

1 December 2015

Our Reference: 162008

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

Re: Shop 18, 12 Jacksons Road, Warriewood NSW 2102
Complying Development Certificate No: 16/2008-1

Under Part 4A of the Environmental Planning and Assessment Act 1979, Private Building Certifiers has issued a Construction Certificate for the above premises.

Please find enclosed the following documentation:

- Cheque for Council's registration fee.
- Complying Development Certificate No: 16/2008-1
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in the attachments of the Certificate.

Please provide a receipt upon completion of payment process and post to Suite 2501, 4 Daydream Street, Warriewood NSW 2102.

If you require further information please contact me on (02) 9999 6490.

Regards,

Private Building Certifiers Pty Ltd
ABN 63 152 183 205



PRVC \$36.00 Rec: 389963
22/12/15

North West Sydney

Suite 3.08, 29-31 Lexington
Drive, Bella Vista NSW 2153

P. (02) 9680 2464
F. (02) 8079 6184

South West Sydney

Level 2, 121 Queens Street,
Campbelltown NSW 2560

P. (02) 9262 2790
F. (02) 8079 6184

Sydney City

Suite 1d, Level 23,
1 Farrer Place,
Sydney NSW 2000

P. (02) 9281 5061
F. (02) 8079 6184

North Shore

Suite 1, 133 Alexander Street,
Crows Nest NSW 2065

P. (02) 9411 2113
F. (02) 8079 6184

Northern Beaches

Suite 2501, 4 Daydream Street,
Warriewood NSW 2102

P. (02) 9999 6490
F. (02) 8079 6184



COMPLYING DEVELOPMENT CERTIFICATE No. 16/2008-1

Issued under the Environmental Planning and Assessment Act 1979 Sections 85, 85A

Owner

Name: Federation Centres
Address: Level 28, 35 Collins Street, Melbourne VIC 3000

Property details

Address: Shop SP018, 12 Jacksons Road, Warriewood NSW 2102
Lot/Portion No: 220
Section: -
DP No: 1159968
Municipality: Pittwater Council

Description and value of development

Description: Retail fit out.
Value of work: \$120,000

Building Code of Australia Classification

Use: Commercial
BCA Classification (Proposed): 6

Determination

Approved/Refused: Approved
Date of Determination: 1 December 2015

Plans and specifications approved

- Architectural Drawings No. CD10 to CD20 prepared by Aurora Design dated 04.11.2015.

Attachments

1. Existing & Proposed Fire Safety Schedule.
2. Conditions of approval (includes conditions prescribed, or required to be attached by the Regulation or relevant EPI or DCP including any condition relation to the payment of a Section 94 contribution or other monetary contributions).
3. Environmental Planning and Assessment Regulation 2000, Division 2A (Conditions of Complying Development Certificate)
4. Application form for Complying Development Certificate.
5. Record of Site Inspection made by Accredited Certifier in accordance with Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate.
6. Planning Certificate Section 149(2) prepared by Pittwater Council dated 13.11.2015.
7. Strata Approval prepared by Federation Centres dated 10.11.2015.
8. Long Service Levy receipt prepared by Long Service Corporation dated 17.11.2015.
9. Evacuation Diagram prepared by First 5 Minutes dated 17.05.2011.
10. Annual Fire Safety Statement prepared by EnFact dated 15.10.2015.
11. Design Statement prepared by Aurora Design dated 18.11.2015.

Environmental planning instrument decision made under

List Complying & Exempt Development DCP; SEPP; LEP: SEPP (Exempt & Complying Development Code) 2008
The land use zone within which the land is situated is B2 Local Centre

North West Sydney	South West Sydney	Sydney City	North Shore	Northern Beaches
Suite 3.08, 29-31 Lexington Drive, Bella Vista NSW 2153	Level 2, 121 Queens Street, Campbelltown NSW 2560	Suite 1D, Level 23, 1 Farrer Place, Sydney NSW 2000	Suite 1, 133 Alexander Street, Crows Nest NSW 2065	Suite 2501, 4 Daydream Street, Warriewood NSW 2102
P. (02) 9680 2464	P. (02) 9262 2790	P. (02) 9281 5061	P. (02) 9411 2113	P. (02) 9999 6490
F. (02) 8079 6184	F. (02) 8079 6184	F. (02) 8079 6184	F. (02) 8079 6184	F. (02) 8079 6184

Complying Development Certificate

Certificate No.: 16/2008-1
Date of Determination: 1 December 2015

Certificate / Certifying Authority

I certify that the proposed development is complying development, and if carried out as specified in this certificate will comply with all development standards applicable to the development and with the requirements prescribed by the *Environmental Planning & Assessment Regulation 2000* concerning the issue of this certificate.

Signature

Wayne Treble
Accredited Certifier
BPB Registration No. 0413
Private Building Certifiers Pty Ltd
ABN 63 152 183 205

Date of this Certificate: 01.12.2015
Certificate Number: **16/2008-1**

Date this Certificate will lapse: 01.12.2020

Note: Prior to commencement of work sections 86 (1) and (2) 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 fail safe devices	BCA D2.19 & D2.21
2.	Automatic fire suppression systems (Sprinklers)	BCA Clause E1.5 AS 2118.1 – 2005 AS 1951.3 - 1985
3.	Automatic Fire Detection and Alarm System	BCA Spec E2.2a AS 1670 – 2001 AS 1851.8 - 1987
4.	Emergency Warning & Intercommunication System	BCA Spec E2.2a AS 2220.1 & 2 AS 4428.1 – 1998 AS 1851.10
5.	Fire hydrant systems	BCA Clause E1.3 AS 2419.1 – 1996 AS 1851.4 - 1992
6.	Fire hose reel systems	BCA Clause E1.4 AS 2441 – 1988 AS 1851.2 - 1995
7.	Portable fire extinguishers	BCA Clause E1.6 AS 2444 – 2001 AS 1851.1 - 1995
8.	Emergency lighting	BCA Clause E4.2, E4.4 AS 2293.1
9.	Exit signs	BCA Clause E4.5 & E4.8 AS 2293.1
10.	Fire doors	BCA Clause C3.5, C3.8 AS 1905.1 - 1997
11.	Warning & operational signs	LGA 654, BCA D2.22 & D2.23
12.	Mechanical air handling systems/smoke control	BCA Clauses E2.2 AS 1668.1
13.	Fire dampers	BCA Clause C3.15 AS 1668.1 AS 1682.1 & 2
14.	Fire seals protecting openings in fire-resisting components of the building	BCA Clause C3.15, Spec A2.4 & Spec C3.15 AS 1530. 4 – 1975 AS 4072.1 - 1992
15.	Paths of travel stairways, passageways or ramps	BCA D2.7 EP&A Regulation 2000

Proposed Fire Safety Schedule

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

	Essential Fire Safety Measures	Standard of Performance
1.	Automatic fail safe devices	BCA D2.19 & D2.21
2.	Automatic fire suppression systems (Sprinklers)	BCA Clause E1.5 AS 2118.1 – 2005 AS 1951.3 - 1985
3.	Automatic Fire Detection and Alarm System	BCA Spec E2.2a AS 1670 – 2001 AS 1851.8 - 1987
4.	Emergency Warning & Intercommunication System	BCA Spec E2.2a AS 2220.1 & 2 AS 4428.1 – 1998 AS 1851.10
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SCHEDULE 8 COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE AND THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Conditions of Complying Development Certificate as required by the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Conditions applying before works commence

Protection of adjoining areas

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:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Note. Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

Waste management

- (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:
 - (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.

Adjoining wall dilapidation report

- (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.

Run-off and erosion controls

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.

Conditions applying during the works

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

Standard hours for construction

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.

Works outside standard hours for construction

- (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.

Compliance with plans

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

Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

Maintenance of site

- (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.

Earthworks, retaining walls and structural support

- (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.

Drainage connections

- (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.

Archaeology discovered during excavation

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.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

Aboriginal objects discovered during excavation

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.

Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.

When a survey certificate is required

- (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.

Conditions applying before the issue of an occupation certificate

Vehicular access

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.

Utility services

- (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.

Mechanical ventilation systems

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.

Food businesses

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.

Premises where skin penetration procedures are carried out

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.

Operational requirements

Hours of operation

- (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.

Noise

- (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.

Lighting

- (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*.

Unobstructed driveways and parking areas

- (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.

Landscaped area (planting and maintenance)

- (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.

DIVISION 2A CONDITIONS OF COMPLYING DEVELOPMENT CERTIFICATE

Prescribed conditions under the EP&A Regulation 2000

Compliance with the BCA and insurance requirements under the *Home Building Act 1989* (cl.136A)

1. All building work must be carried out in accordance with the requirements of the *Building Code of Australia*.
2. A contract of insurance in accordance with Part 6 of the *Home Building Act 1989* must be in force before any building work authorised to be carried out by the certificate commences.
3. The temporary structure to be used as an entertainment venue 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 was made.

4 Notice to Neighbours (cl.136AB)

For land that ***is not within*** a 'residential release area' as defined in clause 136AB(3) of the Regulation:

- A The person having the benefit of the CDC must give at least 7 days' notice in writing of the intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out

For land that ***is within*** a 'residential release area' as defined in clause 136AB(3) of the Regulation:

- B The person having the benefit of the CDC must give at least 2 days' notice in writing of the intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.

Note: Evidence of the notification of the commencement of works is to be provided to the principal certifying authority. This should include a copy of the notice and a record of the property address and delivery date for each notice provided.

If the development involves any building work subdivision work or demolition work, other than work carried out inside a building that does not affect its external walls, or the work is Crown building work, the following two conditions apply:

Erection of signs (cl.136B)

5. 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.
6. 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.

Note: Principal contractors must also ensure that signs required by these conditions are erected and maintained (see clause 227A of the Regulation which currently imposes a maximum penalty of \$1,100).

Notification of Home Building Act 1989 requirements (cl.136C)

7. Building work must not be carried out unless the principal certifying authority (if it is not the council) has given the council written notice of the following information:
- (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of the *Home Building Act 1989 Act*,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
8. If arrangements for doing the building work are changed while the work is in progress, further work must not be carried out unless the principal certifying authority (if it is not the council) has given the council written notice of the updated information.

