒	Steel	60	☐
Aluminium Cladding	70	☐				Aluminium	70	☐
Timber/weatherboard	40	☐				Other	80	☐
Other	80	☐				Not Specified	90	☒
Not Specified	90	☒						

Proposed New Development

Gross site area of land (m²): 0
 Gross floor area of development (m²): 0
 No. of storeys the building will have: 0

Swimming Pool Only

Gross volume of swimming pool (L): 0

Proposed Change of Use

Current uses of the building:

Future uses of the building:

Proposed New Residential Building

No. of pre-existing dwellings on the site: NA
 No. of dwellings to be demolished: NA
 No. of dwellings to be constructed: NA
 Will the new building be attached to an existing building: NA
 Does the site contain a dual occupancy: NA

Section G Applicants' consent/authority to enter and inspect land

- I/we consent to Modern Building Certifiers, or a person appointed by Modern Building Certifiers, to enter the subject property at any reasonable time for the purpose of carrying out inspections in connection with the assessment of this application. I/we undertake to make access to the property available to enable inspections to be carried out.
- I / We agree to the terms and conditions of Modern Building Certifiers Fee and Service Proposal and Agreement for the Performance of Certification Works as provided by Modern Building Certifiers.

Name(s): *Reina Ju*

Signature of applicant(s):

Reina Ju

Date: *14.06.2016*

**SIGN
HERE**

Section H Owners' consent & details

Please note that ALL owners of the property must provide written consent. If you are signing on the owner's behalf as the owner's legal representative, please attach documentary evidence as to the nature of your legal authority, e.g. Power of Attorney, Company Director, Executor, Trustee.

- As the owner(s) of the above property, I/we consent to the making of this application.

Phone:

Email:

Name(s):

Signature of owner(s):

See attached

Date:

**SIGN
HERE**

Section I IMPORTANT ITEMS TO ACCOMPANY THIS APPLICATION

This information will vary for each application, please supply all relevant documentation. Tick or indicate NA in the check boxes below. Documents accompanying this application are as prescribed by the Environmental Planning & Assessment Act, 1979, as amended, and Schedule 1 of the Environmental Planning & Assessment Regulation 2000, as amended.

a) Construction Certificate & Complying Development Certificate

1. Construction plans and specifications. ☒
2. Receipt of Long Service Levy payment, for works valued at \$25,000 and over (see Long Service Corporation website for further information). ☒
3. Completed Fire Safety Schedule outlining the existing / proposed fire safety measures within the subject building (See attached below) ☒
4. A copy of the current Annual Fire Safety Certificate for an existing building, required for additions to existing commercial or industrial (Class 2 to 9) developments. ☒
5. Receipt for payment of Section 94/A or 61 contributions to Council, if applicable. ☐
6. Modern Building Certifiers *Agreement for the Performance of Certification Work*, completed and returned. ☒
7. BCA Design Compliance Statement prepared & endorsed by suitably qualified person ☒

Office Use Only

To be completed by the certifying authority immediately after receiving the application.

Application No.:

16000311

Date Received:

14 June 2016

Appointment of PCA & Notice of Intention to Commence Work



Section A Development Details

Address: Kiosk KI 012, Warriewood Square, 12 Jacksons Road
Warriewood NSW 2102

Description of the building work: Internal fitout works to retail kiosk

Section B Details of person appointing the Principal Certifying Authority (PCA)

Only the person having the benefit of the Development Consent may appoint the PCA

Name(s): Cicco Bar
Correspondence to be c/- Studio MKZ
Postal Address: Suite 401, The Cooperage Building, 56 Bowman Street Pyrmont NSW
2009
Phone: 02 9566 1244 / 0488 688 015
Email: reina@studiomkz.com.au

Section C Details of Principal Contractor/Owner Builder

Home Warranty Insurance / Owner Builder permit to be attached if applicable pursuant to Part 6 of the Home Building Act, 1989

Builder Name:
Licence / Permit No.: T.B.C
Phone:
Email:

Section D Notice of Commencement

The building work described above is intended to commence on: Cicco Bar

Section E Appointment of PCA Declaration

As the person with benefit of the Development Consent or Complying Development Certificate to which this application relates;

- I/we appoint ☐ Heath McNab ☒ Eric Bailey ☐ Mike Gooley of Modern Building Certifiers as the PCA.
- I/we declare that all the information provided is true and correct.
- I/we acknowledge that failure to comply with any of the PCA's requirements may result in the PCA issuing a Notice of Intention to Serve an Order and/or further legal actions being undertaken.