9. Fulfilment of BASIX commitments (cl. 136D)

The commitments listed in the BASIX certificate(s) in relation to the approved development must be fulfilled

Note: The BASIX certificate(s) listed above relate to the development and the commitments are required to be fulfilled as part of the development, and prior to the issue of an occupation certificate for the development.

10. Removal of bonded and friable asbestos material (cl.136E)

- (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 the person who will carry out the removal work before any work authorised by the certificate commences.
- (c) Any 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 material is to be delivered,
- (d) If 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.

Note 1: In this condition '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 2: Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 3: 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 4: Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Office of Environment and Heritage.

Note 5: 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 Standard AS 2601-2001, Demolition of structures.

11. Shoring and adequacy of adjoining property (cl.136H)

If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:

- a) protect and support the building, structure or work from possible damage from the excavation, and
- b) where necessary, underpin the building, structure or work to prevent any such damage.

Note: The requirements of this condition do not apply if the person having the benefit of the CDC owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

If the development was required to be accompanied by a certificate from Roads and Maritime Services as required by clause 4(1)(k) of Schedule 1 of the Regulation, then the following condition applies:

12. Roads and Maritime Services certificate – traffic generation (cl.136I)

The requirements specified in any applicable certificate of Roads and Maritime Services must be complied with as part of undertaking the development:

Note: Where the Roads and Maritime Services certificate specifies that the person having the benefit of the CDC is to enter into a separate agreement with Roads and Maritime Services, evidence that the agreement has been formally entered into should be provided to the principal certifying authority prior to the commencement of works.

If the development was required to be accompanied by a statement of a qualified person in relation to potential land contamination as required by clause 4(1)(l) of Schedule 1 of the Regulation, then the following condition applies:

13. Development on contaminated land (cl.136J)

- (a) The requirements specified in any applicable statement must be complied with as part of undertaking the development

Note: In addition to any matters specified in the statement, any remediation works must be carried out in accordance with the requirements of clauses 16, 17 and 18 of *State Environmental Planning Policy No. 55 – Remediation of Land*, including the guidelines in force under the *Contaminated Land Management Act 1997*.

14. Contributions and levies (cl.136K & 136L)

- (a) A monetary contribution under section 94 of the Act or a levy under section 94A of the Act in accordance with Council's contribution plan may be required for the development authorised by this certificate.
- (b) Before any work authorised by this certificate commences, the person with the benefit of this certificate must provide the Principal Certifying Authority with written evidence from the Council confirming whether or not a contribution or level is payable under the contributions plan, the amount of that monetary contribution or levy and the applicable indexation of that amount.

- (c) If a monetary contribution or levy is payable under the contributions plan, the monetary contribution or levy must be paid to the Council and evidence of the payment must be provided to the Principal Certifying Authority before any work authorised by this certificate commences.

Note: A copy of the contributions plan can be viewed on the council website at and can also be viewed at the council during normal business hours.

Note: In accordance with clause 136K and 136L of the Environmental Planning and Assessment Regulation 2000, the requirements specified in this condition apply despite any provision to the contrary in the council's contributions plan.

15. Payment of security for damage

- (d) In accordance with the Council's fees and charges published on its website an amount of security is to be provided to the council.
- (e) The value of the security is to be calculated by the council in accordance with the published fees and charges applicable at the time the security is paid and which may be provided, at the applicant's choice, by way of:
- (i) deposit with the council, or
 - (ii) a guarantee satisfactory to the council.
- (f) Payment is required before any work authorised by this certificate commences on site and evidence of payment is to be provided to the principal certifying authority.
- (g) 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.
- (h) Any balance of the funds realised from a security remaining after meeting the costs is to be refunded to, or at the direction of, the person who provided the security.

Note: The value of any funds retained to cover the cost of any inspection will be in accordance with the fees and charges published on council's website at the time the inspection is undertaken.

Advisory Note: Preconditions to be met before commencement of work

Under clause 136N of the Regulation the principal certifying authority for the building work or subdivision work to be carried out on the site, 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.

The preconditions relevant to this approval are the prescribed conditions listed above, but not conditions 1 and 9, and the following conditions imposed under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, and specified under the heading '**Conditions applying before works commences**'.

The person benefiting from this certificate is encouraged to liaise with the principal certifying authority to ensure that all relevant preconditions have been met before work commences on site.

5. Description of the Building Work

Retail fit out

Building Code of Australia Classification/Use

6

Estimated Cost of Work

\$

120,000

including GST

6. Builder/Principal Contractor

Name

Design Tribe Projects

Address

Telephone

License No/OB Permit No

259729C

7. Development Consent & Certificate

Development Consent No

-

Date of Determination

-

Construction Certificate/Complying Development Certificate No

16/2008-1

Date of Determination

1/12/15

8. Compliance with Conditions of Consent & Date of Commencement

Have all conditions of the Development Consent/Complying Development Certificate been satisfied?

☒ Yes

☐ No

Have the requirements under the Home Building Act 1989 been satisfied?

☒ Yes

☐ No

Date Work is to Commence:

Seven (7) days from the lodgment of this form with the Consent Authority

9. Appointment of the Principal Certifying Authority

Name

Wayne Treble

Accreditation No

0413

Address

Suite 2501, 4 Daydream Street, Warriewood NSW 2102

Telephone

9999 6490

Email

team@privatebuildingcertifiers.com

I accept the appointment as Principal Certifying Authority for the above development.

Signature

W Treble

Date

1/12/15





**PRIVATE BUILDING
CERTIFIERS**

Record of inspection

Under CI 162A, required by Section 109E (3)(d) EP&A Reg 2000

(1) Details of Application

Certifying Authority

Wayne Treble

Accreditation No.

0413

Development Consent No.

-

CC or CDC No.

16/2008-1

Site Street No.

12

Street Name

Jacksons Road

Suburb or Town

Warriewood

State

NSW

Postcode

2102

(2) Inspection Details

☒ **Inspection by accredited certifier**

Name of Accredited Certifier

Wayne Treble

Accreditation No.

0413

Date of Inspection Carried Out

16/11/2015

Type of Inspection

Pre-CDC site inspection under CI.129B EP&A Regulation

(3) Compliance

Does the work carried comply with the BCA, relevant NSW legislation, the approved plans and specifications?

Yes ☒ No ☐

If no, details below:

(4) Can works on site Continue

Can the works on site carry on to the next stage?

Yes ☒ Yes under conditions ☐ No ☐

If no or yes under conditions, details below:

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

Applicant: PRIVATE BUILDING CERTIFIERS
SUITE 2501, 4 DAYDREAM ST
WARRIEWOOD NSW 2102

Cert. No: e149Pt2/15/0996
Cert. Date: 13 November 2015
Fee: \$53.00
Property No: 94615

Your Reference: 162008

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

Pittwater Section 94 Plan for Residential Development

This Plan was approved by Council to levy monetary contributions to fund the provision/augmentation of open space, bushland and recreational area, public library services, community facilities and town and village streetscapes to meet the infrastructure demands of the incoming residential population of Pittwater.

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

10 November 2015

Attn: Maurice Mandalinic

Aurora Design
Suite 1105
50 Clarence St
Sydney NSW 2000

Dear Maurice

Warriewood Square, NSW – Tenancy SP018 The Cherry Shop – 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 SP018 The Cherry Shop 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/QLD
Federation Centres

Levy Online Payment Receipt

Building and Construction



Long Service
CORPORATION

DESIGN TRIBE PROJECTS
U 2 206T ALISON RD
RANDWICK NSW 2031

Application Details:

Applicant Name:	DESIGN TRIBE PROJECTS
Levy Number:	5111861
Application Type:	CDC
Application Number:	162007
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	JACKSONS RD WARRIEWOOD NSW 2102
Value of work:	\$120,000
Levy Due:	\$420.00

Payment Details:

LSC Receipt Number:	222168
Payment Date:	17/11/2015 12:59:06 PM
Bank Payment Reference:	841881353
Levy Paid:	\$420.00
Credit card surcharge:	\$1.68
Total Payment Received:	\$421.68

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ACTION OF DISCOVERY OF FIRE

REMOVE PEOPLE

REMOVING PEOPLE
If safe to do so, remove or rescue any persons in immediate danger.

ALERT

PALENT nearby staff and members of the public and follow your emergency procedures.

CONFINE FIRE AND SMOKE

CONTAIN FIRE AND SMOKE
close windows and doors (if safe to do so) keep low under the smoke.

EVACUATE / **E**XTINGUISH

Evacuate the fire only if trained in the use of the equipment and it is safe to do so.

STAGES OF EVACUATION

Evacuation should be conducted in three distinct stages depending on the severity of the incident.

STAGE 1- REMOVAL OF PERSONS FROM THE IMMEDIATE DANGER AREA

Occupants are removed from the affected compartment into the next compartment, eg from a room into a corridor. Doors should be closed to confine smoke and fire in the affected compartment.

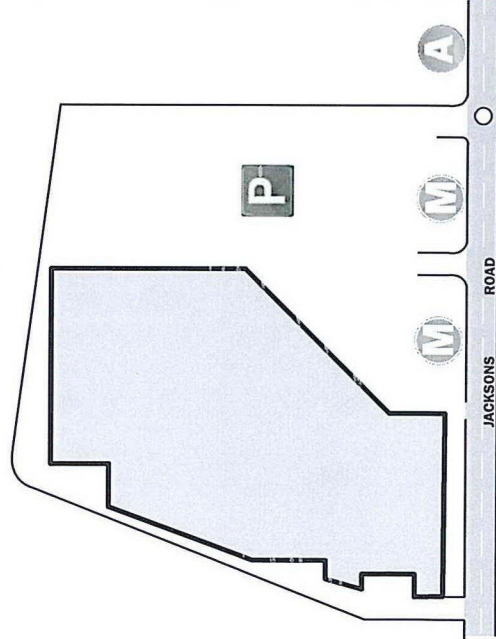
STAGE 2 - REMOVAL TO A SAFE AREA

STAGE 2 - REMOVAL TO A SAFE AREA
If the severity of smoke or heat warrants further evacuation, occupants and visitors should be moved to safe areas on the same level.