Name of person with benefit of the Development Consent:

Signature/s:

Date:

14.06.2016

SIGN
HERE

Office Use Only

CC or CDC number:	Date of CC / CDC:	Name of Certifying Authority:
		Eric Bailey
If CC provided above, provide DA details below		
DA number:	Date DA issued:	Name of Council:
		Pittwater Council



3 September 2015

Attn: Jessica Kim - Interior Designer

StudioMKZ
Suite 401, The Cooperage Building
56 Bowman Street Pyrmont NSW 2009

Dear Jessica

Warriewood Square, NSW – Tenancy KI012 Cicco Bar - New fitout

We hereby grant permission for you to apply for building approval by means of a DA, CDC or CC for the scheduled works at tenancy KI012 Cicco Bar in accordance with the approved drawings at Warriewood Square, NSW.

Should you have any queries please do not hesitate to contact me on 0409 450 565.

Yours sincerely

Sarah Buchhorn
Retail Design Manager NSW
Federation Centres



McKenzie Group Consulting (NSW) Pty Ltd
 ACN: 093 211 995
 Level 6, 189 Kent St, Sydney NSW 2000
 Tel: 02 8298 6800 Fax: 02 8298 6899
 email@mckenzie-group.com.au

CONSTRUCTION CERTIFICATE No. 15/122417-6

Issued under the Environmental Planning and Assessment Act 1979 Sections 109C(1)(b), 81A(2) and 81A(4)

Owner

Name: CPT Custodian Pty Ltd (CAN 077 870 243) and ISPT Pty Ltd
 (CAN 064 041 283)
 as trustee for the industry Superannuation Property Trust No. 1
 (ABN 15 421 756 611).
 Address: Level 28, 35 Collins Street, Melbourne VIC 3000

Property details

Address: 12 Jacksons Road, Warriewood NSW 2102
 Lot/Portion No: 220
 DP No: 1159968
 Municipality: Pittwater Council

Description and value of development

Description: Mall expansion and carpark
 Value of work: \$39,396,303.00

Building Code of Australia building classification

Part: Inclusion of revised Fire Engineering Report
 Use: Retail and Carpark
 BCA classification: 5, 6 and 7a

Determination

Approved/Refused: Approved
 Date of Determination: 3 March 2016

Plans and specifications approved

- Architectural Plans prepared by BN Group Pty Ltd, drawing number AS-S1-01.100, 101, 102, 104, 105, 106, 108, 111, 112, 114, 121, 122, 124, 103, 107, 109, 113, 123, 08.100, 09.011, 09.102, 09.121, 10.001, 10.502, 10.503, 12.502, 12.505, 08.200, SK00.23A, DA2001, DA2002, DA2003, DA4002 and DA4003.

Attachments

1. Fire safety schedule.
2. Application form for Construction Certificate.
3. Record of Site Inspection made by Accredited Certifier in accordance with Clause 143B (EP&A Regulations 2000) prior to issue of Construction Certificate.
4. Civil Design Certification prepared by Hyder Consulting Pty Ltd, dated 12 March 2015
5. Structural Design Statement prepared by Arcadis dated 06 November 2015
6. Self-Closing Flood Barrier Product Information prepared by Flooding Solutions Advisory Group dated September 2013
7. Design Certification prepared by Hyder Consulting Pty Ltd dated 06 November 2015
8. Architectural Design Certification prepared by BN Group Pty Ltd dated 03 August 2015
9. Architectural Design Certification prepared by BN Group Pty Ltd dated 06 November 2015
10. Fire Engineering Report prepared by Olsson Fire & Risk Consulting Engineers dated 3 August 2015
11. S96 plans prepared by BN Architectural numbered DA2001/P12, DA2002/P11, DA2003/P11, DA402/P12, DA4003/P12