STAGE 3 - COMPLETE EVACUATION OF THE FLOOR

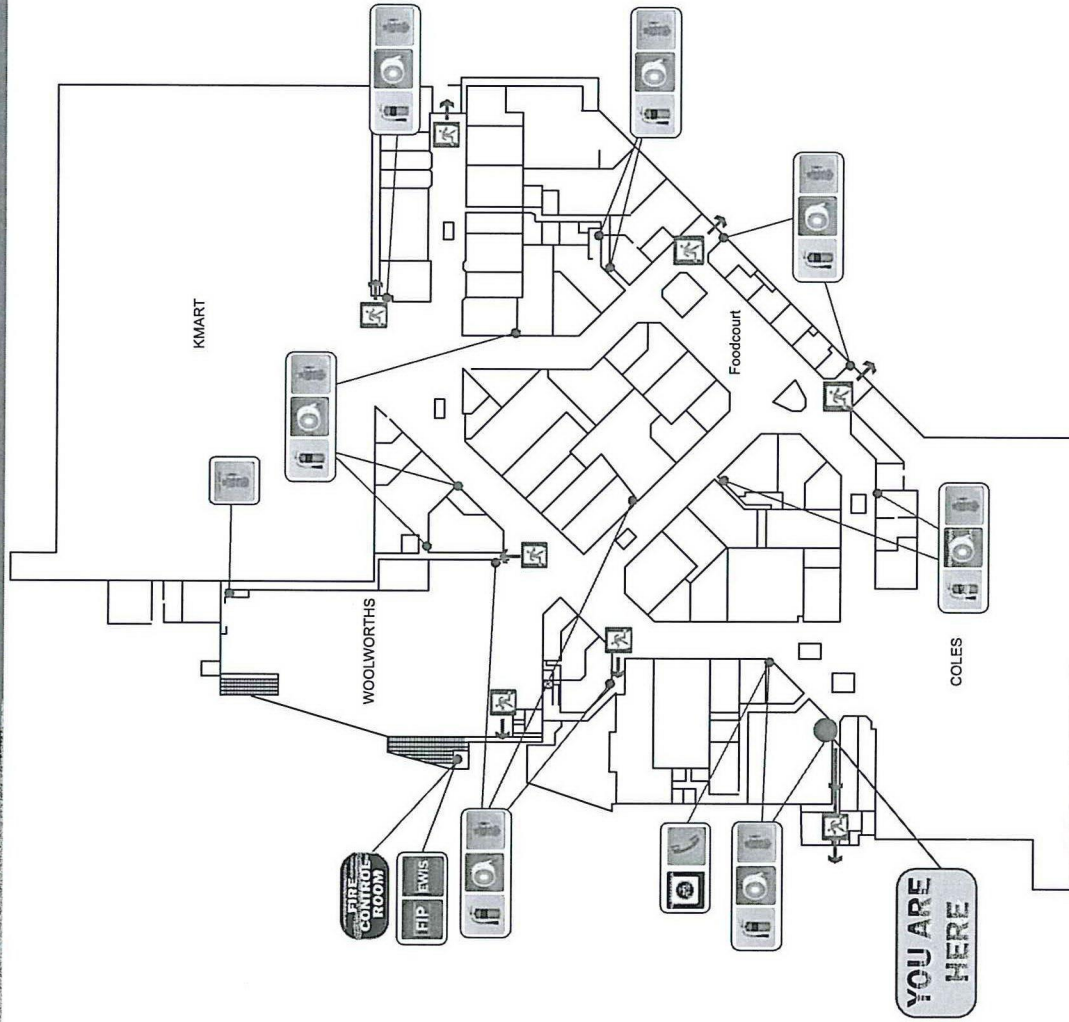
Should the emergency necessitate evacuation of the affected floor, Wardens are to direct occupants to the assembly area via the emergency exits.

ASSEMBLY AREA



Issued: 17 May 2011

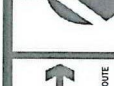
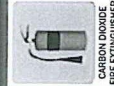
(Valid for a period of 5 years)



GROUND FLOOR

JACKSONS ROAD

CENTRO WARRIEWOOD - JACKSONS ROAD, WARRIEWOOD



WARRIEWOOD SQUARE

12 JACKSONS ROAD, WARRIEWOOD NSW 2102



ANNUAL FIRE SAFETY STATEMENT

Issued under Part 9 of the Environmental Planning and Assessment Regulation 2000

Type of Statement	☒ annual ☐ supplementary (Tick One)
Annual statement name owner/agent address	I Ray Humphrey
	of EnFact PTY LIMITED SUITE 202, 43 HUME ST, CROWS NEST NSW 2065
	Certify: (a) That each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:- (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 and (c) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.
Identification of building Location	House/unit no or name: WARRIEWOOD SQUARE
	Street 12 Jacksons Road
	Suburb WARRIEWOOD NSW 2102
	Description of part (where applicable): WHOLE OF BUILDING
Owner's details Name Address	FEDERATION CUSTODIAN PTY LTD (ACN 077 870 243) & ISPT PTY LTD (CAN 064 041 283)
	12 Jacksons Road Warriewood NSW 2102
	Phone: (02) 9913 4444 Fax: (02) 9913 1056

WARRIEWOOD SQUARE

12 JACKSONS ROAD, WARRIEWOOD NSW 2102



ANNUAL FIRE SAFETY STATEMENT

Item No.	Fire Safety Measure	Assessed	BCA or Other	Relevant Australian Standard or Other Standard
1.	Automatic fail safe devices	22.09.2015	BCA D2.19 & D2.21	
2.	Automatic fire suppression systems (Sprinklers)	20.08.2015	BCA Clause E1.5	AS 2118.1 – 2005 AS 1951.3 – 1985
3.	Automatic fire detection & alarm system	22.09.2015	BCA Spec E2.2a	AS 1670 – 2001 AS 1851.8 – 1987
4.	Emergency Warning & Intercommunication System (EWIS)	22.09.2015	BCA Spec E2.2a	AS 2220.1 & 2 AS 4428.1 – 1998 AS 1851.10
5.	Fire hydrant systems	26.09.2015	BCA Clause E1.3	AS 2419.1 – 1996 AS 1851.4 – 1992
6.	Fire hose reel systems	26.09.2015	BCA Clause E1.4	AS 2441 – 1988 AS 1851.2 – 1995
7.	Portable fire extinguishers	26.09.2015	BCA Clause E1.6	AS 2444 – 2001 AS 1851.1 – 1995
8.	Emergency lighting	12.08.2015	BCA Clause E4.2, E4.4	AS 2293.1
9.	Exit signs	12.08.2015	BCA Clause E4.5 & E4.8	AS 2293.1
10.	Fire doors	26.09.2015	BCA Clause C3.5, C3.8	AS 1905.1 – 1997
11.	Warning & operational signs	22.09.2015	LGA 654, BCA D2.22 & D2.23	
12.	Mechanical air handling systems / smoke control	22.09.2015	BCA Clauses E2.2	AS 1668.1
13.	Fire dampers	22.09.2015	BCA Clause C3.15	AS 1668.1 AS 1682.1 & 2
14.	Fire seals protecting openings in fire-resisting components of the building	26.09.2015	BCA Clause C3.15, Spec A2.4 & Spec C3.15	AS 1530.4 – 1975 AS 4072.1 – 1992
15.	Paths of travel stairways, passageways or ramps	26.09.2015	BCA D2.7	EP&A Regulation 2000
Date on which building or part of building was inspected		Dated this 22 nd September 2015		
Date of statement		Dated this 15 th October 2015		
Authorisation				
Federation Centres		Ray Humphrey	Agent	
		Print Name	Owner/Agent	Signature

FALSE OR MISLEADING STATEMENTS

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

NOTES:

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

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

DESIGN STATEMENT

Compliance with the Building Code of Australia

ADDRESS:	Shop SP018 Warriewood Square, Jackson Road Warriewood 2102		
PROJECT:	The Cherry Shop		
1a. BCA Clause C1.10 requires floors, walls and ceilings to be of, or covered by materials that comply with the requirements of Spec C1.10a. 1. Clause D2.21 of the BCA requires all door handles to ... "be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1,200mm from the floor, except if it is fitted with a fail-safe device..." Note: If fail safe devices are proposed then details of the method of operation are to be provided. 3. Part BI of the BCA requires all glazing to comply with Australian Standard 1288 — 2006 and AS 2047 — 1999. Also the BCA requires external glazing to comply with the requirements of Part J2. 4. Part D3 of the BCA requires access for people with disabilities to comply with AS1428.1 and AS 1428.4. 5. Clause D1 .6 of the BCA requires all exits and paths of travel to an exit including spaces between workstations to have a minimum unobstructed width of 1m. Accordingly, it is specified that for the proposed fitout works at the above premises: ▪ All floor, wall and ceiling materials and linings will comply with BCA Clause C1.10; Specification C1.10 & C1.10a. ▪ All door handles and locks will comply with Clause D2.21 of the BCA; ▪ All glazing will comply with AS 1288, 2047, & BCA CI Part J2; and ▪ Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4; ▪ All exits and paths of travel to an exit from any point on the floor will comply with CI D1.6 of the BCA.			
Applicant Details:			
Name:	Maurice Mandalinic		
Company:	Aurora Design		
Address:	Suite 1105, 50 Clarence Street Sydney NSW 2000		
Signature:		Date:	18 Nov 2015

All Works to comply with BCA and Australian Standards

- All floor, wall and ceiling materials and linings will comply with BCA Clause C1.10; Specification C1.10 & C1.10a.
- All door handles and locks will comply with Clause D2.21 of the BCA;
- All glazing will comply with AS 1288, 2047, & BCA C1 Part J2; and
- Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;
- All exits and paths of travel to an exit from any point on the floor will comply with C1 D1.6 of the BCA.

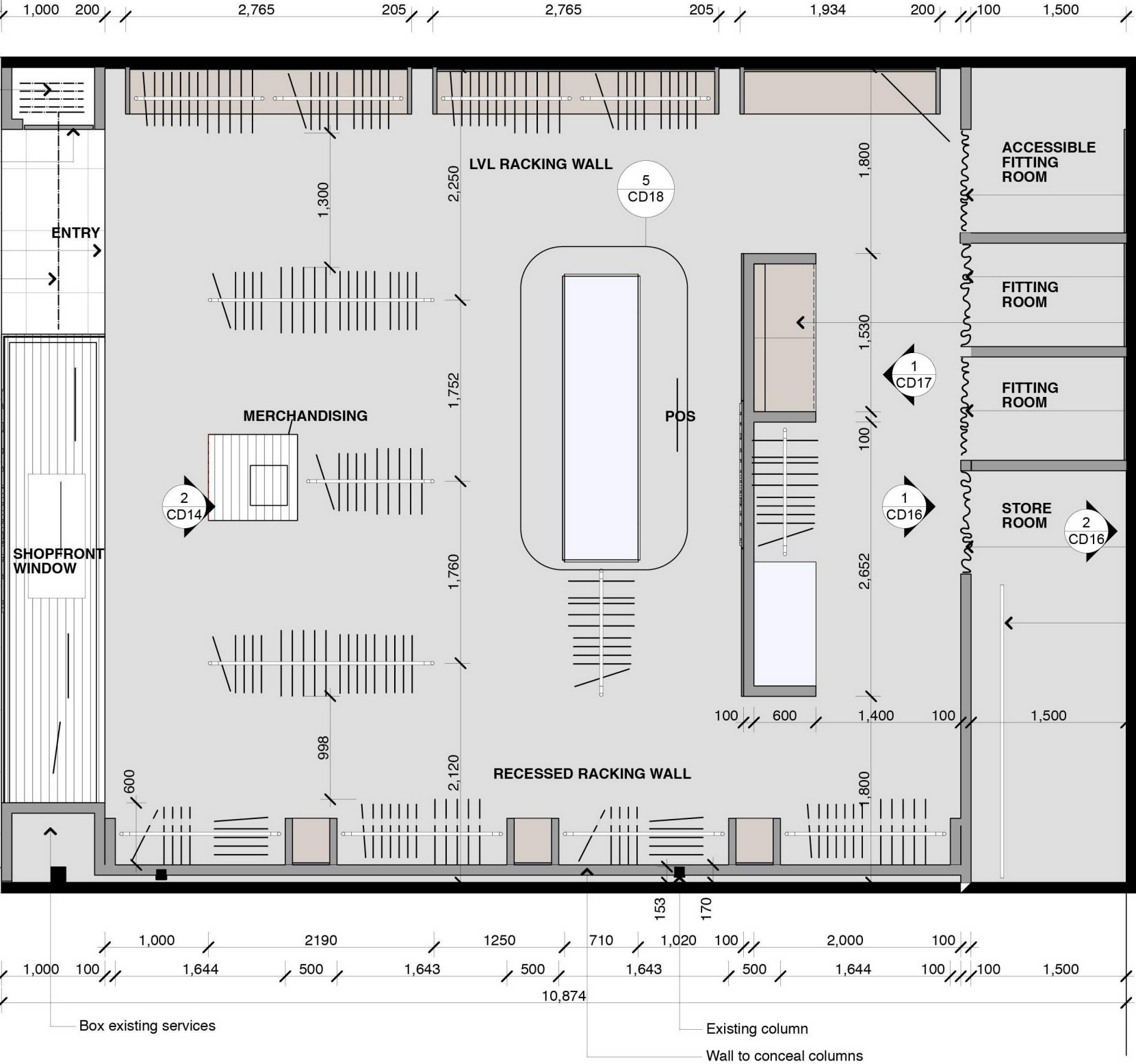
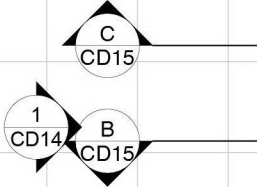
Cap end wall refer to detail

Dynamic door cupboard

Access door cupboard

Path of dynamic door

Ramp with floor tile to match shopping mall



1 FLOOR PLAN 1:50

These plans form part of and are to be read in conjunction with the conditions of Complying Development Approval. Please make yourself aware of your legal position. Mandatory inspections are applicable. Received on: 16/11/2015

PRIVATE BUILDING CERTIFIERS

Complying Development Cert. No: Approved Date:

16/2008-1 01/12/2015

Certifying Authority: Wayne Treble

Accreditation No: BPB 0413

Curtains on gal pipe

LVL Bench seat With Vinyl leather cushion

Curtains on gal pipe

Curtains on gal pipe

Clothes storage rack

Any discrepancies to be brought to Architect's attention

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no.	date	description
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print date & time: 4/11/2015@1:54 pm

AURORA DESIGN

ABN 74 194 321 852

SUITE 1105

50 CLARENCE ST

SYDNEY NSW 2000

T: 02 9025 9905

www.auroradesign.net.au

project THE CHERRY SHOP WARRIEWOOD

address SP018 WARRIEWOOD SQUARE WARRIEWOOD NSW

client THE CHERRY SHOP

title FLOOR PLAN

issue DRAFT DESIGN REVIEW

job no. 15-20

drawn

checked

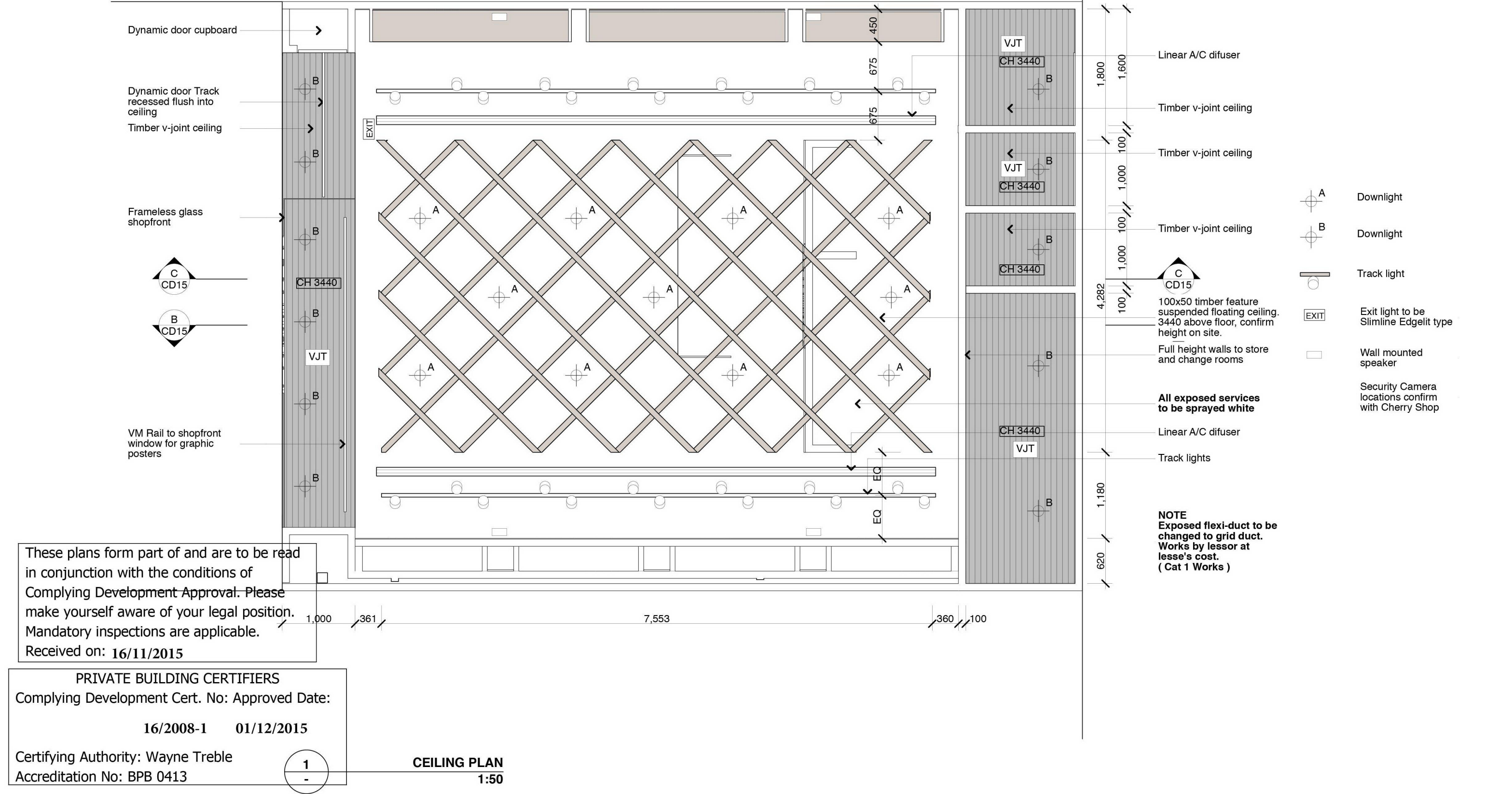
scale

dwg no. CD10

revision

All Works to comply with BCA and Australian Standards

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project THE CHERRY SHOP
WARRIEWOOD