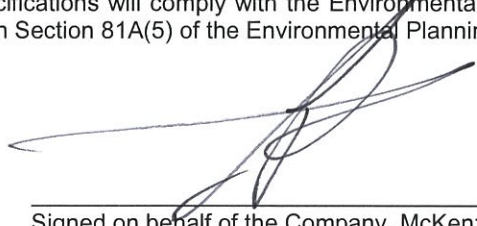
12. Civil drawings prepared by Hyder Consulting numbered CV-01-C2301/03, CV-01-C2306/02, CV-01-C2311/03, CV-01-C2601/01, CV-01-C2631/01, CV-01-C2651/01
13. Flood Break Drawing prepared by Flood Break Sheet 1 to 11
14. Typical Pedestrian Flood Gate Detail prepared Flood Break sheet 1 to 11
15. Typical Vehicular gate Detail prepared Flood Break sheet 1 to 11
16. Accessibility & DDA Sign off Report prepared by MGC dated 15 November 2015
17. Letter regarding Condition no. B.40 prepared by Vicinity Centres dated 23 November 2015
18. Letter regarding Fire Hydrants prepared by federation Centres dated 17 September 2015
19. Design Statement prepared by Cardno dated 10 November 2015
20. Letter regarding amendments to FER prepared by Olsson Fire & Risk dated 12 November 2015
21. Landscape Design Certification prepared by Site Image dated 11 November 2015
22. Accessibility & DDA Sign Off prepared by MGC dated 15 November 2015
23. FER Amendment Statement prepared by Olsson Fire & Risk dated 12 November 2015
24. Evidence of Section 144 Submission, dated 16 February 2015
25. Fire Engineering Report, prepared by Olsson Fire & Risk, dated 10 February 2016

Development Consent

Certificate no.:	No195/13	No195/13/S96/2
Date of Determination:	21 November 2013	10 July 2014

Certificate / Certifying Authority

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work, if completed in accordance with these plans and specifications will comply with the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning and Assessment Act 1979.

Signature

Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd
(ACN 093 211 995), BPB Corporate Accreditation No. ABC 6
Signed by: Geoffrey Pearce
Accredited Certifier Grade: 1
BPB Registration No.: 0746

Date of endorsement **3 March 2016**
Certificate Number **15/122417-7**

Note: Prior to commencement of work sections 81A(2)(b), 81A(2)(c), 81A(4)(b) and 81A(4)(c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

ATTACHMENT 1
Existing Fire Safety Schedule

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

	Essential Fire Safety Measures	Standard of Performance
1.	Automatic fire suppression (Sprinklers)	AS 2118.1-2005, AS 1851.3-1985
2.	Automatic fire detection & Alarm System	AS 1670-2001, AS 1851.8-1987
3.	Emergency Warning and Intercommunication System (EWIS)	AS 2220.1/2, AS 4428.1-1998, AS 1851.10
4.	Fire Hydrants	AS 2419.1-1996, AS 1851.4-1992
5.	Hose reel system	AS 2441-1988, AS 1851.2-1995
6.	Portable fire extinguishers	AS 2444-2001, AS 1851.1-1995
7.	Emergency lighting	AS 2293.1, BCA E4.2 & E4.4
8.	Exit signs	AS 2293.1, BCA E4.5 & E4.8
9.	Fire doors	AS 1905.1-1997
10.	Automatic fail-safe devices	BCA D2.19, D2.21
11.	Warning and operational signs	LGA 654, BCA D2.22 & D2.23
12.	Mechanical air handling system/smoke control	AS 1668.1
13.	Fire dampers	AS 1668.1, AS 1682.1 & 2
14.	Fire seals protecting openings in fire resisting components of the building	AS 4072.1-1992, AS 1530.4-1975
15.	Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg. 2000