address SP018 WARRIEWOOD SQUARE
WARRIEWOOD NSW

client THE CHERRY SHOP

title REFLECTED CEILING
PLAN

issue DRAFT DESIGN REVIEW

job no. 15-20

drawn

checked

scale

dwg no. CD11

revision

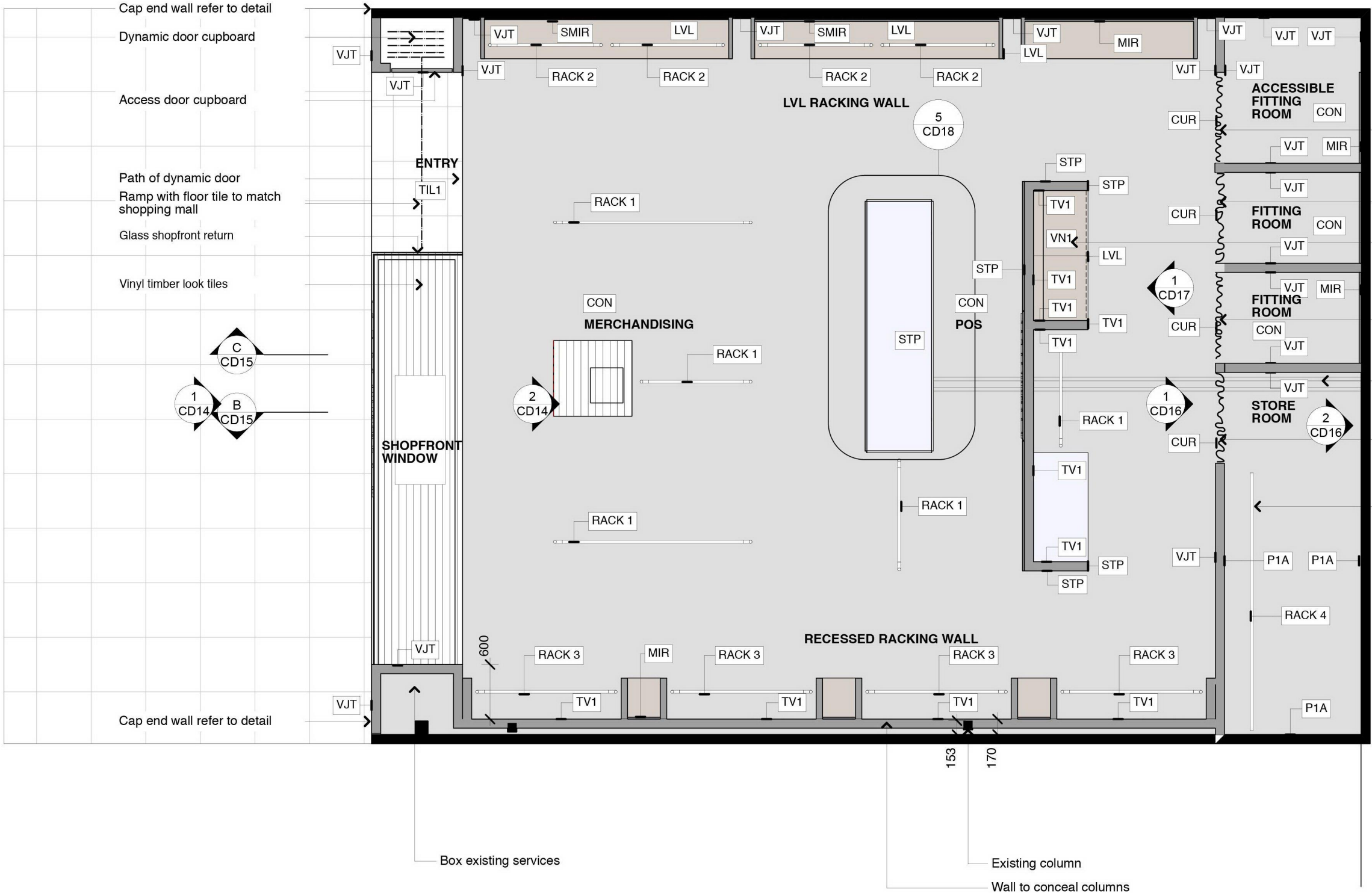
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Received on: **16/11/2015**

PRIVATE BUILDING CERTIFIERS
Complying Development Cert. No: Approved Date:
16/2008-1 01/12/2015
Certifying Authority: Wayne Treble
Accreditation No: **BPB 0413**



1
-
FINISHES FLOOR PLAN
1:50

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project	THE CHERRY SHOP WARRIEWOOD
address	SP018 WARRIEWOOD SQUARE WARRIEWOOD NSW
client	THE CHERRY SHOP

title	FINISHES FLOOR PLAN	job no.	15-20	dwg no.	CD12
		drawn		revision	
		checked			
issue	DRAFT DESIGN REVIEW	scale			

All Works to comply with BCA and Australian Standards

- All floor, wall and ceiling materials and linings will comply with BCA Clause C1.10; Specification C1.10 & C1.10a.
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- All exits and paths of travel to an exit from any point on the floor will comply with Cl D1.6 of the BCA.

Confirm power requirements with cherry shop

- FLOOR



Floor gpo
- BH



Bench height double gpo
- UB



Under Bench height double gpo
- 

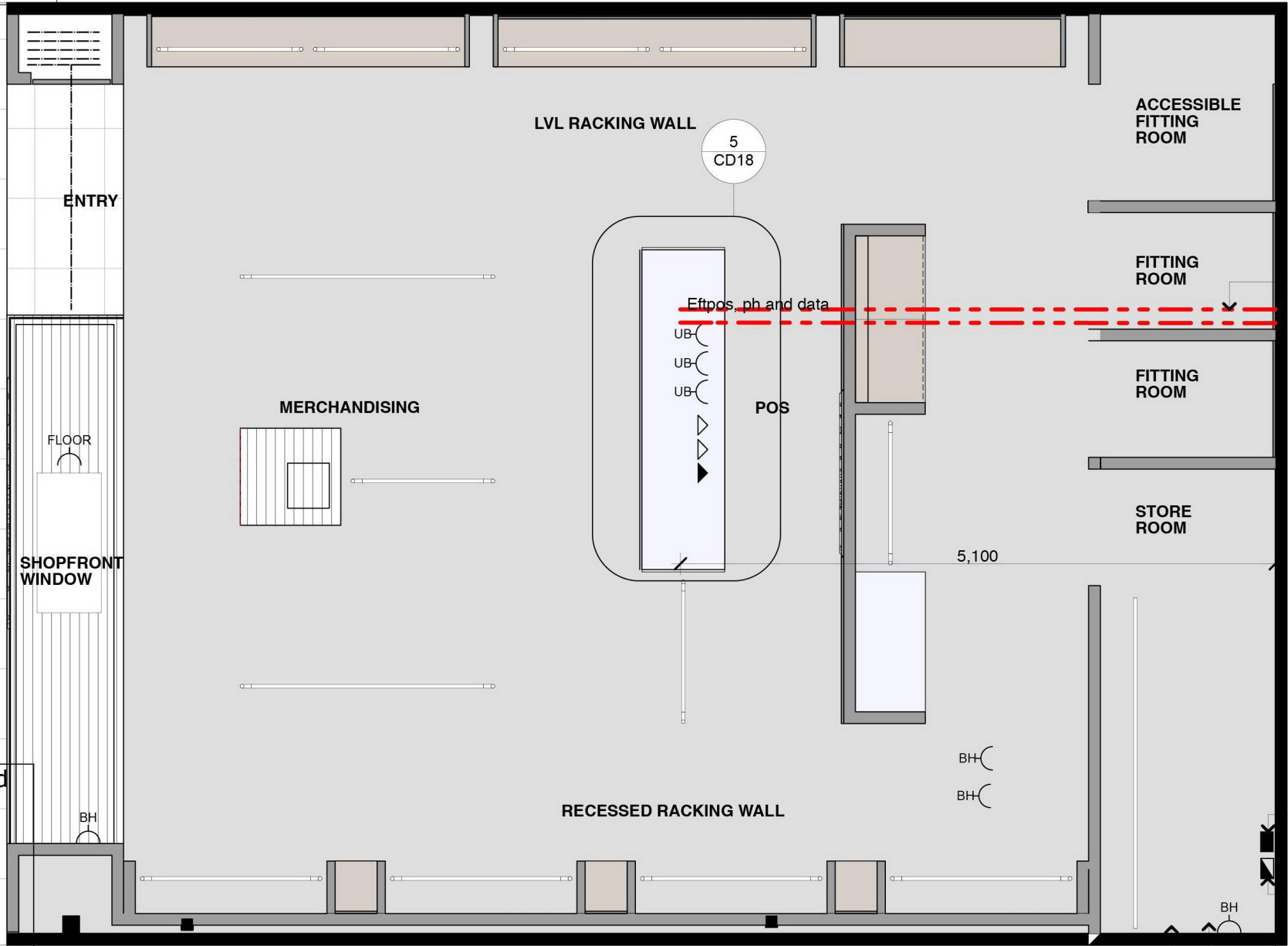
Data
- 

Phone
- 

Security cameras
- 

Speakers

Chase power and data into floor slab to location of rear counter leg. Power to go up leg



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Certifying Authority: Wayne Treble
Accreditation No: BPB 0413

1 SERVICES FLOOR PLAN
1:50

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project	THE CHERRY SHOP WARRIEWOOD
address	SP018 WARRIEWOOD SQUARE WARRIEWOOD NSW
client	THE CHERRY SHOP

title	SERVICES FLOOR PLAN
issue	DRAFT DESIGN REVIEW

job no.	15-20
drawn	
checked	
scale	

dwg no.	CD13
revision	

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Accreditation No: BPB 0413

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 - All exits and paths of travel to an exit from any point on the floor will comply with Cl D1.6 of the BCA.

RL 3.440
CEILING PLAN

Mall floor slopes

Stainless steel skirting to shopfront framing

RL 0.000
FINISHED FLOOR

1
-
SHOP FRONT ELEVATION
1:50

RL 3.440
CEILING PLAN

Shopping Mall ceiling

210 high 3D letters finished in copper / bronze adhered to glass shopfront. opaque vinyl reverse to rear

Gunnersons weathershield sheeting with applied finish

Frameless glass shopfront

Glazing channel to be concrealed

Glazing channel to be concrealed

Stainless steel skirting

300 FINISHED FLOOR

3,140 TBC ON SITE

100x50 timber Feature suspended floating lattice. Height TBC

Suspended lighting tracks. Height to be confirmed

RL 3.440
CEILING PLAN

LVL top and sides with gal pipe hanging rail.
Steel top rail above lvi to prevent sagging in the the middle

Galvanised steel pipe clothes rack
1650 High

Merchandising table

Point of sale unit

RL 0.000
FINISHED FLOOR

2
-
RECEPTION ELEVATION
1:50

White Linear difuser

White Wall M

RL 3.440
CEILING PLAN

Chandilier

Galvanised s clothes rack

RL 0.000
FINISHED FLOOR

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www.auroradesign.net.au

project THE CHERRY SHOP
WARRIEWOOD
address SP018 WARRIEWOOD SQUARE
WARRIEWOOD NSW
client THE CHERRY SHOP

title SHOP FRONT &
ELEVATION
issue DRAFT DESIGN REVIEW

job no. 15-20
drawn
checked
scale

dwg no.
CD14
revision

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Received on 16/11/2015
CEILING PLAN

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16/2008-1 01/12/2015

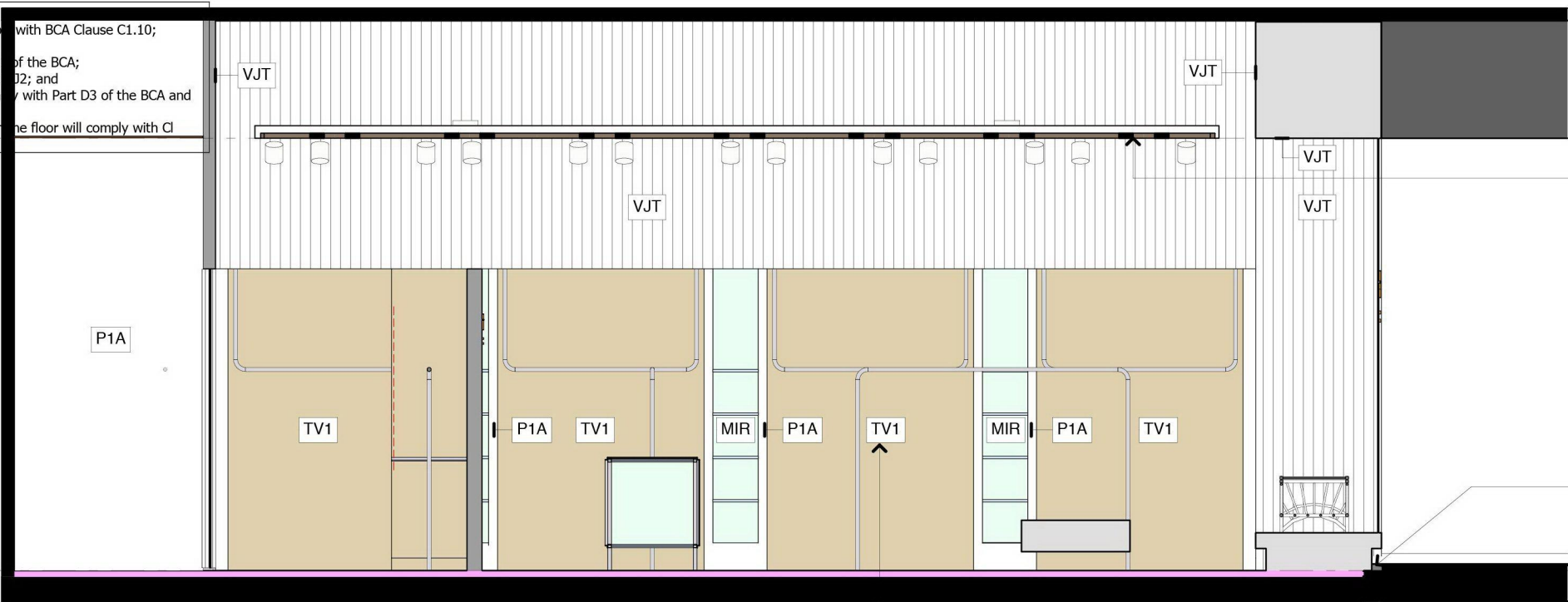
Certifying Authority: Wayne Treble
Accreditation No: BPB 0413

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 - All door handles and locks will comply with Clause D2.2 of the BCA;
 - All glazing will comply with AS 1288, 2047, & BCA Cl Part D2; and
 - Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;
 - All exits and paths of travel from any point on the floor will comply with Cl D1.6 of the BCA.

CEILING PLAN

RL 0.000

FINISHED FLOOR



Mall tile to continue to
base of window display

RL 0.000

FINISHED FLOOR

Graphics

1
-

SECTION B-B

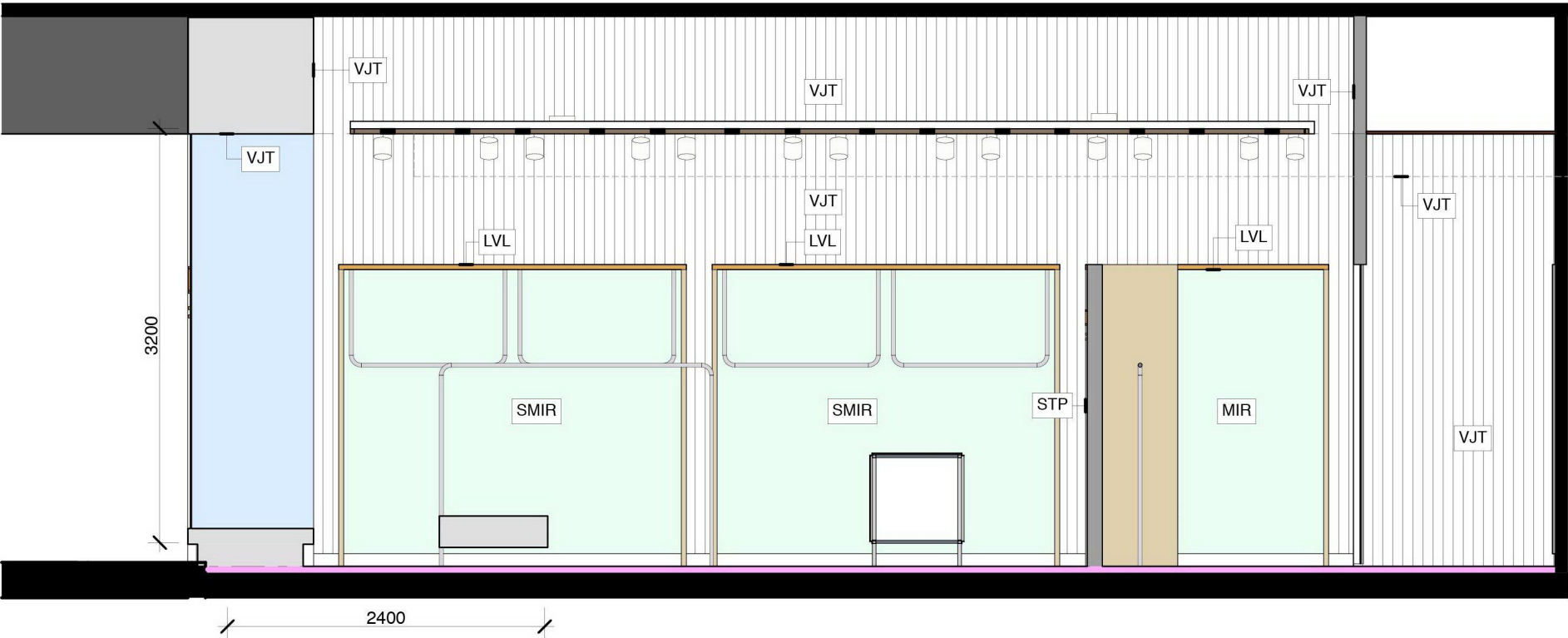
1:50

RL 3.440

CEILING PLAN

RL 0.000

FINISHED FLOOR



RL 3.440

CEILING PLAN

RL 0.000

FINISHED FLOOR

2
-

SECTION C-C

1:50

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project THE CHERRY SHOP
WARRIEWOOD
address SP018 WARRIEWOOD SQUARE
WARRIEWOOD NSW
client THE CHERRY SHOP