Proposed Fire Safety Schedule

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

	Essential Fire Safety Measures	Standard of Performance
16.	Automatic Fail Safe Devices	BCA Clause D2.19 & D2.21
17.	Automatic Fire Detection and Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2004, AS/NZS 1668.1 – 1998
18.	Automatic Fire Suppression System	BCA Spec. E1.5 & AS 2118.1 – 1999, and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
19.	Building Occupant Warning System	BCA Spec. E1.5, BCA Spec. E2.2a & AS 1670.1 – 2004 – Clause 3.22
20.	Emergency Lighting	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2005
21.	EWIS (Sound Systems and Intercom Systems for Emergency Purpose)	BCA Clause E4.9 & AS 1670.4 - 2004 & AS 4428.4-2004
22.	Emergency Evacuation Plan	AS 3745 – 2002
23.	Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 and AS/NZS 2293.1 – 2005
24.	Fire Control Centre	BCA Spec. E1.8 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016 with regards to the fire control centre not located at the main entrance of the shopping centre.
25.	Fire Dampers	BCA Clause C3.15, AS/NZS 1668.1 – 1998 & AS 1682.1&2 – 1990
26.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8, Spec C3.4 and AS 1905.1 – 2005
27.	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
28.	Fire Hydrant System	BCA Clause E1.3 & AS 2419.1 – 2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
29.	Fire Resistance Levels	Carpark and Retail interface in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016, with the provision of 2 rows of sprinklers in the carpark area.
30.	Fire Seals, Collars	BCA Clause C3.15, C3.16 & AS 1530.4 – 2005
31.	Lightweight Construction	BCA Clause C1.8, C3.17 & AS 1530.3 – 1999
32.	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1 – 1998 and in accordance with the outcomes of the Olsen Fire &

	Essential Fire Safety Measures	Standard of Performance
		Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
33.	Paths of Travel	EP&A Reg 2000 Clause 186 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No. Ref No.FER3.1, dated 10 February 2016, with regards to the following: - Retail - Maximum distance to a point of choice of 30m. - Maximum distance to an exit of 88m. - Maximum distance between alternative exits of 120m. 46m of aggregate egress width provided in lieu of 52.5m. Carpark 28m to an exit. 165m between alternative exits. >80m to an exit via a non-fire isolated exit.
34.	Perimeter Vehicular Access for emergency vehicles	BCA Clause C2.4 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016, with regards to perimeter access to the facility less than 6m in width and areas where the road is greater than 18m from the building.
35.	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
36.	Smoke Hazard Management System	BCA Part E2 & AS/NZS 1668.1 – 1998 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016, with regards to the following:- - Performance based Smoke Exhaust provided to the Woolworths Extension, New Mini Majors, New Mall and New/Old shopping centre interface. - Egress corridor between new and existing shopping centre not provided with pressurisation.
37.	Wall-Wetting Sprinkler and Drencher Systems	BCA Clause C3.4 & AS 2118.2 – 1995 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016.
38.	Warning and Operational Signs	EP&A Reg 2000 Clause 183, BCA Clause D2.23 and E3.3

Environmental Planning & Assessment Regulation 2000 – Part 7 Clause 129C

1. Details of application for Complying Development Certificate (CDC)

Name of applicant: Cicco Bar
 Name of Certifying Authority: Eric Bailey Accreditation number: BPB0016
 Date of application of CDC: 14 Jun 2016 Application number: 16000311
 Description of proposed development: Internal fitout works to retail kiosk

2. Address of property

Unit / street number: Kiosk KI 012, Warriewood Square, 12
 Street name: Jacksons Road
 Suburb and postcode: Warriewood 2102
 Title particulars (Lot & DP/SP): Lot220 ofDP1159968

3. Details of inspection

Name of Accredited Certifier: Eric Bailey Accreditation Number: BPB0016
 Date of inspection: 16 June 2016
 Type of inspection: Pre-CDC site inspection, required by Clause 129B of EP&A Regulation

4. Inspection checklist

Will any current fire safety measures in the existing building be affected by the proposed development?	Yes ☒	No ☐	<u>Details -</u>
Do the plans and specifications accurately depict the existing site conditions?	Yes ☒	No ☐	<u>Details -</u>
Are there any features of the site, or building that result in the development not being Complying Development?	Yes ☐	No ☒	<u>Details -</u>
Are there any features of the site, or building that result in the development not being compliant with the BCA?	Yes ☐	No ☒	<u>Details -</u>
Were there any 'significant' fire safety issue/s that require reporting to Council under Clause 129D of the EP&A Regs	Yes ☐	No ☒	<u>Details -</u>

5. Signed

Signed:



Date of endorsement: 16 Jun 2016