title ELEVATION & SECTIONS
issue DRAFT DESIGN REVIEW

job no. 15-20
drawn
checked
scale

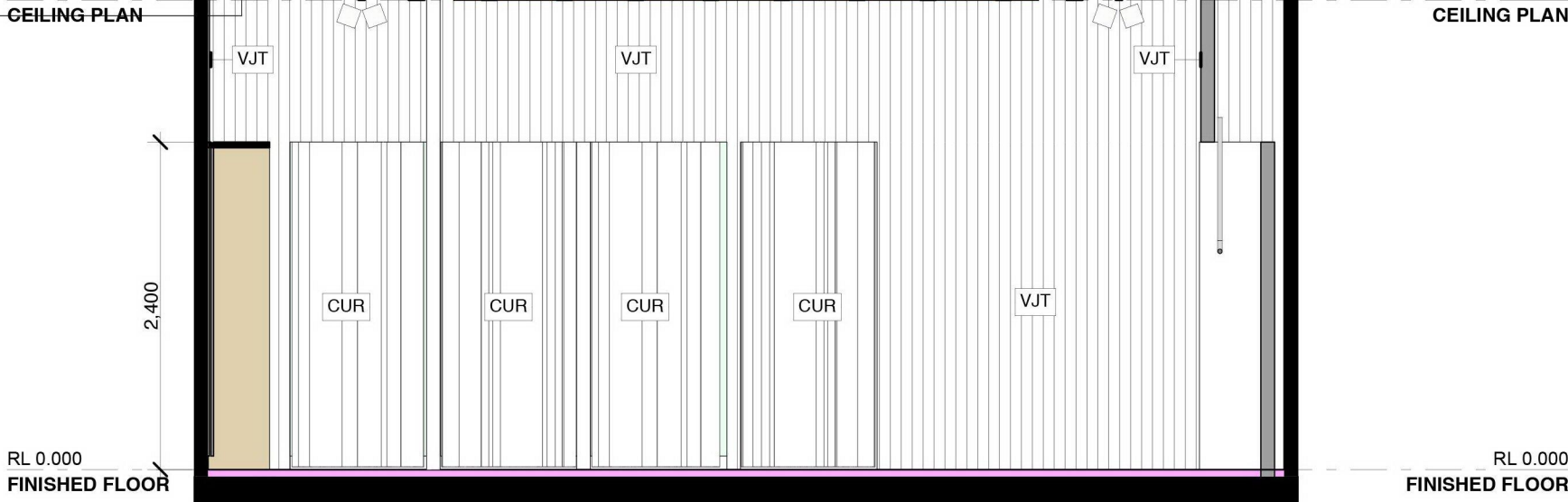
dwg no.
CD15
revision

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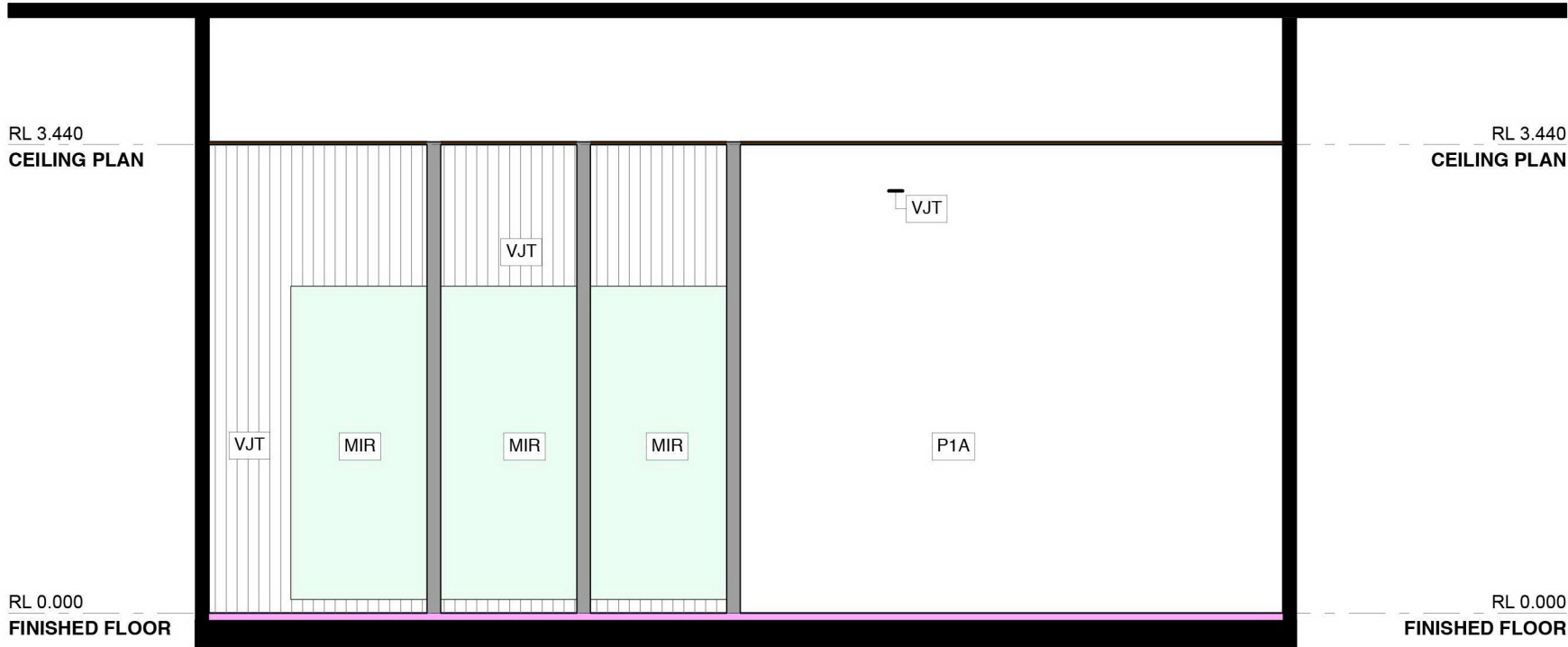
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16/2008-1 01/12/2015
Certifying Authority: Wayne Treble
Accreditation No: BPB 0413

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 - Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;
 - All exits and paths of travel to an exit from any point on the site will comply with D1.6 of the BCA.

CEILING PLAN



1
-
OUTSIDE CHANGE ROOM ELEVATION
1:50



2
-
CHANGE ROOM ELEVATION
1:50

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project THE CHERRY SHOP
WARRIEWOOD
address SP018 WARRIEWOOD SQUARE
WARRIEWOOD NSW
client THE CHERRY SHOP

title CHANGE ROOM AREA
ELEVATION
issue DRAFT DESIGN REVIEW

job no. 15-20
drawn
checked
scale

dwg no.
CD16
revision

All Works to comply with BCA and Australian Standards

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CEILING PLAN

RL 0.000
FINISHED FLOOR

RL 3.440
CEILING PLAN

RL 0.000
FINISHED FLOOR

1 WAITING SEAT ELEVATION
- 1:50

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notes

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SUITE 1105
50 CLARENCE ST
SYDNEY NSW 2000
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project	THE CHERRY SHOP WARRIEWOOD
address	SP018 WARRIEWOOD SQUARE WARRIEWOOD NSW
client	THE CHERRY SHOP

title	ELEVATION & SECTIONS
issue	DRAFT DESIGN REVIEW

job no.	15-20
drawn	
checked	
scale	

dwg no.	CD17
revision	

All Works to comply with BCA and Australian Standards

- All floor, wall and ceiling materials and linings will comply with BCA Clause C1.10; Specification C1.10 & C1.10a.
- All door handles and locks will comply with Clause D2.21 of the BCA;
- All glazing will comply with AS 1288, 2047, & BCA C1 Part J2; and
- Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;
- All exits and paths of travel to an exit from any point on the floor will comply with C1 D1.6 of the BCA.

2.782

750

20x20 Steel Gal angle to edges

30x30 Gal frame

Receipt printer

Cable hole

I Pad POS

Cash drawer under

Power to come up this leg

The image displays three architectural drawings of a Point of Sale (POS) counter:

- POS FRONT ELEVATION (1:20):** A detailed elevation of the counter's front. It shows a long, low profile with a total height of 900mm (divided into 720mm and 180mm sections). The counter is divided into several functional zones: two adjustable shelving units (adj) on the left, two sets of drawers (dwr) in the center, a central void area, a cash drawer (cash drw) section, and another void area on the right. A service counter (sc) is indicated at the top right. A callout '20x perimeter' points to the top edge. A scale bar at the bottom shows dimensions: 20, 16, 298, 16, 30, 592, 16, 450, 16, 450, 16, 450, 16, 30, 16, 298, 16, 20.
- POS REAR ELEVATION (1:20):** A detailed elevation of the counter's rear. It shows the back of the counter with a total height of 900mm (divided into 720mm and 180mm sections). The rear features a central void area, a cash drawer (cash drw) section, and another void area on the right. A service counter (sc) is indicated at the top right. A callout '20x perimeter' points to the top edge. A scale bar at the bottom shows dimensions: 20, 16, 298, 16, 30, 592, 16, 450, 16, 450, 16, 450, 16, 30, 16, 298, 16, 20.
- Section View (1:20):** A cross-section of the counter showing its internal structure. It illustrates the counter's depth, the placement of the cash drawer (cash drw) and drawers (dwr), and the void areas. A callout '20x perimeter' points to the top edge. A scale bar at the bottom shows dimensions: 20, 16, 298, 16, 30, 592, 16, 450, 16, 450, 16, 450, 16, 30, 16, 298, 16, 20.

revisions		
no.	date	description

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title	POS DETAIL DRAWINGS
issue	DRAFT DESIGN REVIEW

job no.	15-20	dwg no.	
drawn		CD18	
checked		revision	
scale			

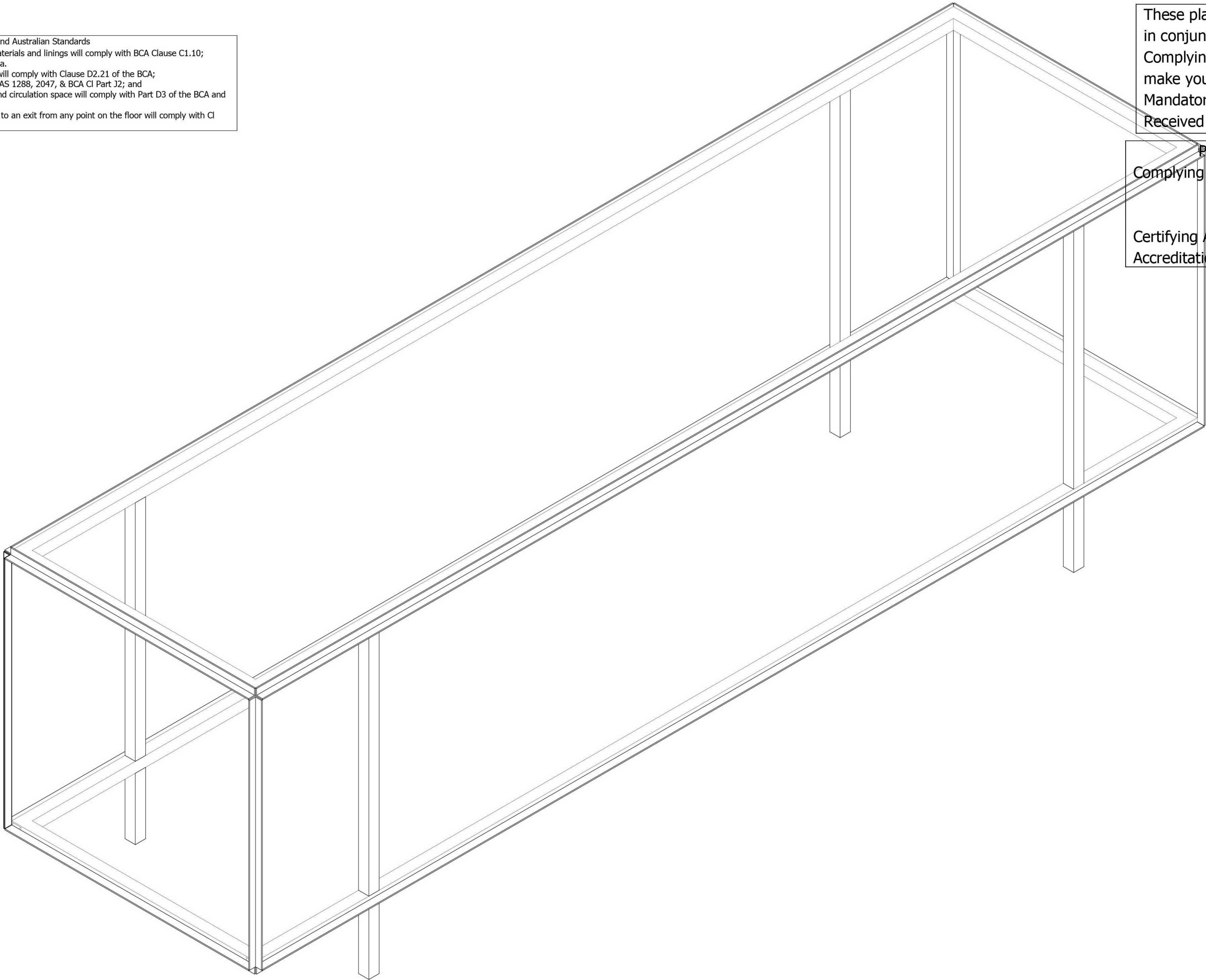
4 -	POS SECTION A 1:10	PRIVATE BUILDING CERTIFIERS Complying Development Cert. No: Approved Date: 16/2008-1 01/12/2015 Certifying Authority: Wayne Treble Accreditation No: BPB 0413
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All Works to comply with BCA and Australian Standards

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- Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;
- All exits and paths of travel to an exit from any point on the floor will comply with Cl D1.6 of the BCA.

These plans form part of and are to be read in conjunction with the conditions of Complying Development Approval. Please make yourself aware of your legal position. Mandatory inspections are applicable.
Received on: 16/11/2015

PRIVATE BUILDING CERTIFIERS
Complying Development Cert. No: Approved Date:
16/2008-1 01/12/2015
Certifying Authority: Wayne Treble
Accreditation No: BPB 0413



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client	THE CHERRY SHOP

title	POS FRAME 3d DETAIL
issue	DRAFT DESIGN REVIEW

job no.	15-20
drawn	
checked	
scale	

dwg no.	CD19
revision	

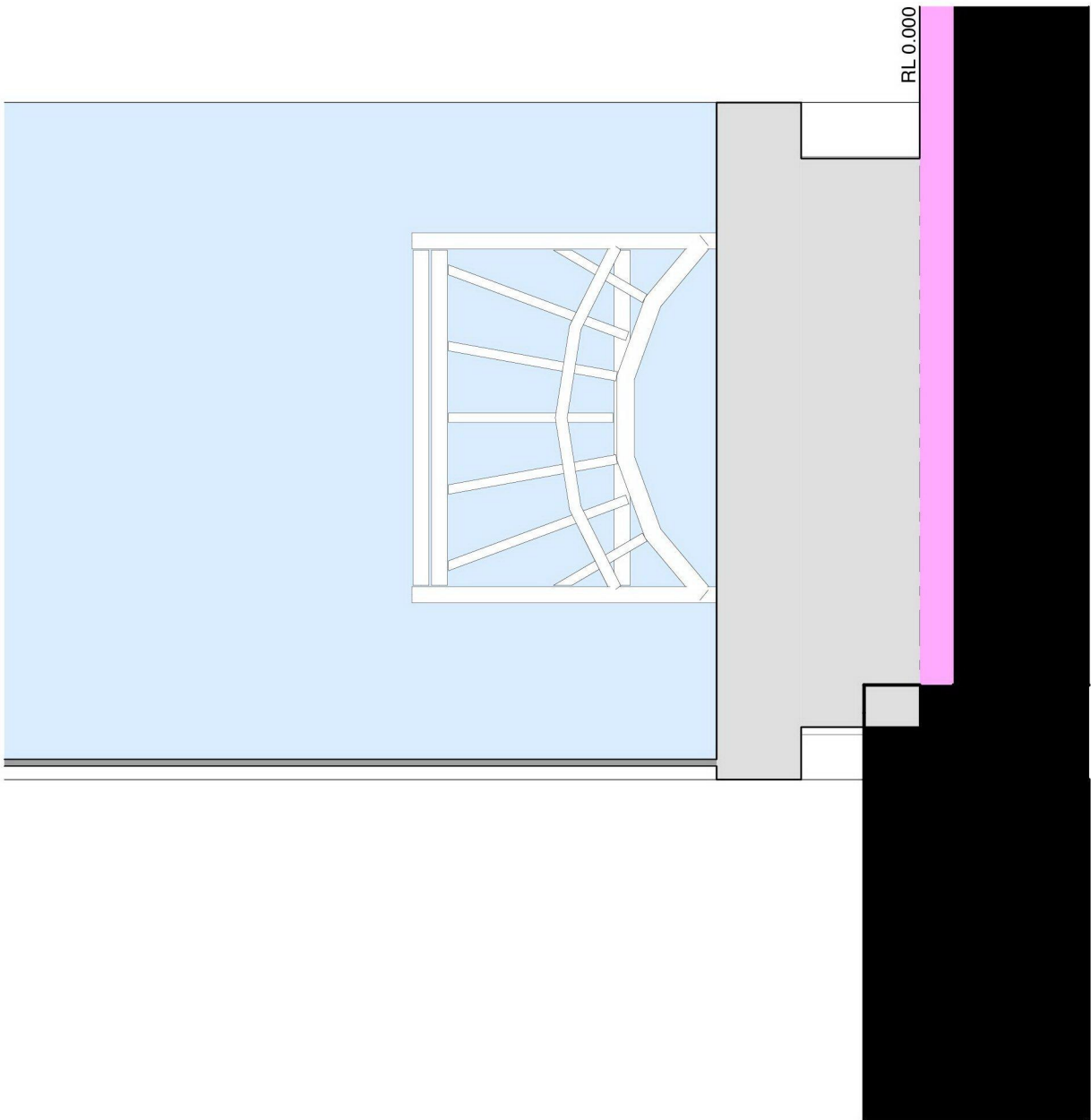
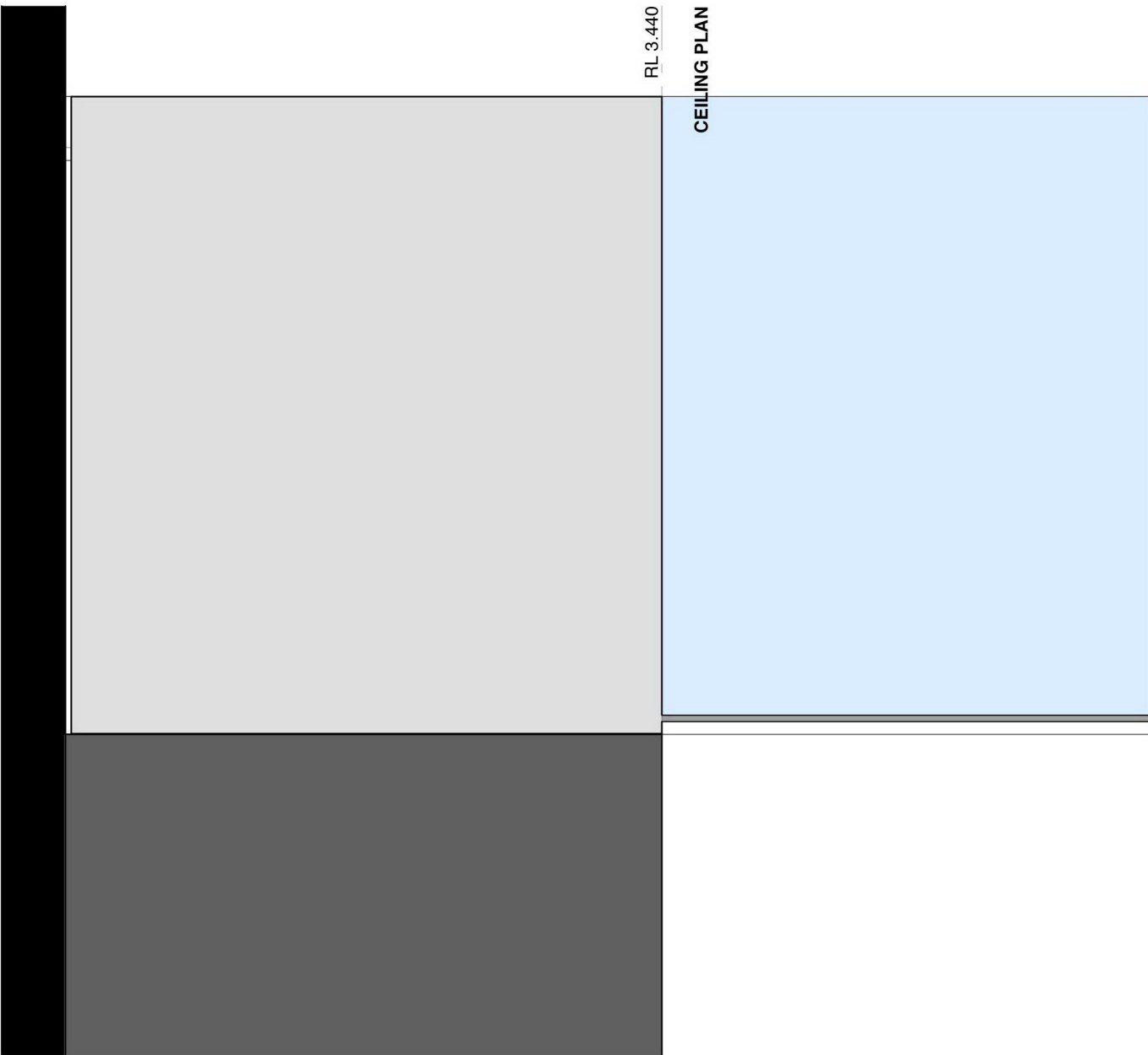
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address	SP018 WARRIEWOOD SQUARE WARRIEWOOD NSW
client	THE CHERRY SHOP

title	SHOP FRONT DETAIL
issue	DRAFT DESIGN REVIEW

job no.	15-20
drawn	
checked	
scale	

dwg no.
CD20
revision